



Principality of Cappadocia

#### NAAB NAL VISION

*A Green, Smart New  
City of 25 Square  
Miles Dedicated  
to Health and  
Wellness in Belize*





## VISION

*To create a green, smart new city that will be a powerful economic and philanthropic engine for the benefit of all stakeholders and the nation of Belize on 15,960 acres of fee-owned property strategically located in the Belize District, Belize, C.A.*

At the entrance nearest to the International Airport, the plans call for a Designated Enterprise/Economic Zone or International Business Park with smart facilities, built-to-suit sites and strong investment incentives to attract medical, health, and wellness companies from around the world to establish business operations at NAAB NAL, with the goal of establishing a leading economic engine for Belize and the region.

The plans include five (5) active lifestyle communities, each affiliated with a sport (equestrian, golfing, tennis, etc.) with professional-caliber facilities, both to house and support the employees of the International Business Park and their families, as well as to engage the youth of Belize and attract athletes from around the world. These communities will be bordered inland by thousands of acres of organic farms for fresh farm-to-table produce, tropical fruit, and fish from the lagoons and ocean.

## MISSION

*To build NAAB NAL (“The City of Lagoons” in Mayan language) utilizing local and regional natural resources as much as possible, with multiple lagoons and miles of Caribbean shoreline.*

The NAAB NAL Inner City will be the setting for retail shops, restaurants, offices, more urban residences, and other amenities, all within smart buildings, with a large, traditional plaza like an ancient Mayan trading place facing the boat harbor and its opening towards the Caribbean Sea. The City of NAAB NAL will be a smart, healthy, and fun place to live, study, work and play.

Concurrently with developing the City of NAAB NAL, we plan to involve one major resort developer and several smaller boutique resort/spa developers to create vacation and spa facilities that will complement the ambiance of NAAB NAL and who are committed to support the National Sustainable Tourism Master Plan for Belize 2030. The objective is to increase visitor satisfaction and confidence in Belize as a tourist destination by enhancing the service quality, supporting health, wellness, and safety initiatives, and as a result creating high value.

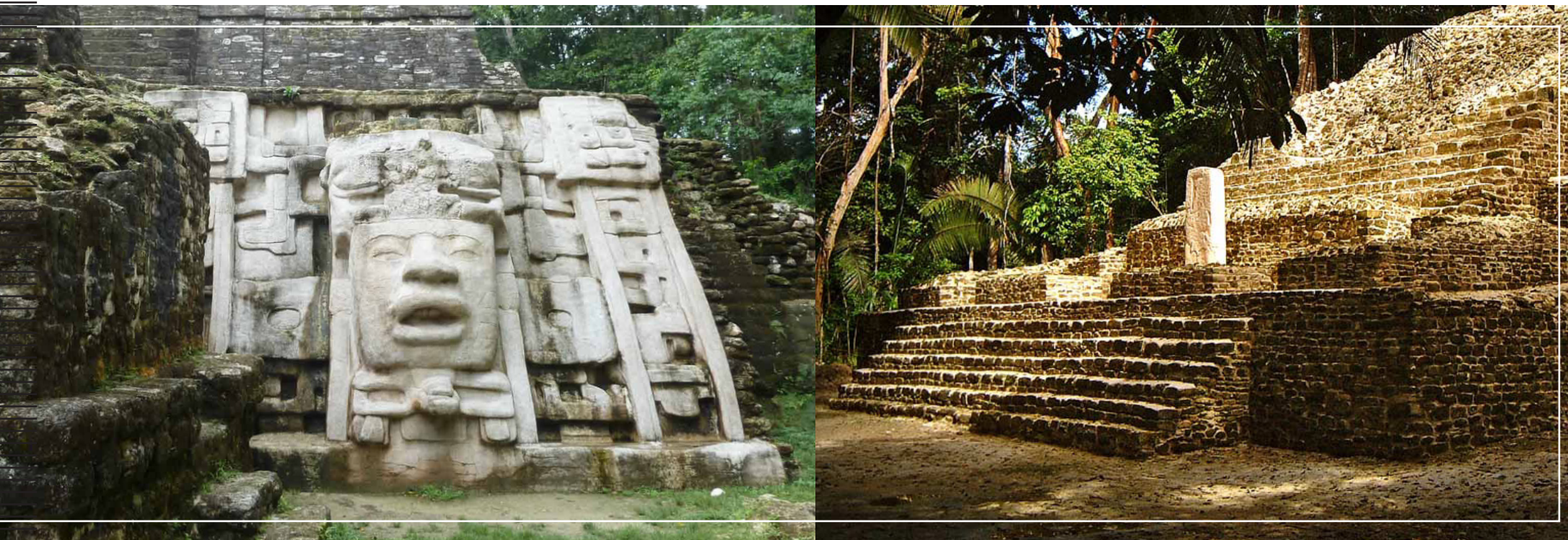
*We invite you to share  
our Vision with us!*

H.R.H. PRINCE RAFAEL ANDUJAR Y VILCHES, PH.D.  
CHAIRMAN OF THE EXECUTIVE BOARD

DUKE GERHART W. WALCH, AMDP  
PRESIDENT, MEMBER EXECUTIVE BOARD



*We searched  
for a story.*



*We found  
history.*



Enriched Data  
Big Data | Simple Solutions

WATG



*We searched for  
architectural  
expression.*



*We found  
Caribbean  
style.*





*We found  
Naab Nal.*





## WHY BELIZE?

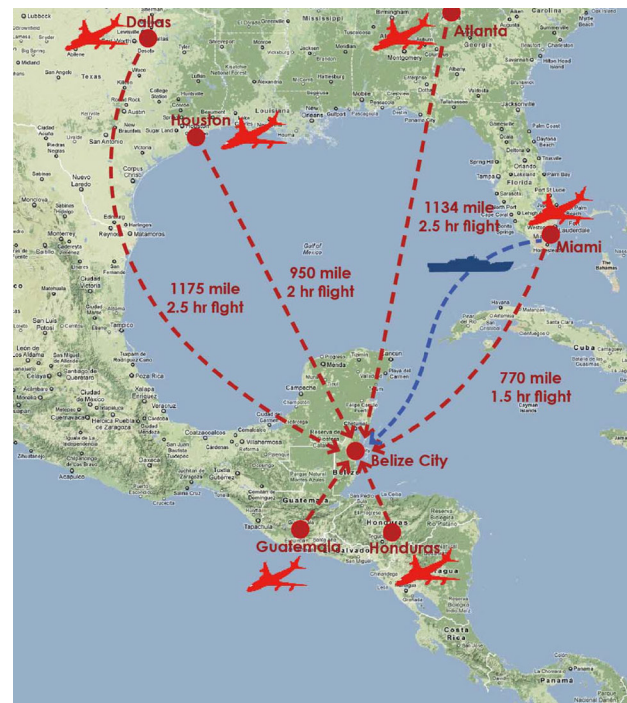


**AREA**  
8,867 SQUARE MILES

**POPULATION**  
401,348

**CLIMATE**  
WET + DRY SEASONS

**VEGETATION**  
60% OF THE LAND IS  
COVERED BY FOREST



**SOURCE OF TOURISTS**  
THE TOURISTS FROM THE  
U.S. COMPOSE A LARGER  
PROPORTION OF THE  
VISITORS TO BELIZE. ALSO,  
MAYAN CULTURE ATTRACTS  
ARCHAEOLOGISTS AND  
STUDENTS TO EXPLORE THE  
RELICS IN BELIZE.

*Forbes Magazine  
recently recommended  
Belize as one of the  
three best retirement  
destinations in the world.*

- > Belize is perfectly located on the Caribbean Sea in close proximity to both the North and South American markets.
- > English is the official language, with some people also speaking of Spanish or Mayan.
- > Responsible and safe government that operates under English Common Law, with a strong legal system.
- > A mixed population similar to the states of California and Hawaii.
- > Excellent year-round weather, with moderate temperatures and lots of sunshine, similar to Hawaii (including the wet and dry seasons).
- > Beautiful mountains, forests, offshore atolls and the world's second longest barrier reef.
- > Belize's currency has been set at Two Belize dollars (BZ \$2) for every One U.S. dollar (US \$1).
- > Low income tax and no tax on estates, capital gains or retirement income.
- > Excellent retirement haven for anyone over age 45 and their family members.
- > Reasonable process for outsiders to become Belize legal residents or citizens.
- > Belize offers a broad range of investment incentives for companies interested in opening operations in Belize, especially in industries that assist in reducing the export deficit.
- > The Belize International Airport is located about five miles from NAAB NAL and its planned communities. The airport typically receives daily flights from six major cities in the United States, as well as flights from other neighboring countries.
- > Processing through the airport reception center typically is as easy as flying into the United States.
- > Belize can also be accessed by car via the Pan-American Highway.
- > In addition to air travel and traveling by car, there are typically dozens of large cruise ships bringing thousands of tourists to Belize every day, with the number expected to increase with the completion of Belize's new Cruise Line Terminal.
- > Because of its historic Mayan sites, the amazing diving locations, newly developed and established boutique resorts, and the beautiful countryside, Belize has been steadily growing as a major tourism destination.

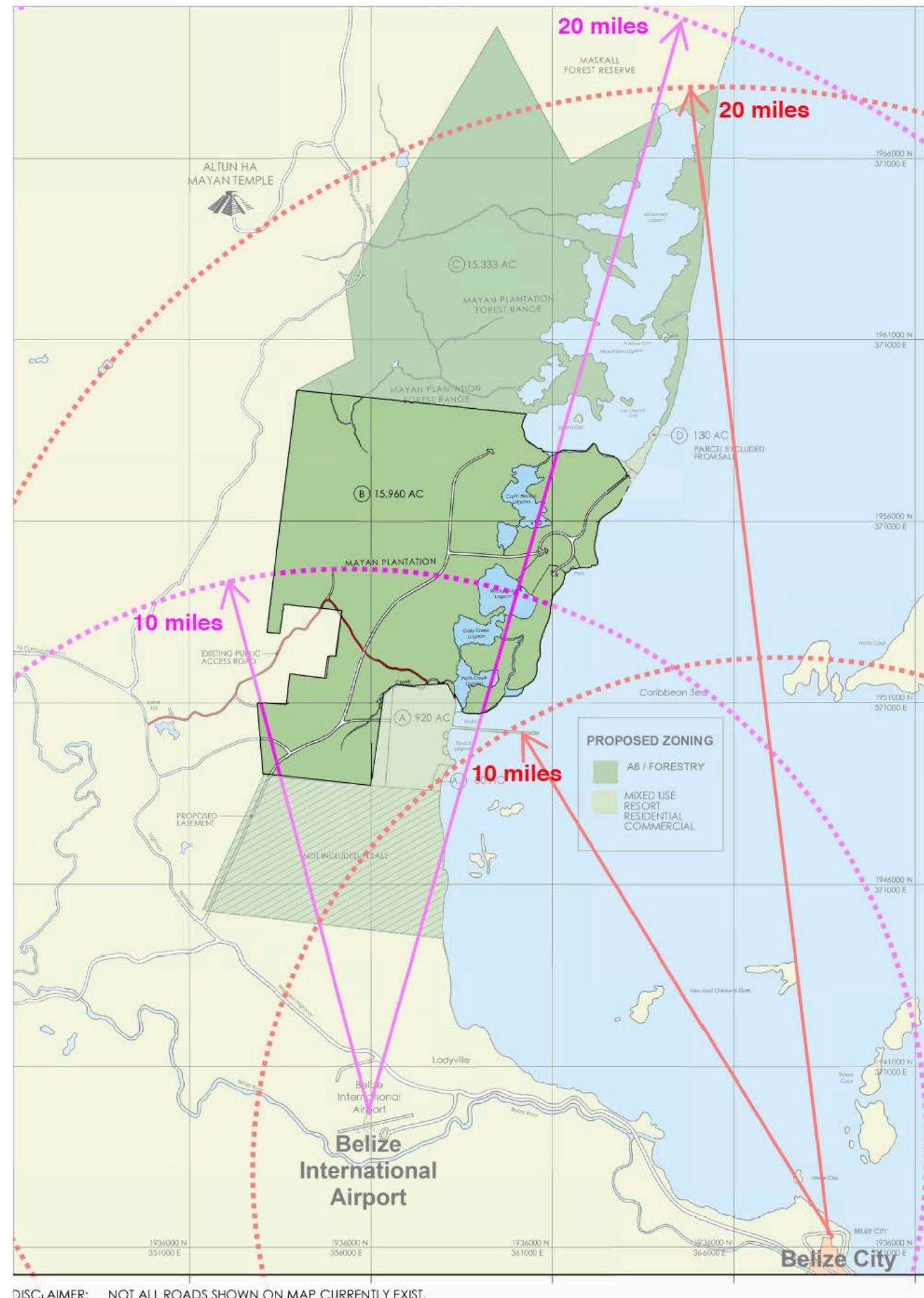




## BELIZE VICINTY MAP

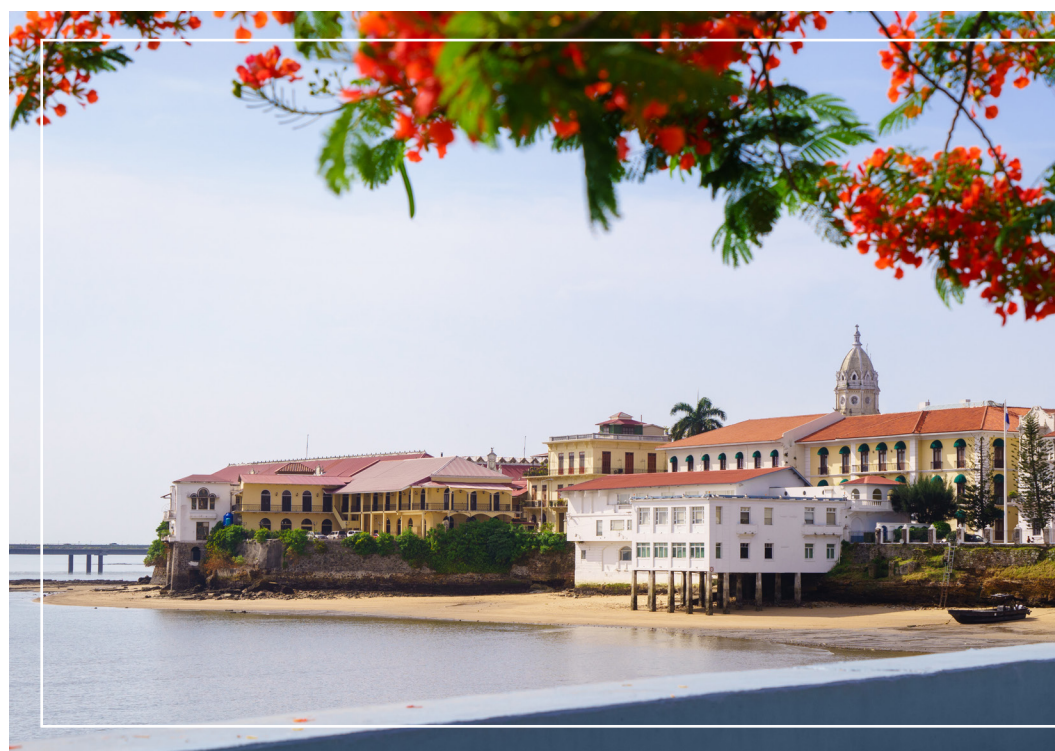
### SUBDIVISION AND REGIONAL RELATIONSHIP MAYAN PLANTATION BELIZE DISTRICT, BELIZE

0 1600 4800 9600 14400 19200  
SCALE: 1:80,000



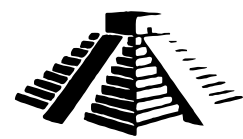
DISCLAIMER: NOT ALL ROADS SHOWN ON MAP CURRENTLY EXIST.



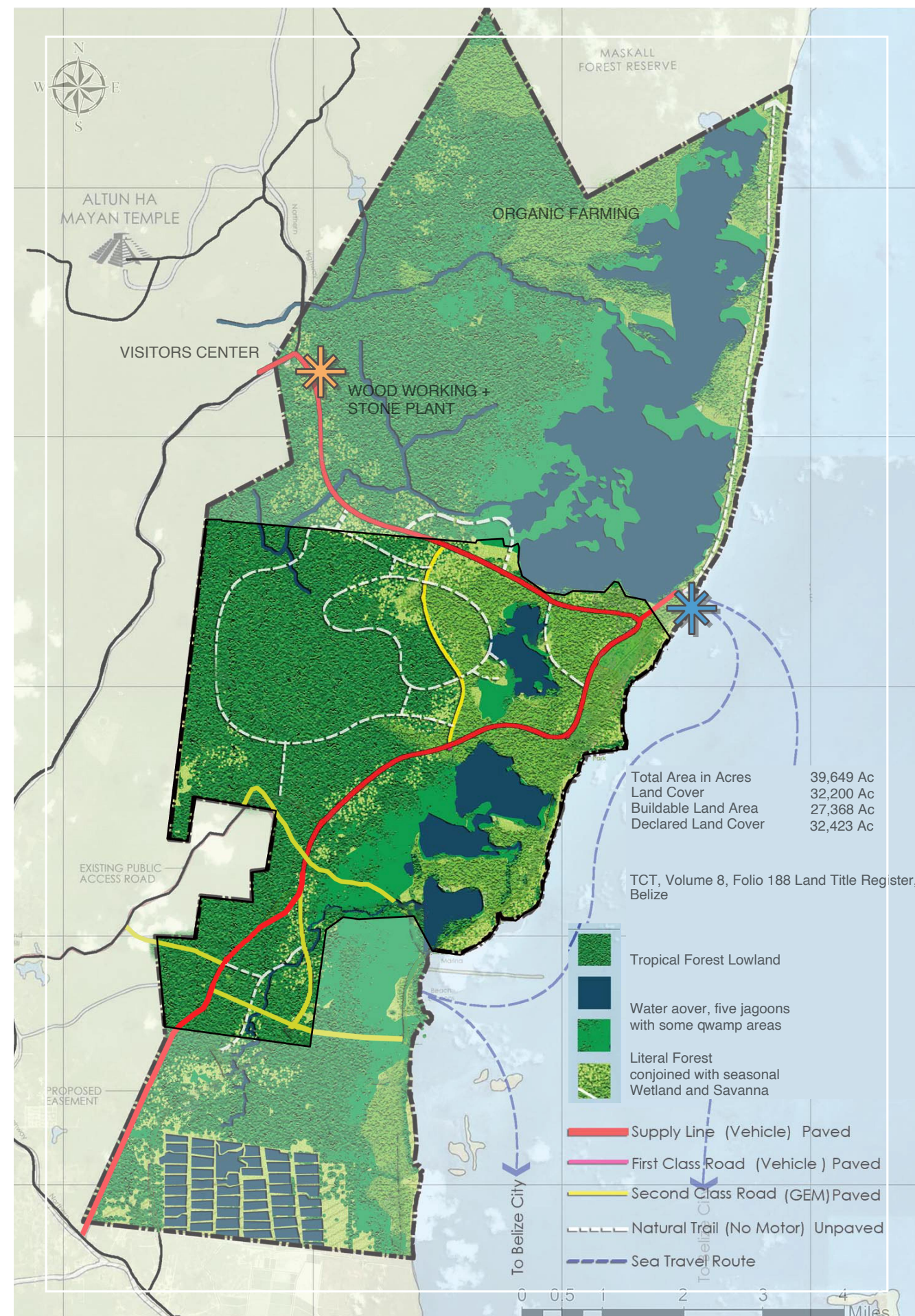


# *Lifestyle Activities*

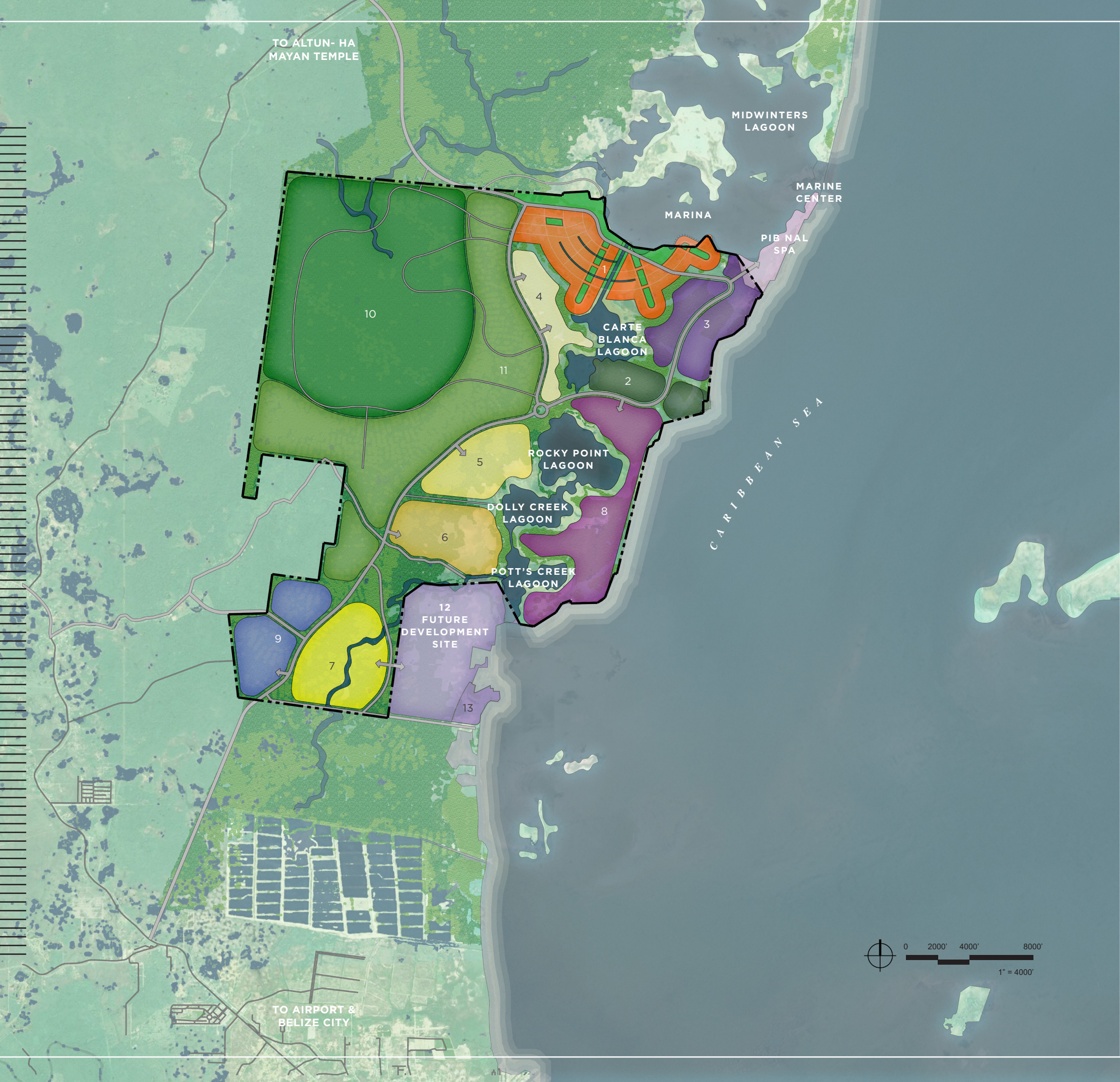




## LAND COVER DIAGRAM



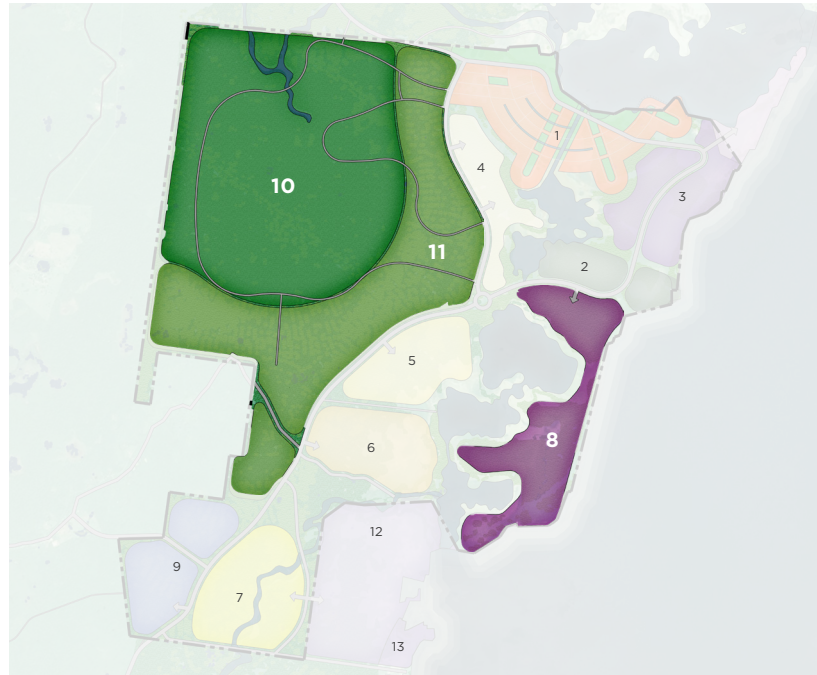




ILLUSTRATIVE SITE PLAN

	NAME	AREA (ac)
1	NAAB NAL INNER CITY	849.4
2	HISTORIC NATURAL AREA	312.2
3	RESORTS	596.9
4	ACTIVE LIFESTYLE COMMUNITY	344.4
5	ACTIVE LIFESTYLE COMMUNITY	495.9
6	ACTIVE LIFESTYLE COMMUNITY	688.7
7	ACTIVE LIFESTYLE COMMUNITY	688.7
8	CLUBS, RESORTS AND WATER	888.4
9	SPECIAL ECONOMIC ZONE	734.6
10	TROPICAL HARDWOOD FOREST OPERATION	4,017.4
11	TROPICAL ORGANIC FARMING OPERATION	2,869.6
	sub-total	12,486.2
	ROADS & OPEN SPACE	3,473.8
	SITE AREA	15,960.0
12	FUTURE DEVELOPMENT SITE	920
13	FUTURE RESIDENTIAL SITE	80





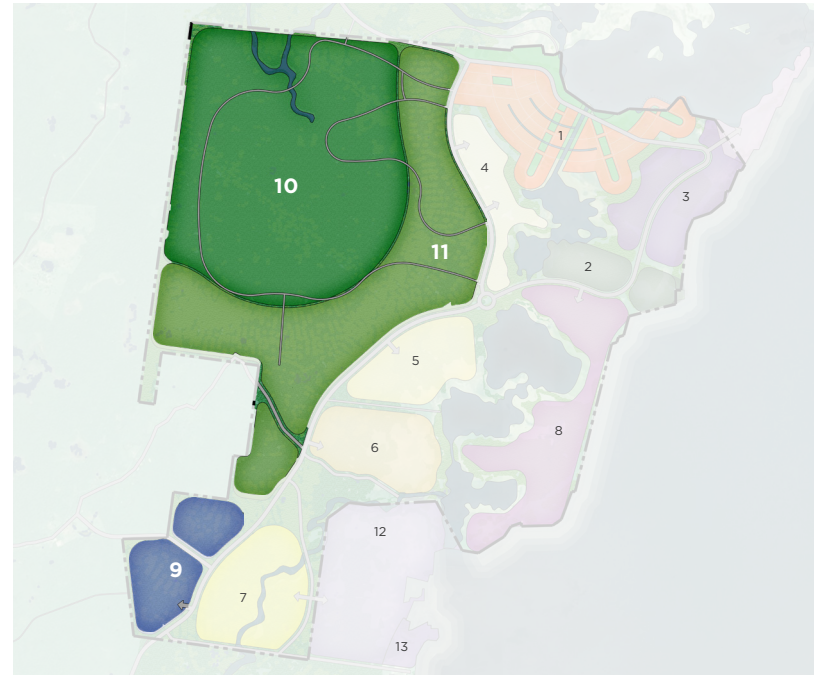
## PHASE 1



Creating attractions and establishing a healthy vacation-live-play environment is the central focus. This phase will include an equestrian community on site 7, with polo and equestrian facilities, spa, and private club with guestrooms. There will be a focus on the sale of two resort development sites to qualified project developers, to include, the first golf course, a casino, water-park and other amenities attractive to tourists and day-cruise ship visitors will provide NAAB NAL with thousands of monthly visitors. Homeowners will have access to the polo and equestrian facilities, with visitors and tourists have the opportunity to view polo matches and show / stadium jumping events. NAAB NAL's natural flora, fauna and Mayan excavations will be available to all; themed around adventure excursions that anyone who knows Indiana Jones, Dora the Explorer, Jungle Book, Tarzan and Pirates of the Caribbean can relate to.

### ACROSS ALL PHASES: SITES 10 & 11

NAAB NAL's Tropical Hardwood Forest Operation and Tropical Organic Farming Operation are a central focus of enriching the on-site experiences for vacationers, business associates and homeowners.



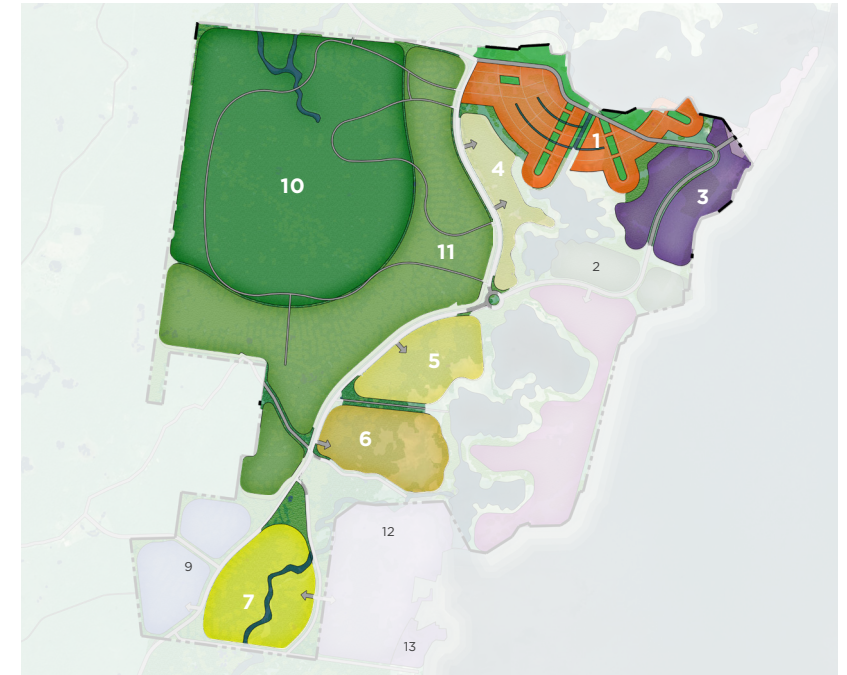
## PHASE 2\*



NAAB NAL's Special Enterprise / Economic Zone is centered around a master planned 'green' technology development attracting education, science, technology, health and wellness companies. Both business site land sales and build-to-suit buildings for sale and lease will be available to buyers, builders and tenants. As a work-play environment, walking trails, lakes, sports club, helipad, dormitory housing, hotel, food court and tennis facility will compliment world communications and data center, research park, incubator facilities, light industrial and office buildings.

*\*See detailed plan on the next page.*

The holistic approach of NAAB NAL's Wellness Real Estate encompasses proactively designed and built homes and buildings, local farm to table fresh foods and choices that promote healthy and fulfilling lifestyles. The NAAB NAL Community Association documents will provide for funding participation by all parties within NAAB NAL and provide sustainability for generations to come.



## PHASE 3



NAAB NAL's focus on Active Lifestyle Community will complete the base vacation-live-work-play city. These active communities will be centered around the Caribbean Sea and extensive waterways and lagoons within the property. An interconnecting system of horse, hiking, biking and walking trails will provide all access to the property. Events like triathlons, marathons, cross county races, amazing races adventure reality games, running and biking clubs will showcase the natural environments within NAAB NAL. Centered as a wellness-lifestyle real estate, with buildings being purposely built with human health and happiness in mind. As a walkable community with access to green space, farmers markets, co-working space anywhere in NAAB NAL will allow visitors and residents to interact in one of the largest wellness-lifestyle communities in the world.

The environment encourages a wellness lifestyle, allowing for a complete sense of physical, mental and social well-being that is shared among visitors, part-time and full-time residents. That wellness will transform into a healthy community encompassing the environment, wildlife and individuals, while simultaneously increasing the value of the real estate.





Principality of Cappadocia

**THE ROYAL  
BELIZEA POLO  
& COUNTRY  
CLUB®**



OG@RDŽO+ŽRHSDŽ6



# The Sport of Kings & the King of Sports – at the Mayan Plantation

*An Initiative of the Principality of Cappadocia*

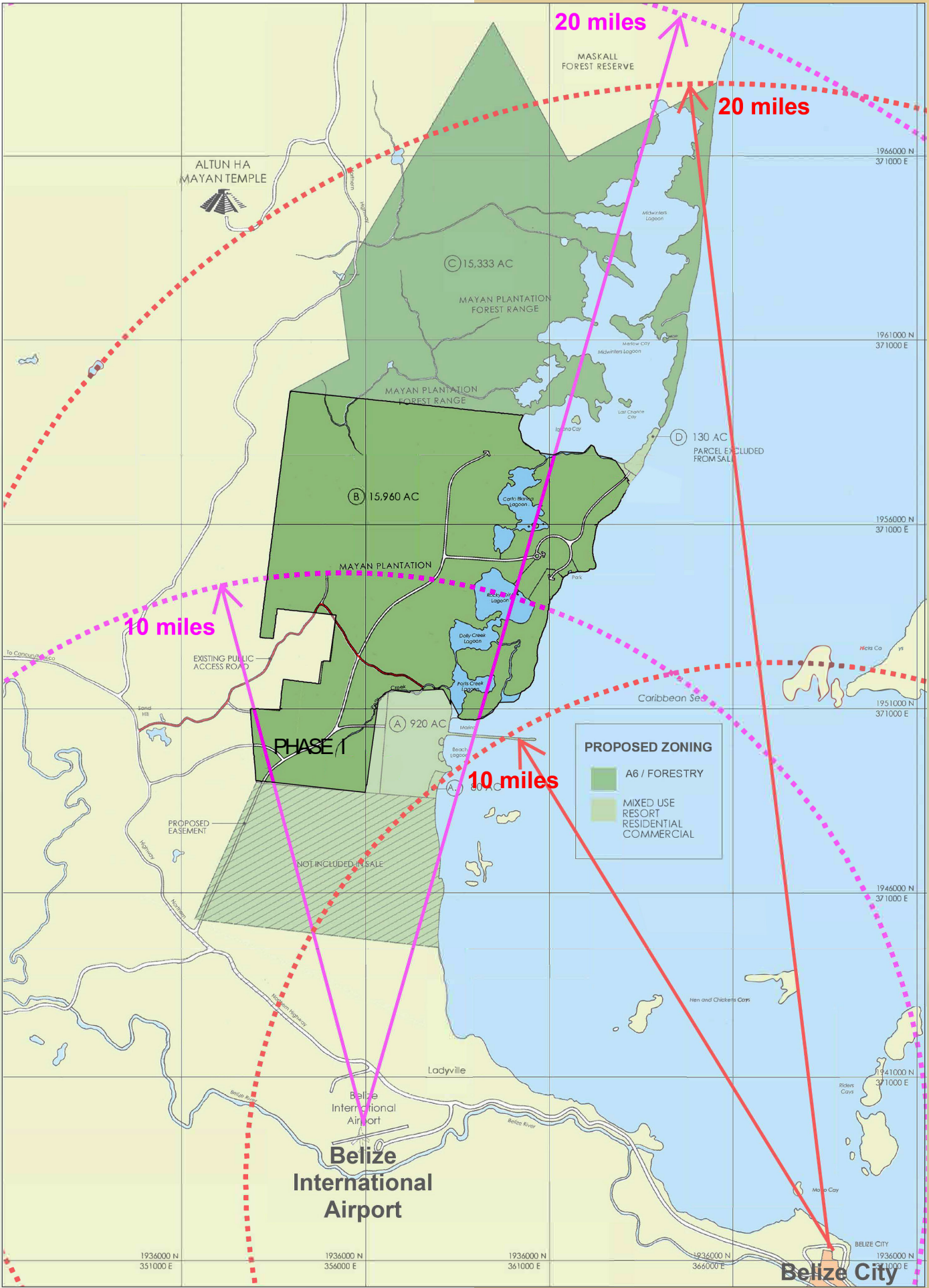


# Equestrian Lifestyle

## World-Class Facility

A 2,000-acre portion of the Mayan Plantation will be used for the development of an equestrian community with two hundred (200) 5-acre Compounds, each with three 1-acre Equestrian Estates and one 2-acre paddock. When fully sold, these six hundred 600 Equestrian Estates will feature a large plantation/ranch-style home with stables and horses.

The planners for this community allowed generous open space corridors that are linked by road and horse trail to modern, world-class equestrian facilities, 2 regulation Polo fields with a grandstand for approx. 600 spectators and additional bleachers, 2 regulation practice fields; for stick and ball and practice games; 1 boarded indoor arena, approx. 100 yards x 60 yards oblong size for 3-man team polo games and other users with show arena dressage, jumping, and weather riding Bleachers for the indoor arena; 2 tack rooms for approx. 200 horse owners; Covered paddocks for approx. 200 horses; 50 horse stalls on both sides of the grandstands (100 total), etc.





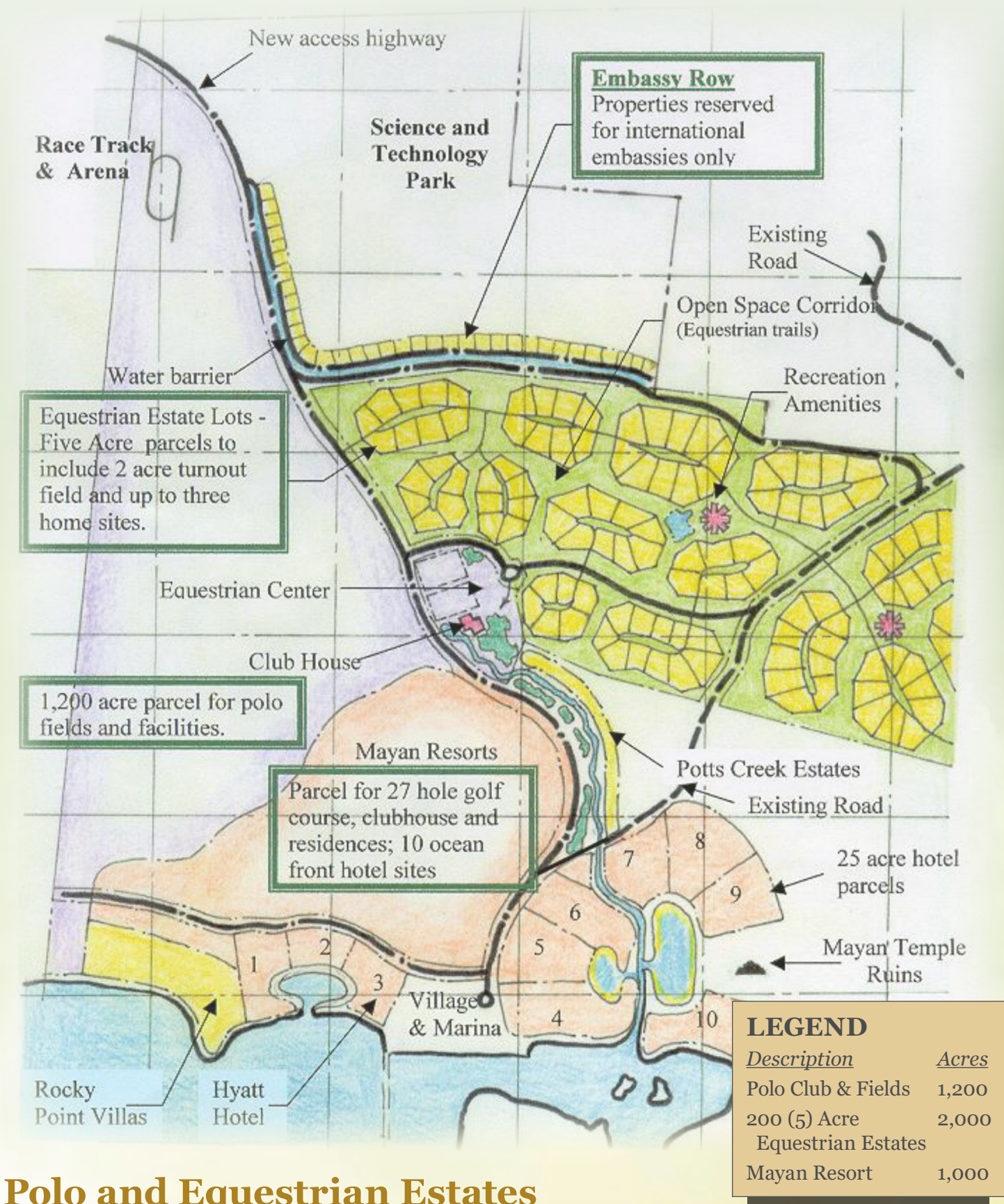


## An Equestrian Center that would provide services, world-class training & club activities

An equestrian Inn/Lodge with guest suites, club facilities, restaurants, retail shops, and meeting rooms; veterinarian clinic, staff housing, modern stable, and maintenance facilities. As demand requires, it may include a racetrack with satellite-linked gaming facilities, skyboxes for companies or individuals who wish to enjoy and entertain their friends, and restaurant facilities, which would allow not only to host equestrian events but to use these facilities also as a multi-purpose public venue. It is planned to use the old logging/plantation roads, some of them dating back centuries, for nearly 100 miles of Plantation-wide riding trails.

With the advice of Captain Mark Phillips, Olympic Gold Medalist and former coach of the gold medals winning US Olympic Equestrian Team, and some internationally ranked Polo Players, our design firm WATG, and Helber Hastert & Fee, our

land planners prepared this preliminary Land Use Plan/Design for an Equestrian Center that would provide services, world-class equestrian training and club activities, and may result in time in the creation and development of an Olympic Trainings Center and a Belize National Polo and Equestrian Team.



## Polo and Equestrian Estates

The properties will be clustered in five-acre parcels. Each parcel contains a common exercise area of approximately two acres. The number of home sites on each parcel may range from one (1) up to five (5), depending upon the size of homes to be built. Each area will have amenities and facilities appropriate to the homes located there.





## PHASE 2, SITE 9

### THE NAAB NAL SPECIAL ENTERPRISE / ECONOMIC ZONE

NAAB NAL  
DESIGNATED ENTERPRISE / ECONOMIC ZONE FOR  
BUSINESS, EDUCATION, SCIENCE & TECHNOLOGY  
AND HEALTH & WELLNESS COMPANIES



- > Master planned designated enterprise zone
- > Low fee-simple land cost
- > Flat, usable land
- > Up-to-date infrastructure
- > Investment incentives
- > WTC Belize
- > University Campus
- > Conference Facilities
- > Growing importance of Belize
- > Highly educated, English speaking work force
- > Opportunity to "build-to-Suit"
- > Direct access to modern highway
- > Short distance to Airport, Port & Cruise Line Terminal





PRINCE RAFAEL  
ANDUJAR Y  
VILCHES, PH.D.

H.R.H. Prince Rafael of Seville, Spain is the Chairman of the Principality of Cappadocia, Inc., a Delaware corporation. He holds a Master’s Degree in Finance and Economy from University of Paris 9°, as well as a Master’s in Financial Management from London University, and a PhD in Business administration by the Kennedy Business School. He is fluent in Spanish, French, English, Italian and Arabic. His professional life has been dedicated to medical research and development and management. Prince Rafael served at C.R. Bard and Medtronic in numerous management positions for more than 32 years starting as Director for southern Europe and retiring in 2004 as President. NAAB NAL will benefit from this experience.



GERHART W.  
WALCH, AMDP

H.G. Gerhart W. Walch, Duke of Styria of Cappadocia, is a member of the Board of Directors of the Principality of Cappadocia, Inc. He is also a significant shareholder in and the Chairman of the Board and Chief Executive Officer of Mayan Plantation, Limited, the title holder to the Belize property. He was born and educated in Austria and Switzerland where he earned a B.Sc. in Technology (1967), a degree in Business Administration and an advanced degree in Economics (1972).

Duke Walch continued his executive education in the U.S. beginning in 2007 and graduated from Harvard University’s GSD Advanced Management Development Program (AMDP Class XI 2010). He also holds a certificate of completion in Real Estate Strategies for Project Development, Capital Market Access and Regulatory Compliance, a joint program of Harvard Business School and the Harvard University Graduate School of Design. Prior to moving to the U.S. in 1979, he served as Chief Financial Officer of FRAISA S.A., Switzerland, a leading third-generation technology/manufacturing company in its industry, with worldwide operations. Since then, as an entrepreneur, he has focused on innovative value and growth opportunities to acquire, invest and manage undervalued assets or operations such as his interest in Mayan Plantation, Limited. Recognizing the strategic value of the Belize property and the need to reduce Belize’s export/import imbalance deficiency, he believes in the opportunity to improve the quality of life in Belize by converting the property into a powerful income-generating engine for the benefit of the youth and the nation of Belize, as well as the stakeholders in the property.

He initiated the Sister / Friendship City Agreement between Honolulu, Hawaii and Belize City and was integral to the formation of the Belize Foundation. He is an active member, director and/or officer in numerous local and international non-profit organizations, and is a Senior Official in the Royal House of Cappadocia and its three Orders of Chivalry. For details about his experience and active community involvement, please refer to his professional profile at [www.linkedin.com/in/gerhartwalch/](http://www.linkedin.com/in/gerhartwalch/)



DR. NANCY  
ATMOSPERA-  
WALCH

Dr. Walch is the founder and president of ADVANTAGE Health Care Provider, Inc., providing health care services and support to intellectually and developmentally disabled individuals in need of “Home- and Community-Based Health Care Services” on the islands of Oahu, Maui, and Kauai in Hawaii. Her leadership in health education and in the health care industry has won her local, national and international honors, including from the State of Hawaii, the US Department of Health, the US House of Representatives and the US Senate, as well as from the business community, including the 2013 Filipino Businesswomen of the Year award, and the prestigious 2013 Filipino Entrepreneur of the Year award from the Filipino Chamber of Commerce of Hawaii. She is inspired to bring similar successful medical, health care and wellness programs to Belize through the green, smart City of NAAB NAL.

Dr. Walch earned a Bachelor’s and Doctorate degree in Nursing, as well as a Master’s degree in Public Health, from the University of Hawaii. Dr. Walch is a role model and mentor for other aspiring Nurse Executives. She is a member of Sigma Theta Tau International, the Nursing Honor Society, and an inductee to the University of Hawaii at Manoa Nursing Alumni Hall of Fame.

Dr. Walch serves on numerous boards, including the Aloha Medical Mission, the Filipino Chamber of Commerce of Hawaii as its immediate past President, Hawaii Waiver Provider Association, the Philippine Nurses Association of America and the PNAAF Foundation. She was recently elected to the Executive Board of the Philippine Nurses Association of America with a membership of about 5,000 registered nurses. She also serves on the Chaminade School of Nursing Advisory Board, and the State of Hawaii Small Business Regulatory Review Board. She is a Founding Director and Trustee of The Belize Foundation, an US non-profit, 501(c)(3) organization created to promote human and environmental development, conservation, and sustainability within the nation of Belize. For more information, please see <https://thebelizefoundation.org>.





JAMES M.  
BOERSEMA

Sir James Boersema is a shareholder, a director and the President of Mayan Plantation, Limited. Mr. Boersema brings significant marketing, public relations and advertising expertise. He has served as Public Relations Manager and Director of Corporate Communications for Bank of Hawaii and as Director of Communications for two Governors of the State of Hawaii. Previously, Mr. Boersema was the President of ProComm Public Relations, representing clients such as Ko Olina Resort, Continental Airlines, Ala Moana Center, Anheuser Bush, Phillip Morris, Bishop Estate, Sun Resorts Limited/Kerzner International Limited (developer of the Atlantis Resort in the Bahamas and Sun City in South Africa) and others. Mr. Boersema is a three-time winner of The Silver Anvil Award (the nation’s highest award for public relations programs); six-time winner of the Koa Anvil Award (Hawaii’s equivalent award); and received the 1995 Public Relations Person of the Year Award. His service above self and for his country is exemplified through his long and distinguished career in the United States armed forces, from which he retired early 2006 as a highly decorated Colonel (including a Purple Heart and a Silver Star). He served as chairman of three large non-profit corporations in Hawaii and has served on the Board of Directors of the Arizona Memorial at Pearl Harbor for 15 years. Mr. Boersema earned a Bachelor’s in Journalism from Michigan State University, a Master’s in Asian Studies from Sophia University Tokyo, and an MBA from University of Michigan; he also attended the US Army Command & General Staff College. He is a distinguished Member of the Royal Order of Constantine the Great and Saint Helen since 2011.



MICHAEL L.  
MILLER,  
MAI, BROKER

Executive Managing Director – Property Analytix, LLC, founder of international real estate consulting group with offices in 24 metropolitan cities in the U.S., Coimbatore, India, Mexico City, Mexico and Buenos Aries, Argentina providing appraisal, market and feasibility studies, development consulting and sales management on projects throughout the U.S. and the world. Chief Revenue Officer – Enriched Data, LLC, founder of the largest data aggregator of enriched real estate data in America. Mr. Miller has been involved in the database, appraisal and consultation of real estate and going concerns for over 30 years. Previously Mr. Miller was a Senior Managing Director which started Grubb & Ellis Landauer Valuation Advisory Services appraisal platform; Senior Director, with Cushman & Wakefield of Arizona and Texas for 17 years and with CB Commercial Real Estate Group, Inc. (CBRE) as an Assistant Vice President for 8 years. Working with the two largest full-service brokerage firms in the world, Mr. Miller was instrumental in the company’s expansion into the resort development markets of Mexico, Latin American, Bahamas and Caribbean. Mr. Miller is an Author and Speaker on Big Data in Real Estate. Clients include financial institutions, insurance companies, law firms, governmental entities, developers, private property owners, and many Fortune 500 companies and institutional international clients specifically in the Caribbean, Central America, Bahamas, and Mexico. Mr. Miller has worked on over 100 resort developments, to include: NAAB NAL, Belize, The Woodlands, TX, Monterey Bay Shores, Sand City, CA, Crab Cay, Exuma, Bahamas, Desert Mountain, Scottsdale, AZ, Hokulia, Big Island, HI, Laguna Del Mar, Puerto Peñasco (Rocky Pointe), Sonora, México, Temenos, Anguilla, Estates of South Abaco, Bahamas, Roco Ki, Cap Cana and Punta Cana, Dominican Republic, and San Juanillo, Costa Rica.



GABRIEL ROBLES-  
VELARDE, BROKER

Gabriel Robles-Velarde is an experienced and proven resort and real estate development professional with over 300 projects under his belt.

As one of the original developers of Cancun and Ixtapa, Los Cabos, Huatulco, Mr. Robles was Director of Equity Investments for FONATUR, the Mexican Government Agency which developed those master planned cities. He is President Emeritus, Resort Real Estate Developer Association of Baja California (ADETUR) 2004 / 2008) and member of the Board of Directors of ADETUR, the Resort Developers’ Association of Mexico. As President of ADETUR, Mr. Robles represented the interests of the Developers in the organization before government agencies, consumer groups, the legislature, and other bodies. In this position, he represented the interests of resort developers whose combined interests are in the billions of dollars. He is often quoted as an expert witness and speaks often to community groups and industry-wide events in Mexico and the United States.

He was an Advisor to the members of the Cabinet of the Governor of the State of Baja California, working as the head of a committee to create a positive buying atmosphere for U.S. and Canadian buyers of properties in Mexico. Formerly he was an officer and director at Grupo Estefano, Miami, Bogota and other major cities, developer of Hard Rock Resorts and Casinos in Colombia, providing hotel development expertise to partners.

Published articles include: "Weak Mexican Capital Markets Require Creative Financing" "Mexico's Tourist Resorts, A Sleeping (and Profitable) Giant" "Mexico's Resort Development-An Overview of the Time-Share Industry in Mexico”.

Official Representative Jack Nicklaus Design, Enriched Data, Wedgewood Financial and Strategic Partner Resort Sales Funding, Mexlend Financial Services, Deloitte International.





CADET A.  
HENDERSON,  
ENG.

Cadet Henderson is a member of the management team and Chief Engineer of the Principality of Cappadocia, Inc., and its affiliate Mayan Plantation, Limited, whose management team he advised as an engineering consultant for several years. He served at the Belize Ministry of Public Works for more than three decades, including, during his final thirteen years, as Chief Engineer and Chief Executive Officer. He has hands-on experience in the design, construction and maintenance of buildings, roads, bridges and infrastructure drainage. He also has excellent relationships with business and political leaders in Belize and is well respected in the construction industry. After retirement from the Ministry, he also produced several TV documentaries entitled: Belize Technology Report, covering the infrastructures of telecommunication, hospitals, hydroelectric dams, ports and most industries of the Mennonites in Belize. He recently completed 3 years with PAHO/WHO, as the Principal Consultant coordinating the assessment and design of 6 smart hospital retrofitting projects being funded by the UK Government. Mr. Henderson also designed and supervised the development of the most modern residential community in Belize. He will be very involved with the development of NAAB NAL’s infrastructure.



JOSE  
“PEPE”  
GARCIA,  
ENG.

Pepe Garcia is a registered civil and sanitary engineer with more than 40 years of experience in Belize, owning his own company, Tunich-Nah Consultants & Engineering, for about thirty years. He and his firm have worked on multiple large projects in Belize involving master development, environmental impact assessments, soil sampling, and water and waste management engineering. Eng. Garcia also serves on a variety of national and community boards involved with improving the economic and social stability of the country. Tunich-Nah Consultants & Engineering worked closely with the Mayan Plantation, Limited in the preparation of the Land Use and Subdivision Plan for the entire Mayan Plantation property. Subsequently, the firm completed the environmental impact assessment and received development approvals for the development of a 220-unit boutique resort and marina on a 130-acre subdivision of the Mayan Plantation property located at the entrance of the peninsula from the Caribbean Sea into the Mid-Winters Lagoon. Mr. Garcia’s firm will continue to serve as the environmental engineer and in other relevant capacities for the Principality of Cappadocia, Inc.



DAVID  
GIBSON,  
PHD

Dr. David V. Gibson is the Lead Advisor to the Principality of Cappadocia, Inc. in the areas of innovation management, technology transfer and commercialization. Dr. Gibson is a founding Director and the President of the Belize Foundation, a non-profit, 501(c)(3) organization promoting human and environmental development, conservation, and sustainability within the nation of Belize. Dr. Gibson is a Senior Research Scientist Emeritus, IC<sup>2</sup> (Innovation, Creativity, Capital) Institute, at The University of Texas at Austin ([www.ic2.utexas.edu](http://www.ic2.utexas.edu)). Dr. Gibson was Associate Director of the IC2 Institute, as well as a Senior Research Fellow and Director of Global Programs and Publications from 1994 to 2018. During 1999-2000, he was a Fulbright Scholar at Instituto Superior Tecnico in Lisbon, Portugal, and from 2013-2014, he was Professor II at the Arctic University of the North in Tromsø, Norway. He is currently serving as advisor to the Campus Committee on Entrepreneurship and Innovation at The University of West Indies Open Campus.

Dr. Gibson received his Ph.D. from Stanford University in 1983 with a concentration in innovation management and technology transfer. For over 25 years, Dr. Gibson’s research and publications have focused on the economic and human development of emerging and developed regions worldwide. Dr. Gibson has been a member of and led regional development studies and projects in South America, Europe, Asia, and the United States. He is a consultant to businesses, academia, and governments worldwide. He is author and editor of 18 books. His publications and research papers have been translated into Mandarin, Japanese, Korean, Russian, Polish, Spanish, Italian, French, German, Finnish, and Portuguese.

As the Lead Advisor for the NAAB NAL Designated Enterprise/Economic Zone, Dr. Gibson’s worldwide experience will assist in creating an Austin-like business incubator to inspire Belize’s youth to become entrepreneurs, and at the same time encourage investors and business leaders to support these initiatives.





LOGAN  
WAGNER, PHD,  
FAIA

Dr. Logan Wagner is the Senior Advisor to the Principality of Cappadocia, Inc. with regard to developing the City of NAAB NAL. Dr. Wagner found his career in architecture through the field of anthropology, specifically through the study of Mayan and Mesoamerican cultures. Inspired to focus on ancient, historic and native approaches to the built environment, Logan Wagner is dedicated to applying sustainable vernacular building and design practices to create and resolve modern design and development needs.

Dr. Wagner received his master’s and doctoral degrees in Architecture and Latin American studies from The University of Texas at Austin, and he was an assistant professor of architecture for several years at Texas A & M University. Dr. Wagner’s research and teaching focus was the architecture of Latin America, specifically Mexico and Central America, from ancient to modern times and the origins and nature of planned urban open space, culminating in the publication by the University of Texas Press of The Ancient Origins of the Mexican Plaza: From Primordial Sea to Communal Open Space. Lessons on the creation and implementation of urban open space will serve as a template for the urban design efforts to be implemented at NAAB NAL.

Dr. Wagner is the founder and principal of ALARIFE architects, an award-winning, design-build architectural firm based in Austin, Texas. ALARIFE projects focus on use of natural, regional materials with the goal of minimizing the impact caused by the creation of the built environment and reviving ancient, historic and vernacular building crafts for modern sustainable building applications. In 2019 The American Institute of Architects inducted Dr. Wagner into its College of Fellows in recognition of his contributions to the profession of architecture.

Dr. Wagner’s role as Senior Advisor, in addition to, through ALARIFE, designing and building selected individual, company-owned buildings, will be to work with potential developers to find ways to minimize the impact of the development of NAAB NAL, to enhance and protect the natural environment and to preserve the existing archaeological fabric and integrate it into the various urban areas contemplated for NAAB NAL. Dr. Wagner and ALARIFE will encourage and educate developers to allude to ancient Mayan urban layout patterns and the creation of various shapes of urban open spaces that are formed by diverse architectural groupings applicable to and compatible with, NAAB NAL’s stated development and economic incubator goals. Additionally, Dr. Wagner and ALARIFE will advocate the use of the abundance of excellent building materials that exist at the NAAB NAL site and region. Finally, Dr. Wagner and ALARIFE will provide and train Belizean architectural craftsmen to work in conjunction with conventional construction crews to deliver a modern, smart, up-to-date yet sustainable architectural environment.



MICHAEL  
BROWN,  
ASLA

Michael Brown, ASLA is a licensed Landscape Architect at Wimberly Allison Tong & Goo (WATG) and has over 35 years of experience in landscape architecture and related fields. His experience includes resort hotel, resort residential, planning and designing parks, apartment and condominium communities, and mixed-use developments in the Americas, Asia and the Middle East. Michael takes great care to design within the context of the environment. History, place recognition, and local resources are all utilized in the design process to create a lasting, unique and valuable landscape for every project. Michael’s experience and patience were instrumental in creating The Visionary Presentation for NAAB NAL.



KEVIN HO,  
ASLA

Kevin Ho, ASLA is a licensed Landscape Architect at WATG with over 25 years of experience in a variety of planning areas including land and resort planning, as well as golf course and resort design. His work has involved the design and planning of numerous projects in the Americas, Asia and the Middle East. Kevin’s expertise includes the design, layout and development of resorts, residential communities, recreational facilities, commercial sites, land subdivision and parks. Site design, resource recognition and management, and context of place are all a focus of Kevin’s design style and expertise. Kevin’s talent and patience were equally instrumental in creating The Visionary Presentation for NAAB NAL.





## PHASE 3, SITE 12 FUTURE DEVELOPMENT SITE




On behalf of the Sister City-Friendship City Program  
of the City and County of Honolulu




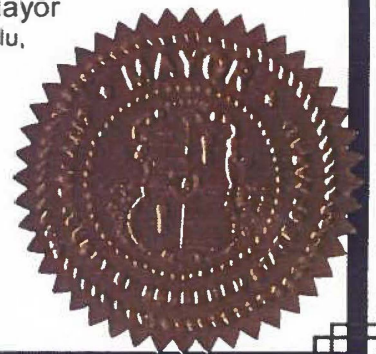
Let it be hereby recognized and duly noted that the

City of Belize  
is Officially Designated as a  
**FRIENDSHIP CITY**  
with the City and County of Honolulu, Hawaii  
effective September 23, 2004.

  
**HIS LORDSHIP DAVID FONSECA**, Mayor  
City of Belize  
Central America

  
**JEREMY HARRIS**, Mayor  
City and County of Honolulu,  
United States of America

  
**MANUEL C. MENENDEZ III**, Executive Director  
City & County of Honolulu – Office of Economic Development  
International Protocol Officer, Sister City Program



Wimberly Allison Tong & Goo  
Architect, Design, Planning and Consulting



DEVELOPMENT CONCEPT  
SUBDIVISION A - 1,000-acre  
BELIZE CITY DISTRICT, BELIZE

0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000



WATG



*Treasure the Experience*



# NAAB NAL BELIZE

*The City of Lagoons*

*An Initiative of the Principality of Cappadocia*

<https://www.principalityofcappadocia.org/Initiatives/>



Principality of Cappadocia

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SIR. ENG. CADET A. HENDERSON, JP SR.,  
VICE PRESIDENT & CHIEF ENGINEER

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Engineer and CEO of the Ministry of  
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