

YASUKAWA PROPERTY VENTURES CORP

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This has reference to parcels of land up for sale located at Barangays Maribago and Marigondon, Lapu-Lapu City Province of Cebu, Philippines specifically described below:

PROPERTY (A)

Business Trade Name : TAMBULI BEACH CLUB-WEST

LOCATION AND IDENTIFICATION:

The subject property is located within Barangay Maribago, Lapu-Lapu City. Some of the important improvements in the vicinity of the area are:

CEBU BEACH CLUB
TAMBULI BEACH CLUB-EAST
COSTABELLA TROPICAL BEACH RESORT
MARIBAGO BLUE WATER
EGI CONDO BY THE SEA
BAHIA BEACH RESORT
VISTAMAR BEACH RESORTS
MACTAN SHANGRILA HOTEL

Gaisano Mactan serves as the immediate commercial and shopping center of the area accessible from the property by public transportation. Other community center like public market, churches, private and public schools and hospitals area likewise accessible from the property.

Electric power, water supply, telephone communications and cable TV are available at the site.

LAND IMPROVEMENTS:

Portion of the land particularly lots in the name Tambuli Development Corporation is presently utilized as beach resort and improved with buildings and other land improvements as follows:

1. Front Office and Restaurant Building - Included in the building is a function room which can accommodate 100 people at any given time, gift shop, kitchen and cost control shore room and offices. The restaurant has rooftop which can be utilized as dining area.
2. Guests Rooms - 40 superior rooms at approximately 50 sq. meters each spread in clusters at 5 rooms per cluster.
3. Swimming Pools - three pools specially designed for adults and kids. Jacuzzi is also provided at the center pool.

4. Other structures include a kiosk at the beach area (20sq. meters), shower, room building (80 sq. meter), boiler, water reservoir tank, electric generating set, and shooting range.

LAND DATA:

The land consists of seven (7) contiguous lots containing a total area of:

| TCT No. | Lot No. | Area (Sq. mtrs) |
|---------|-----------------|-----------------|
| 45673 | 4447-A-2-A | 13,301 |
| 45675 | 4447-A-2-C | 1,295 |
| 41934 | 5107 | 46,752 |
| 41933 | 5108-B | 2,682 |
| 27825 | 5105 | 1,210 |
| 37904 | 6945-D | 922 |
| | 5106-C | <u>1,442</u> |
| | Total Land Area | 67,604 |
| | | ===== |

SELLING PRICE: US\$10,000,000.00 (US DOLLARS)

(Price subject to change without prior notice)

IMPORTANT NOTICE:

Capital gains, documentary stamp taxes and transfer tax for the account of the buyer. To save portion of taxes only shares of stocks will be transferred in the name of the buyer for lots owned by the Corporation. Other lots shall pass the normal process. All other expenses pertinent to the sale shall be for the account of either buyer/seller depending on succeeding agreement.

We would like to offer this to you/your company as an investment opportunity. Please find attached photos of the area and additional information.

Thank you for the opportunity in making this offer.

Very truly yours,

YASUKAWA PROPERTY VENTURES CORP.

SHIRLEY G. YASUKAWA.

Chairman of the Board.

TAMBULI WEST WING



ACCOMMODATIONS



Also located in historic Mactan Island, Tambuli Beach Club's West Wing (formerly known as the Tambuli Beach Villas) boasts of a sparkling and grandiose swimming pool and a number spacious rooms that serve as an excellent venue for business and leisure activities. Tambuli West's serene ambiance complements its superb services and facilities that are specially designed to cater to all your needs and more. Every second of your stay is time well spent. An experience you'll savor for a long time.

ROOM CAPACITY

| <i>Type of Room</i> | <i>No. of Rooms</i> | <i>Floor Area</i> |
|---------------------|---------------------|-------------------|
| * Superior | 40 rooms | 36.4 sq.m |



* The Superior Rooms of the West Wing command a panoramic view of the resort's luxurious pool. Each room has individual air conditioning, radio, television and mini bar, hot and cold shower with bathtub, with electric current at 110v/220v. All Superior rooms feature a cozy terrace for relaxing on warm sunny days and enjoying the cool breeze of starry summer nights

FACILITIES

Banquet facilities for functions such as weddings, debuts, baptismal gathering, graduation parties, beach parties and concerts, theme parties, incentives, team building and more.

SERVICES

- Business center - secretarial services, photocopying, facsimile machine, computer scanning, internet access
- laundry services and dry cleaning
- room service
- clinic/doctor on call
- massage service
- airport transfers, car hire
- airline ticket reconfirmation, information and city tour bookings through the front desk
- gift shops featuring souvenir items, beach wear, fashion accessories and sundry items

CONFERENCE FACILITIES (Function Rooms):

| | <i>Flr. Area</i> | <i>Capacity</i> | | |
|--------------|------------------|-----------------|---------|---------|
| | | Classroom | U-shape | Theater |
| Budyong Room | 140 sq.m | 70 | 30 | 80 |



**overhead projector, slide projector, white board, and other video equipment available upon request*