

# SUMMARY REPORT

FOR

PARCEL NO. **10409**, BLOCK NO. **7**,

**SAN PEDRO** REGISTRATION SECTION

COMPRISING OF **3,000 +/- ACRES** OF LAND

SITUATE APPROXIMATELY **11 MILES NORTH** OF

SAN PEDRO TOWN CENTER, AND 15 MILES

NORTH OF THE SOUTHERN TIP OF THE

**YUCATAN PENINSULA, BASIL JONES AREA,**

**AMBERGRIS CAYE, BELIZE DISTRICT, BELIZE**



## **TITLE OF THE PROPERTY:**

The title to the property is vested in the proprietor by virtue of a Land Certificate issued in accordance with the Registered Land Act, Chapter 194 of the Laws of Belize, Revised Edition 2000. The title to the property is classified as absolute title, private land, active parcel and freehold interest.

Prior to the declaration of the area as a compulsory registration section in accordance with the Registered Land Act, the title to the property was vested in the proprietor by virtue of a Minister's Fiat Grant duly recorded at the Land Titles Unit, Belmopan and issued in accordance with the National Lands Act, Chapter 191 of the Laws of Belize, Revised Edition 2000.

The title to the property is considered a good marketable title.

The title represent freehold interest where a landowner is fully entitled to the land **SAVE AND EXCEPT** for any mineral and timber rights for which a license for extraction has to be obtained from the relevant governmental authority.

In the location where the property is bordered by a natural boundary, for example, the sea, a lagoon, a river, a creek, etc., the actual property line is setback 66 feet from the high water mark of the natural water body. The setback is a reserve that is to be maintained in its pristine state. But, for development purposes, a permit may be issued for the management and development of portions of the reserve.

## **GLOSSARY OF TERMS:**

Barry Bowen Bridge	The only bridge in San Pedro Town which spans the Rio de San Pedro (San Pedro River) and connects the southern portion of the municipality to the northern portion thereof and by extension to the rest of Ambergris Caye.
Beach	The sediments of sand and gravel deposited along the shoreline that over time are worn smooth from being rolled around by the waves. The sediments usually reflect the local geology.
Cayo	Spanish word for caye or island
Cocals	Large tracts of land that originally existed along the eastern coastline of Ambergris Caye and were developed for coconut production.
Coast	The strip of land that extends along the sea.
Coastline	The boundary of a coast where the land meets the water at the limit of the highest storm wave effect on the shore.
Entrada	A natural or man-made channel that connects two (2) bodies of water, i.e. the entrada that connects the Bight of the Sea to the Laguna de Cayo Frances
Fauna	The animal life
Flora	The plant life
HWM	High Water Mark
Laguna	Spanish word for lagoon
Punta	Spanish word for point and is used herein to refer to natural land projections along the coastline i.e. Punta Santa Cruz and Punta Limon
Topography	The study of the physical shape and features of the surface of the Earth
Transect	A straight line that is cut through a natural landscape so that standardized observations and measurement can be made.

## **LOCATION OF THE PROPERTY:**

The property is located approximately 15 miles North of the southernmost tip of the Yucatan Peninsula on Ambergris Caye, Belize District. The only municipality on the island of Ambergris Caye is San Pedro Town.

The property is located approximately 10 miles in a north-easterly direction (when scaled in a straight line) from the Barry Bowen Bridge, the only bridge on the island that spans the Rio de San Pedro (San Pedro River) in the township.

By way of boat travel the subject property is located approximately 35 – 45 minutes away from the town center of San Pedro Town. Prevailing wind conditions determine the duration and comfort of the journey.

Geographically, the position of the property is fixed within the northwest quadrant of the Universal Transverse Mercator Zone 16 and the central point of the property bears the following coordinates:

1998 500 metres Northings  
404 000 metres Eastings

The scaled coordinates (in latitude and longitude) for the central point of the property scaled on the aerial imagery provided courtesy of Google Earth are as follows:

18° 04' 15.27" N  
87° 54' 35.06" W

## **DESCRIPTION OF THE PROPERTY:**

The property comprises of approximately 3000 acres of land and is a part of the area now or formerly referred to as Basil Jones situate on North Ambergris Caye, Belize District. The property is more particularly bounded and described as follows:

On the North partly by the Santa Cruz Lagoon and partly by Private Landholdings,  
On the South partly by the Sea and the entrada to the Laguna de Cayo Frances and partly by the Laguna de Cayo Frances and partly by Private Landholdings,  
On the East by Private Landholdings that form a part of the Habaneros, Punta Azul and Basil Jones Cocals and are located along the eastern coastline of Ambergris Caye, and  
On the West partly by the Sea and partly by Private Landholdings.

The western property line on the mainland fronts directly on the Sea and is located just north of the Cayo Bracelieta.

The property is also bounded and described as follows:

**ALL THAT** piece or parcel of land containing 3000 Acres or thereabouts of land situate at Ambergris Caye North between Santa Cruz Lagoon, Laguna de Cayo Frances and the Caribbean Sea, Belize District and is more particularly shown and described on Minister's Fiat Grant and Plan No. 1247 of 2007 dated the 24<sup>th</sup> day of December, 2007.

The area of Ambergris Caye has been declared a compulsory registration section in accordance with the Registered Land Act, Chapter 194 of the Laws of Belize, Revised Edition, 2000.

The property is now more particularly described as follows:

Parcel No. **10409**  
Block No. **7**  
Registration Section **SAN PEDRO**  
Parcel ID **7-42-10409**

## MAP OF BELIZE:

The map shows the country of Belize. The 3000 Acres of land is located on Ambergris Caye, an island that forms the southern tip of the Yucatan Peninsula from Mexico.



## LOCATION PLAN:

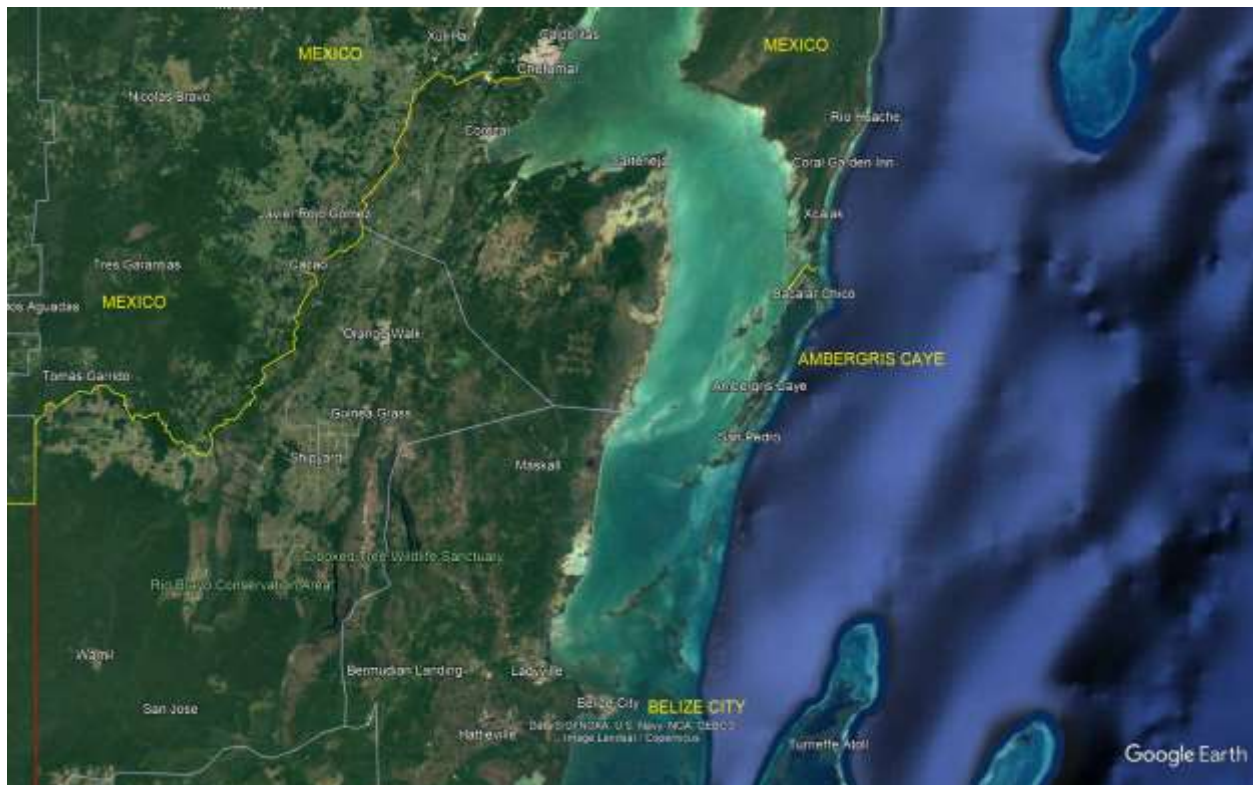
Aerial imagery extracted courtesy of Google Map

The aerial provided below shows the northern portion of the country of Belize, the offshore cayes of Belize including Ambergris Caye and a portion of the neighbouring country of Mexico. The image shows the location of Ambergris Caye in reference to the mainland of Belize and to the Yucatan Peninsula in Mexico.

It also shows the caye in reference to the coastal communities of Belize City and Corozal Town in Belize and to the coastal communities of the City of Chetumal and Calderitas Village in Mexico. The communities mentioned are shown labelled on the aerial. Ambergris Caye and Belize City are additionally labelled in yellow for ease of identification.

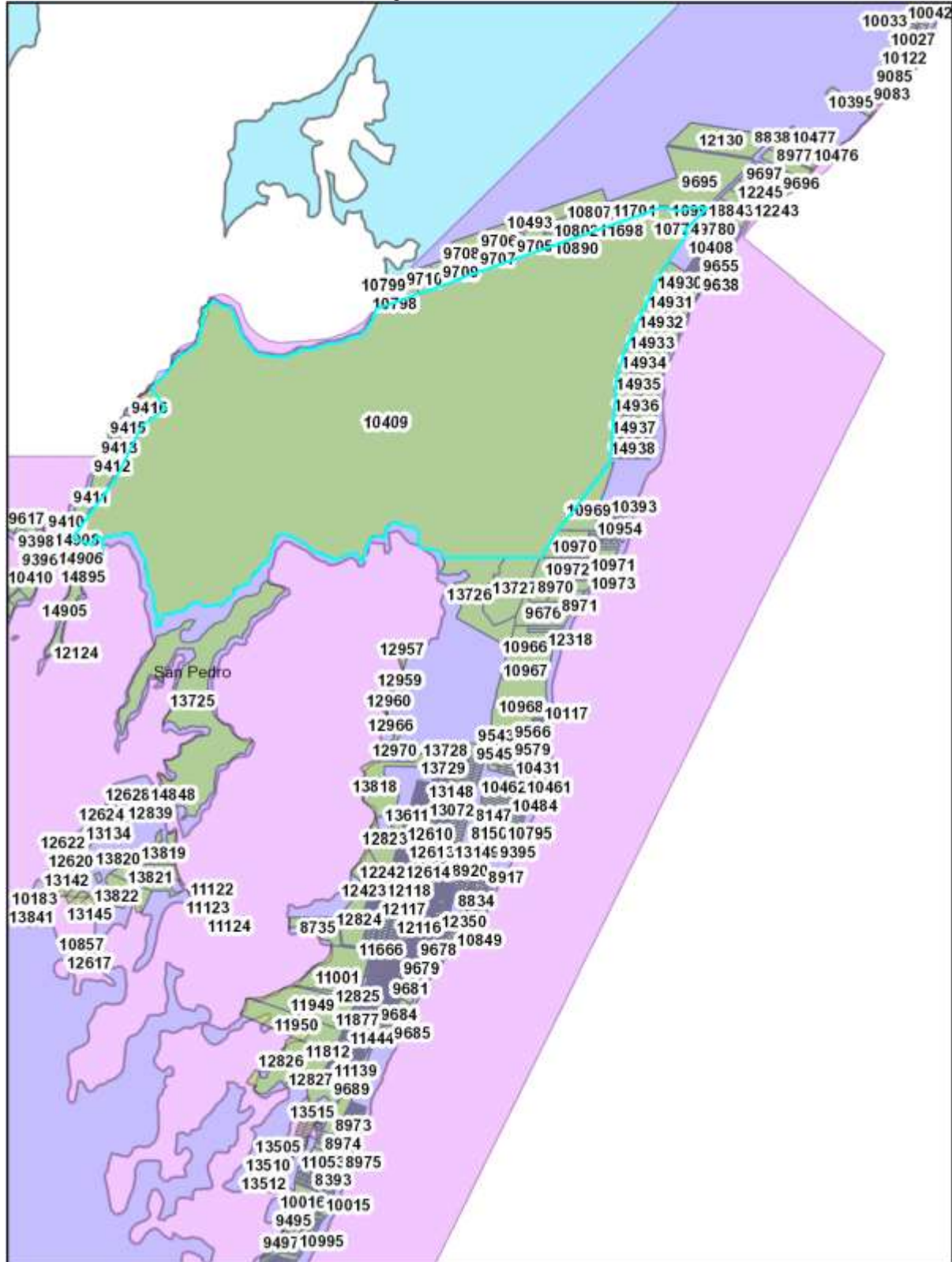
The only municipality on Ambergris Caye is San Pedro Town and the central location of the town is shown labelled on the aerial. Bacalar Chico is the location of the International boundary between Belize and Mexico on the Yucatan Peninsula and Ambergris Caye. Other communities on the Yucatan Peninsula labelled on the aerial include Rio Huache and Xcalak.

## AERIAL



# LOCATION PLAN:

Extracted from the Parcel Index Map for San Pedro Registration Section, Block No. 7 and showing the property labelled Parcel No. 10409 and bordered in a light blue line.

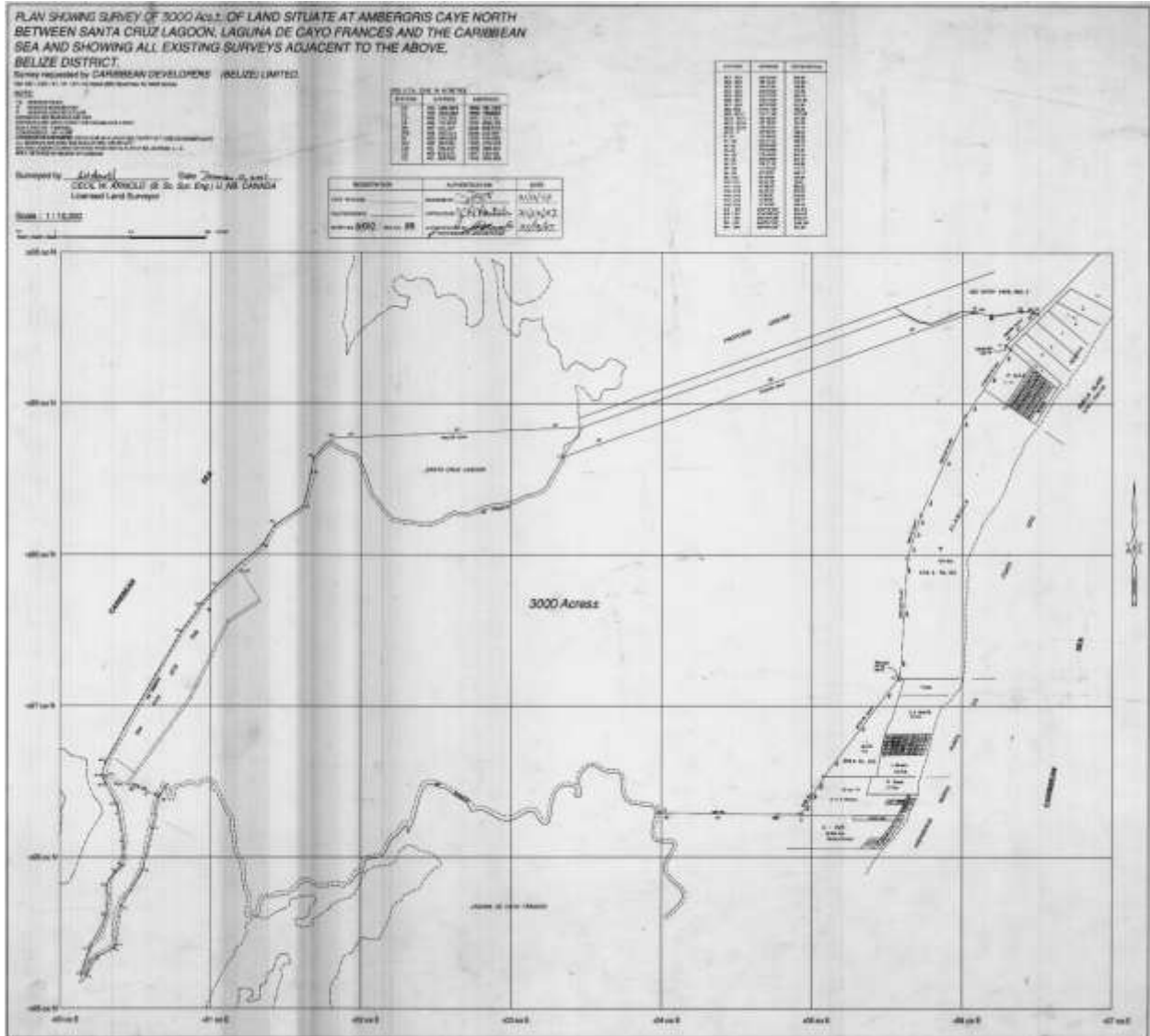




# SURVEY PLAN:

The property is more particularly shown and delineated on the survey plan drawn by Cecil W. Arnold (B. Sc. Sur. Eng.), U. NB CANADA, Licensed Land Surveyor and dated 19<sup>th</sup> day of December, 2007 and recorded at the Lands and Surveys Department, Ministry of Natural Resources, Belmopan in Register No. 25 Entry No. 11010.

The property is shown on the survey plan labelled “3000 Acres +/-”



# ENLARGEMENT OF THE DETAILS OF THE SURVEY PLAN:

PLAN SHOWING SURVEY OF 3000 Acs. ± OF LAND SITUATE AT AMBERGRIS CAYE NORTH BETWEEN SANTA CRUZ LAGOON, LAGUNA DE CAYO FRANCES AND THE CARIBBEAN SEA AND SHOWING ALL EXISTING SURVEYS ADJACENT TO THE ABOVE, BELIZE DISTRICT.

Survey requested by CARIBBEAN DEVELOPERS (BELIZE) LIMITED.

Ref. MC / LSD / 31 / 01 / 07 (14) dated 20th November for 3000 Acres

**NOTE:**

F.M. DENOTES FOUND  
 Q DENOTES WOODEN POST  
 S DENOTES CONCRETE PILLAR  
 DISTANCES AND BEARINGS ARE GRID  
 DISTANCES ARE (GRID) IN FEET AND DECIMALS OF A FOOT  
 SCALE FACTOR - 0.988708  
 CONVERGENCE - 107' 18" ON  
 COORDINATES ARE DERIVED FROM DATA ON PLAN AT REG. 3 ENTRY 8171 (SEE COORDINATE LIST)  
 ALL BEARINGS ARE GRID. SEE PLAN AT REG. 3 ENTRY 8171  
 SEA AND LAGOON COLORS OBTAINED FROM ORIGINAL PLAN OF BELIZE FROM L.T.C.  
 AREA OBTAINED BY MEANS OF AUTOCAD

GRID U.T.M. ZONE 16 IN METRES

STATIONS	EASTINGS	NORTHINGS
C2	404 484.004	1996 791.225
C1	405 430.383	1996 786.683
C3	406 076.393	1997 679.701
C4	406 791.029	1999 888.139
R5	407 001.467	2000 095.575
IP2	406 565.514	2000 105.489
A1	403 840.689	1999 145.585
SC1	402 309.581	1999 270.443
C10	401 706.367	1998 388.400
C11	400 802.671	1997 032.401
C5	401 143.730	1996 909.143

Surveyed by Cecil W. Arnold Date December 19, 2007  
 CECIL W. ARNOLD (B. Sc. Sur. Eng.) U. NB. CANADA  
 Licensed Land Surveyor

Scale : 1 / 10,000



REGISTRATION	AUTHENTICATION	DATE
DATE RECEIVED	EXAMINED BY	21/12/07
FILE REFERENCE	APPROVED BY	21/12/07
ENTRY NO: <u>UC10</u> REG. NO: <u>25</u>	AUTHENTICATED BY	21/12/07

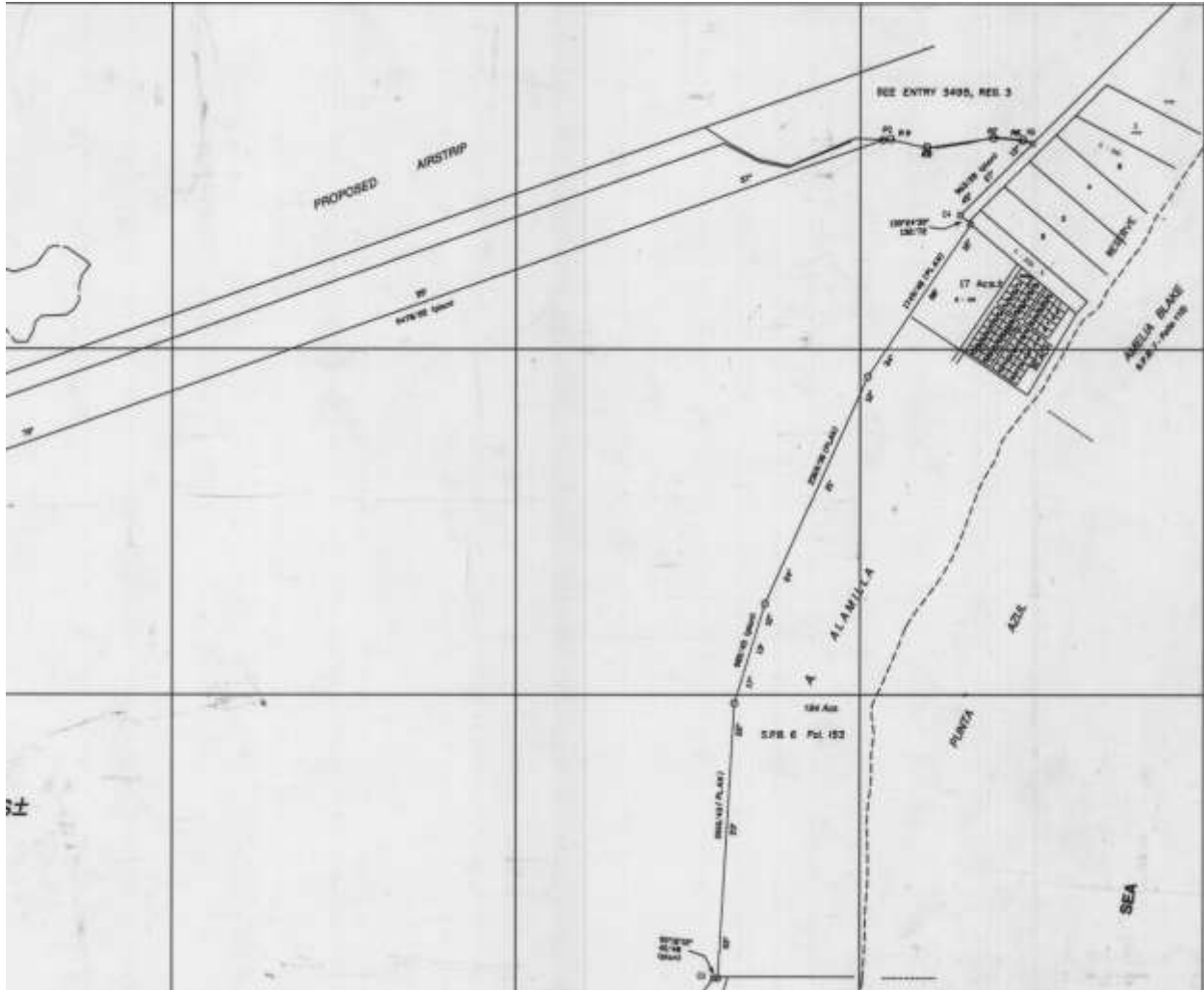
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C2	404 484.004	1996 791.225
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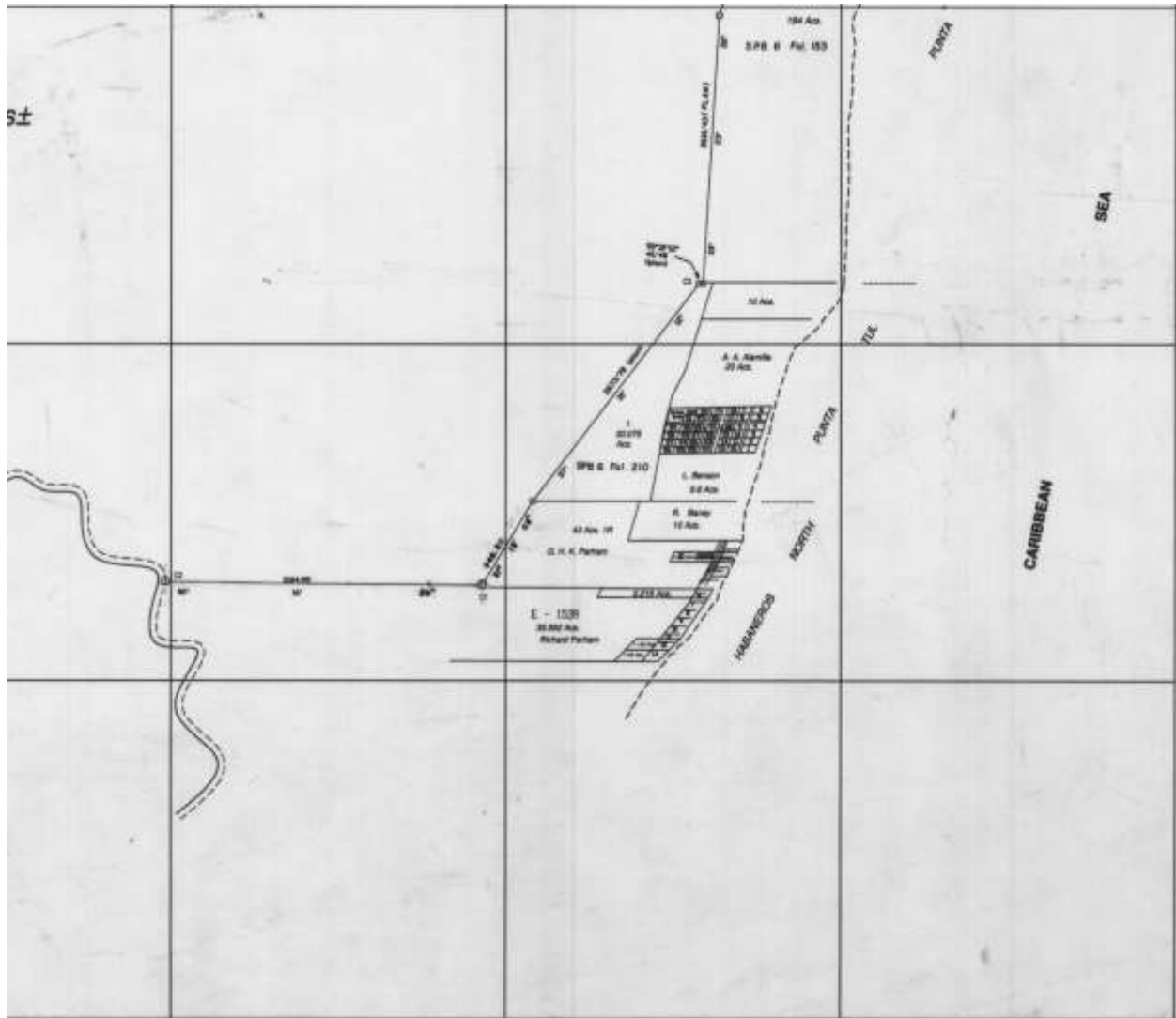
STATIONS	BEARINGS	DISTANCES (feet)
SC1 - SC2	223°53'43"	602.80
SC2 - SC3	186°13'20"	313.63
SC3 - SC4	194°21'58"	755.86
SC4 - SC5	236°33'05"	747.99
SC5 - SC6	212°16'13"	505.19
SC6 - SC7	228°14'00"	1313.48
SC7 - SC8	220°30'08"	512.94
SC8 - SC9	216°41'48"	763.69
SC9 - SC10	210°11'58"	3270.98
SC10 - SC11	195°42'08"	301.29
SC11 - SC12	157°15'53"	191.55
SC12 - SC13	148°34'20"	521.16
SC13 - P	187°24'50"	189.33
P - P1	170°29'05"	659.38
P1 - P2	184°51'18"	498.70
P2 - P3	226°04'53"	194.70
P3 - P4	216°05'58"	374.81
P4 - P5	179°40'08"	642.19
P5 - P6	206°30'53"	831.37
P6 - P7	196°31'18"	549.86
P7 - P8	111°27'03"	111.77
P8 - P9	27°15'30"	436.17
P9 - P10	62°42'58"	449.36
P10 - P11	30°44'18"	76.33
P11 - P12	07°58'25"	853.22
P12 - P13	29°39'10"	930.04
P13 - P14	12°30'33"	913.64
P14 - P15	14°39'45"	706.77
P15 - P16	31°34'08"	339.18
R5 - R6	290°19'05"	99.99
R6 - R7	274°38'06"	274.63
R7 - R8	261°29'36"	645.31
R8 - R9	283°07'35"	349.28
R9 - IP2	267°34'28"	80.60

**NOTE:** Enlargements of Portions of the Survey Plan showing the property are provided hereinafter. An overlap of the maps are provided for the continuity of the information shown.

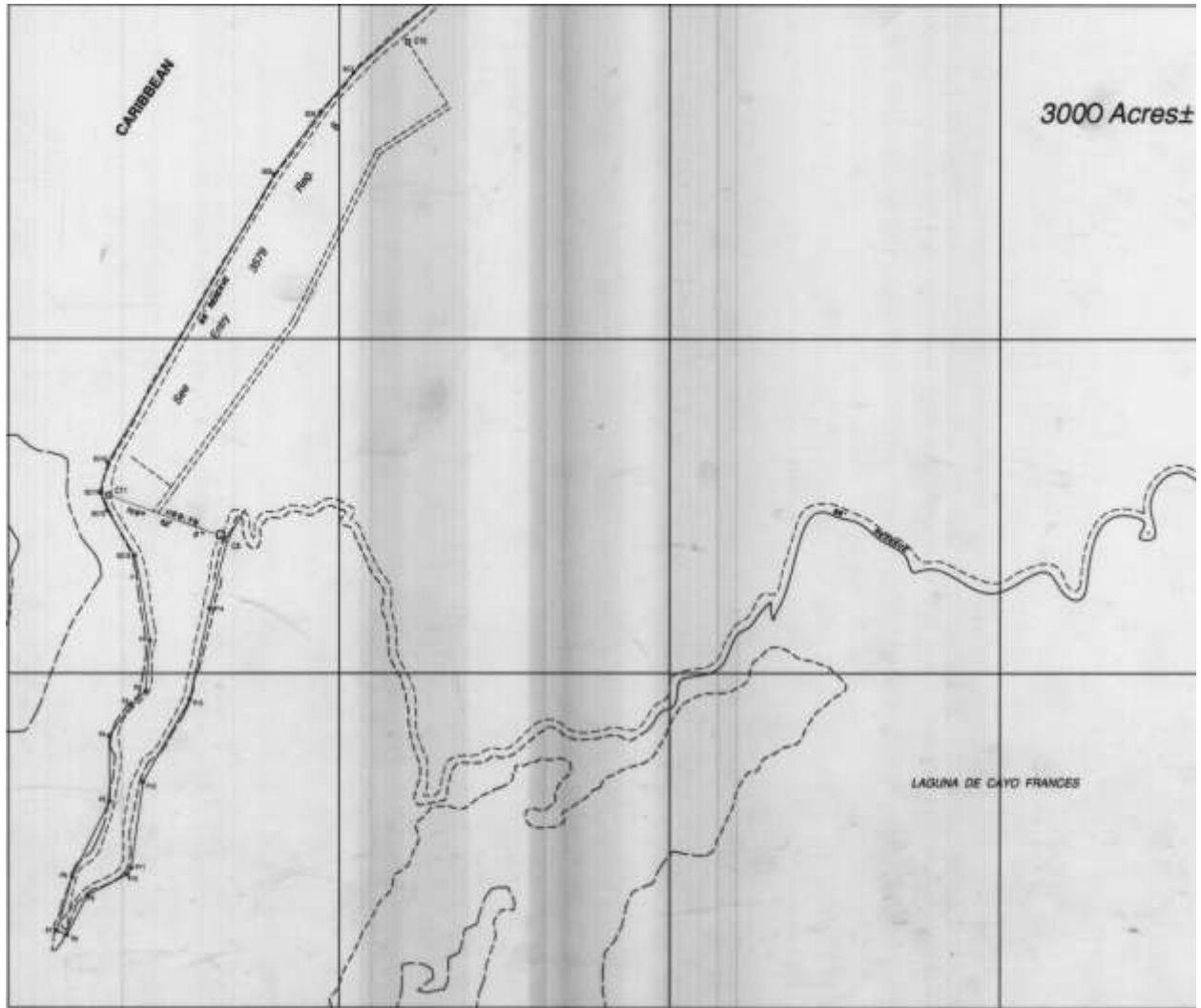
# ENLARGEMENT OF A PORTION OF THE PROPERTY AS SHOWN ON THE SURVEY PLAN:



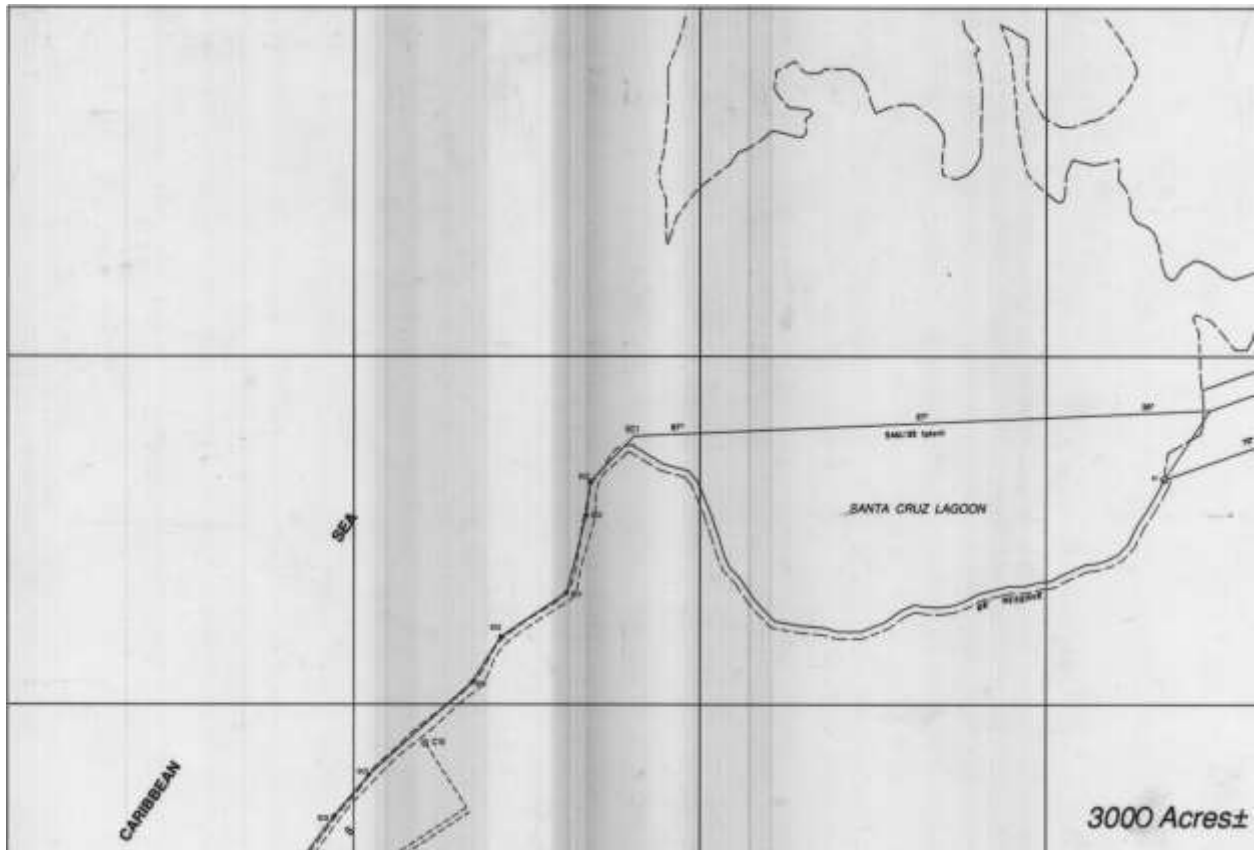
**ENLARGEMENT OF A PORTION OF THE PROPERTY AS SHOWN ON THE SURVEY PLAN:**



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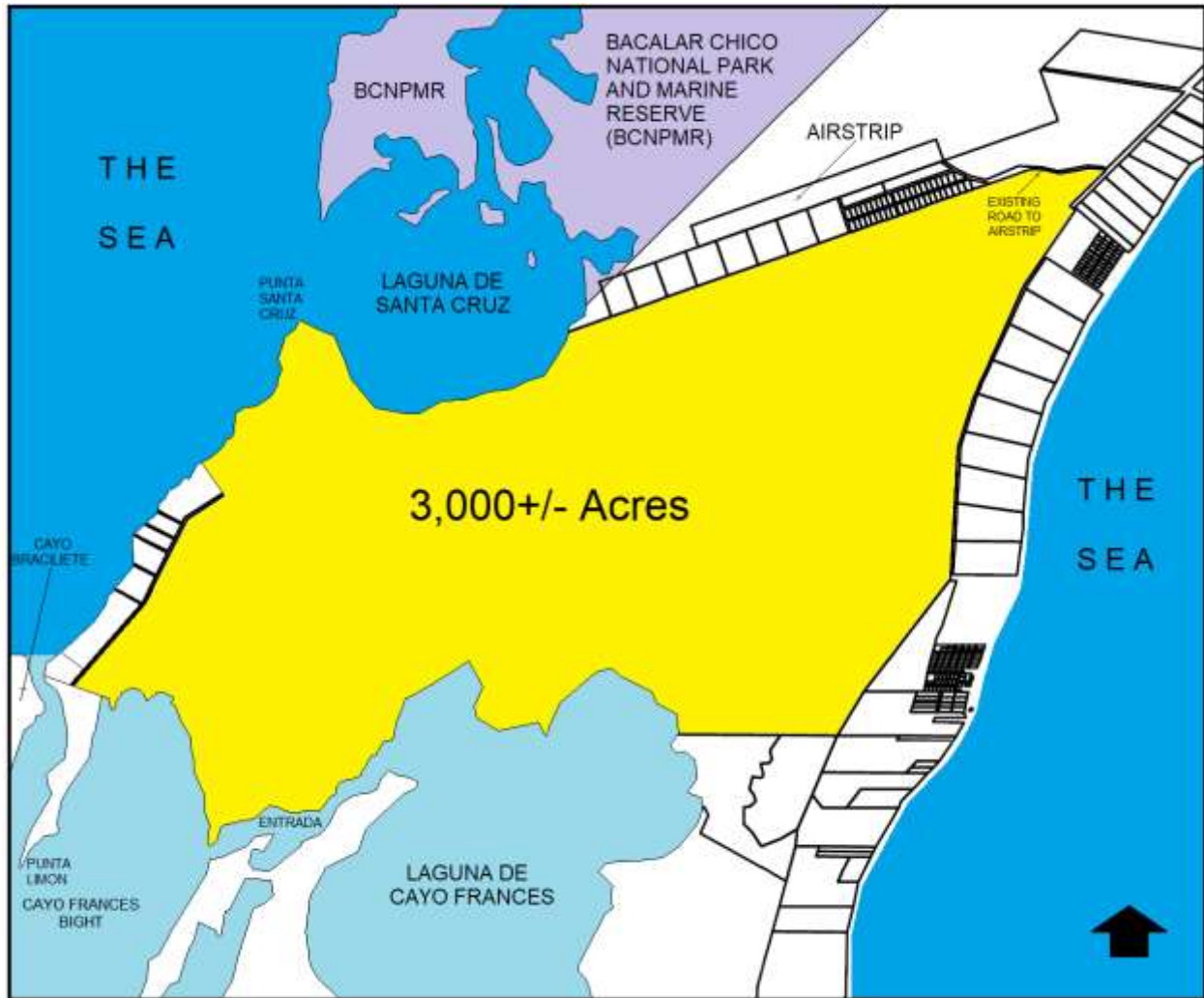


**ENLARGEMENT OF A PORTION OF THE PROPERTY AS SHOWN ON THE SURVEY PLAN:**



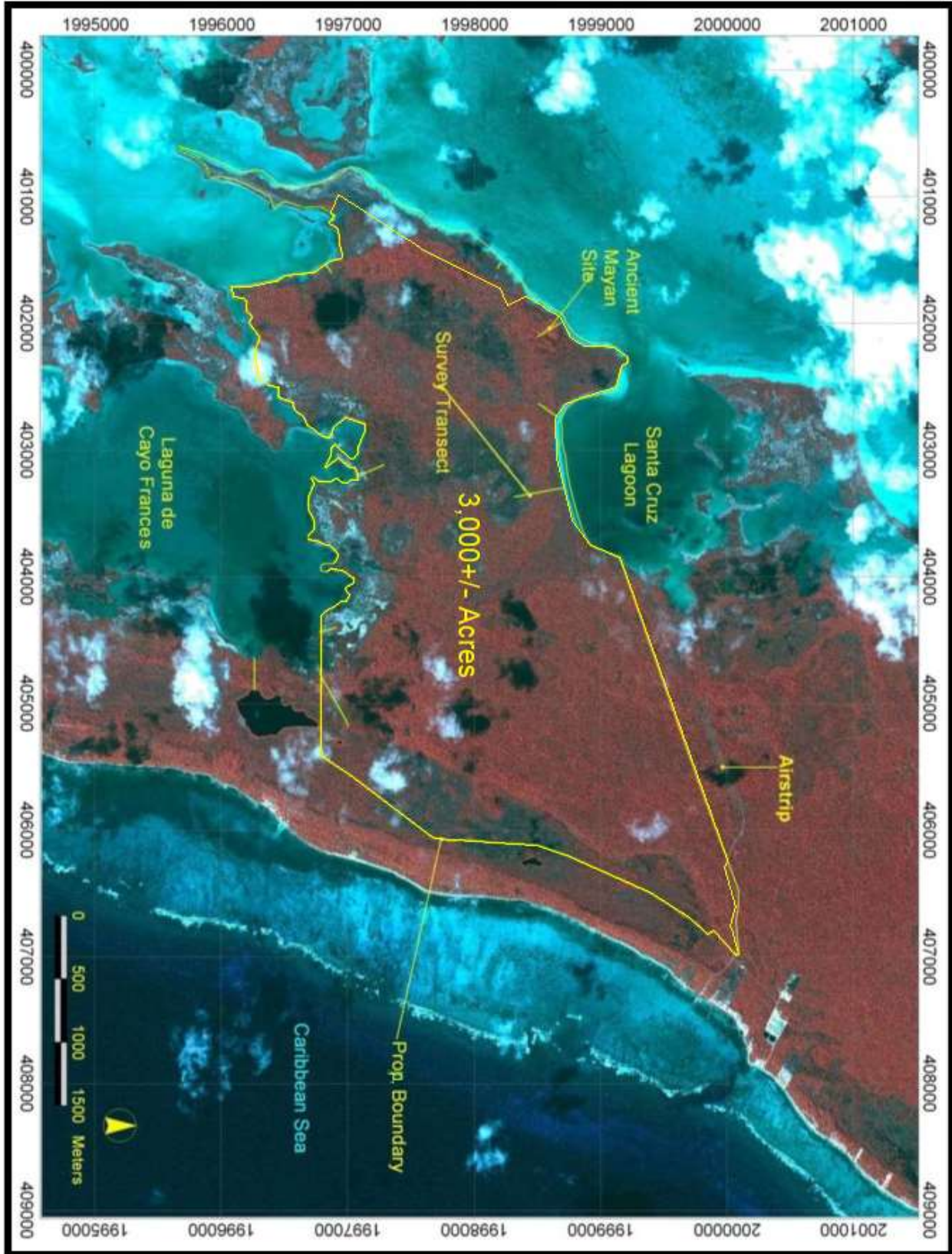
# PLAN OF THE 3,000+/- ACRES OF LAND

NOTE: The property is shown coloured yellow.



# SATELLITE IMAGERY:

The property is bordered in yellow lines.





## AERIAL IMAGERY:

Aerial imagery is provided courtesy of Google Earth. The property is bordered in white lines.



## ENLARGEMENT OF THE AERIAL IMAGERY SHOWING PORTIONS OF THE PROPERTY:

### NOTES:

The aerial imagery is provided courtesy of Google Earth.

The aeriels shown are provided with an overlap area for the continuity of the information shown on each aerial.

A brief description is provided of the view shown on each aerial.

Any labels indicated on the aeriels are provided courtesy of Google Earth and are for information only.

Any boundary lines shown on the aerial are for information only and should not be considered as authoritative.

### AERIAL



**AERIAL VIEWS OF PORTIONS OF THE PROPERTY:**

AERIAL1 - View of the northernmost corner of the property. The developed property situate on the east coast of Ambergris Caye is the Magaritaville Beach Resort.

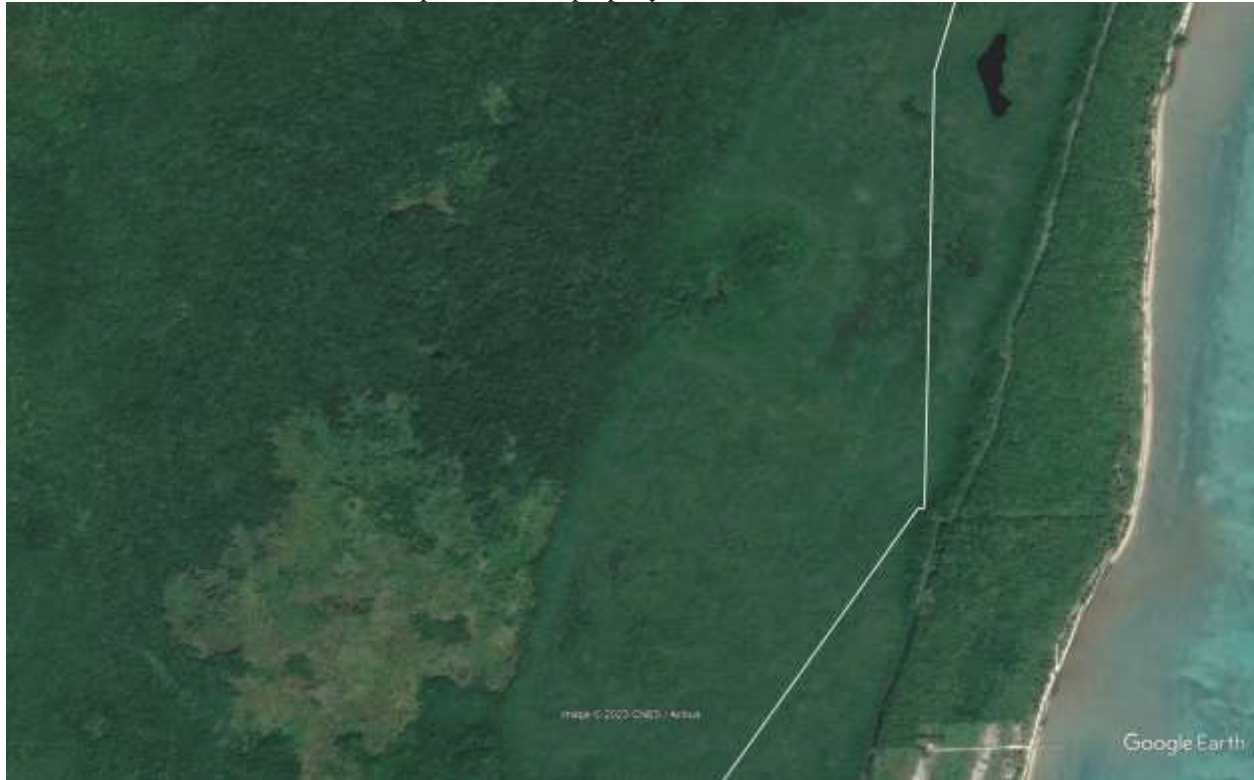


AERIAL2 - View of the north-eastern portion of the property.



## AERIAL VIEWS OF PORTIONS OF THE PROPERTY:

AERIAL3 - View of the south-eastern portion of the property.



AERIAL4 - View of the south-eastern portion of the property.



**AERIAL VIEWS OF PORTIONS OF THE PROPERTY:**

AERIAL5 - View of the property north of the Laguna de Cayo Frances.



AERIAL6 – View of the property north of the Cayo Frances Bight, the Entrada and the Laguna de Cayo Frances.



**AERIAL VIEWS OF PORTIONS OF THE PROPERTY:**

AERIAL7 - View of the south-western portion of the property.



AERIAL8 - View of the western side of the property.

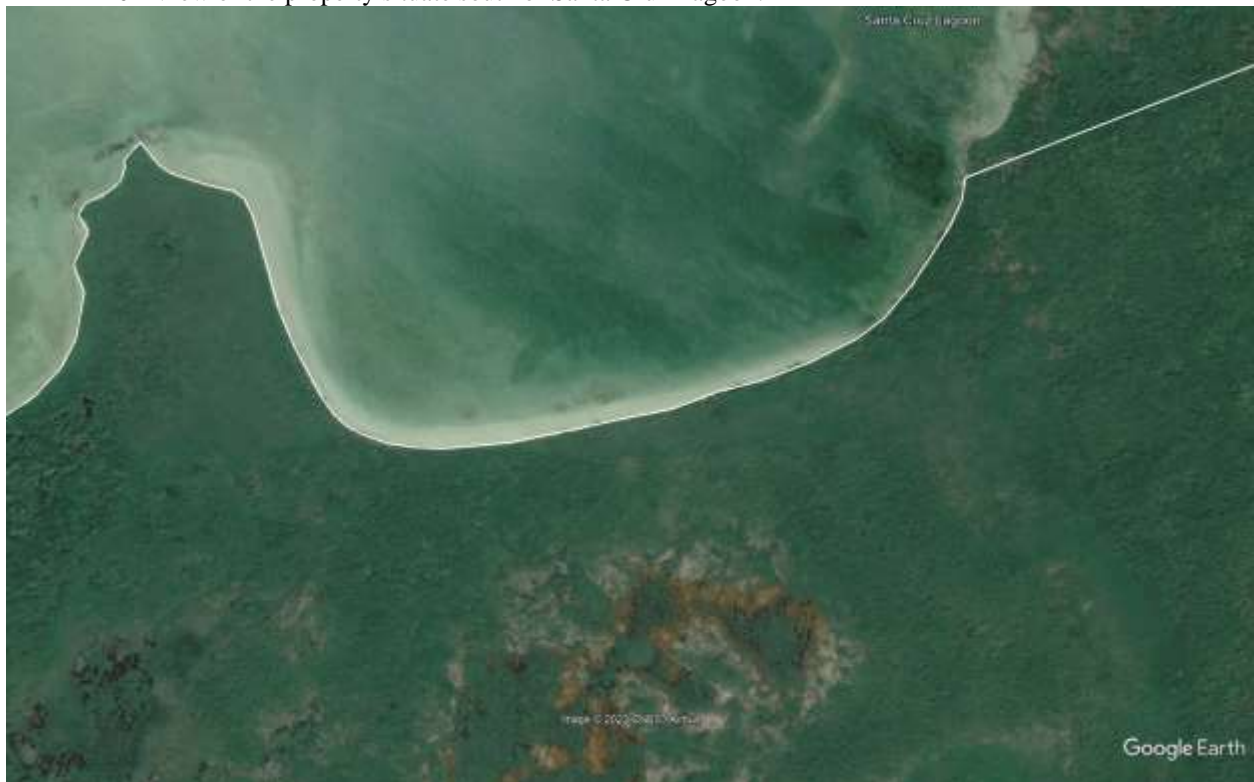


**AERIAL VIEWS OF PORTIONS OF THE PROPERTY:**

AERIAL9 - View of the western portion of the property and the Punta de Santa Cruz (Santa Cruz Point)



AERIAL10 - View of the property situated south of Santa Cruz Lagoon.



**AERIAL VIEWS OF PORTIONS OF THE PROPERTY:**

AERIAL11 - View north-western portion of the property.



AERIAL12 - View of the northern property line of the property. The property is situate south of the white line.



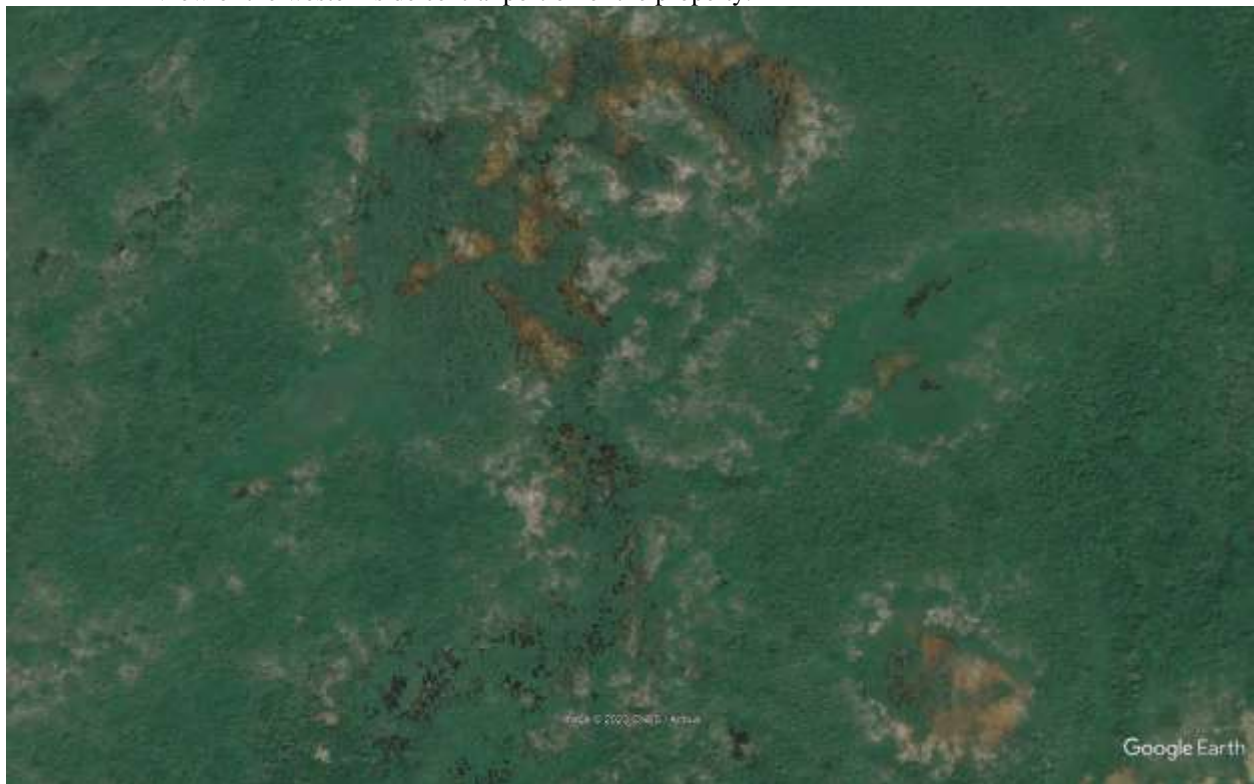


**AERIAL VIEWS OF PORTIONS OF THE PROPERTY:**

AERIAL13 - View of the eastern side central portion of the property.



AERIAL14 - View of the western side central portion of the property.



# SURVEY PLAN:

This plan is provided for information only to show the subdivision of land that borders the property on the west coast of Ambergris Caye.

**PLAN of a survey of eight (8) lots situate approximately 13 miles North of San Pedro Town Centre and extending from Punta Linda northwards to Santa Cruz Lagoon, Ambergris Caye, Belize District.**  
**Surveyed in pursuance of an Agreement made between the Government of Belize and First Company Ltd. - REF: BZ. R/949/96/97 (4).**  
**Plan done at the request of FIRST COMPANY LIMITED with permission of the Commissioner of Lands & Surveys (REF: BZE. R 949/96 dated 8th. Aug., 1997).**

**NOTE:** □ = Concrete Pillar, ——— = Traversed Line,  $\angle$  = computed. Areas, Bearings and Distances (in feet and decimal of a foot) are given. Origin of Bearings and Coordinates = Minor Control Station Nos. 754 and 755. Convergence =  $2^{\circ} 11' 45''$  Scale Factor = 0.999 7039. The coastline shown was collated from Aerial Photography of North Ambergris Caye.

*G. V. Bautista*  
**G. V. Bautista**  
 Licensed Surveyor

18 Dec 1997  
 Date

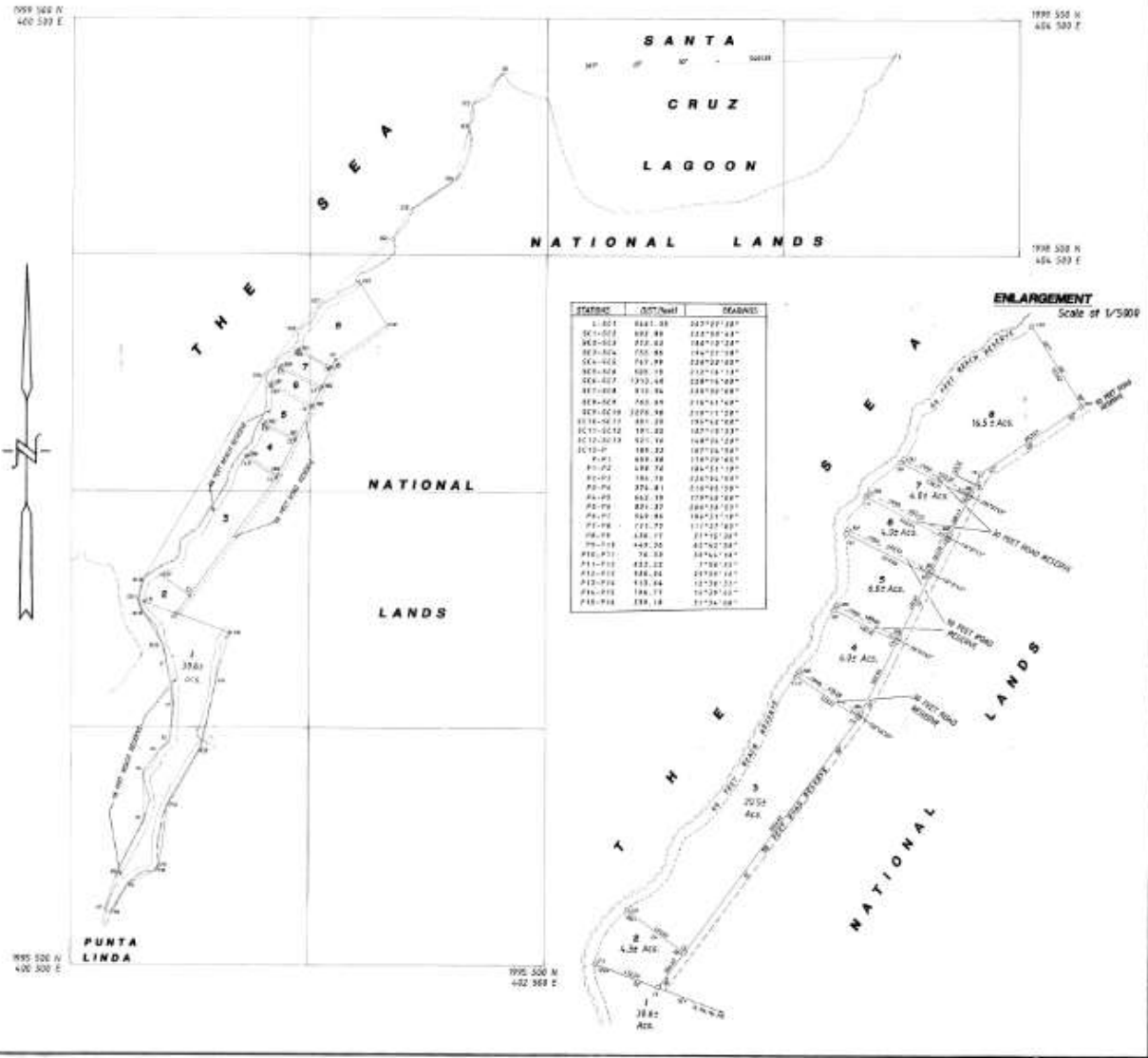
Scale of 1/10,000



Registration	Authentication	Date
Register No. 8	Examined by: [Signature]	24 Dec 97
Entry No. 3579	Approved by: [Signature]	15 Dec 97
	Authorised by: [Signature]	15 Dec 97
	Commissioner of Lands & Surveys	

UTM Grid Co-ordinates (in metres) Zone 16

VECTORS	EASTING	NORTHING
L	423 972.898	1999 344.889
SC1	402 304.979	1999 270.441
SC11	408 770.227	1999 041.481
CF1	408 802.611	1997 031.001
C1	400 938.114	1994 001.429
P18	441 192.428	1998 002.323
C2	440 192.943	1997 054.214
C2B	440 192.943	1997 104.829
CA	401 237.089	1997 004.122
CA1T	401 231.932	1997 004.822
CA	401 438.325	1997 017.807
CS1	401 302.862	1997 784.944
CS	401 237.967	1997 001.249
CF1	401 236.146	1997 044.219
CF	401 247.044	1997 001.895
CF1	401 236.914	1998 022.006
CS	401 304.482	1998 022.698
CF1	401 442.420	1998 001.709
CF1	401 439.938	1998 004.394
CF1	401 424.432	1998 003.422
CF1	401 394.247	1998 003.609

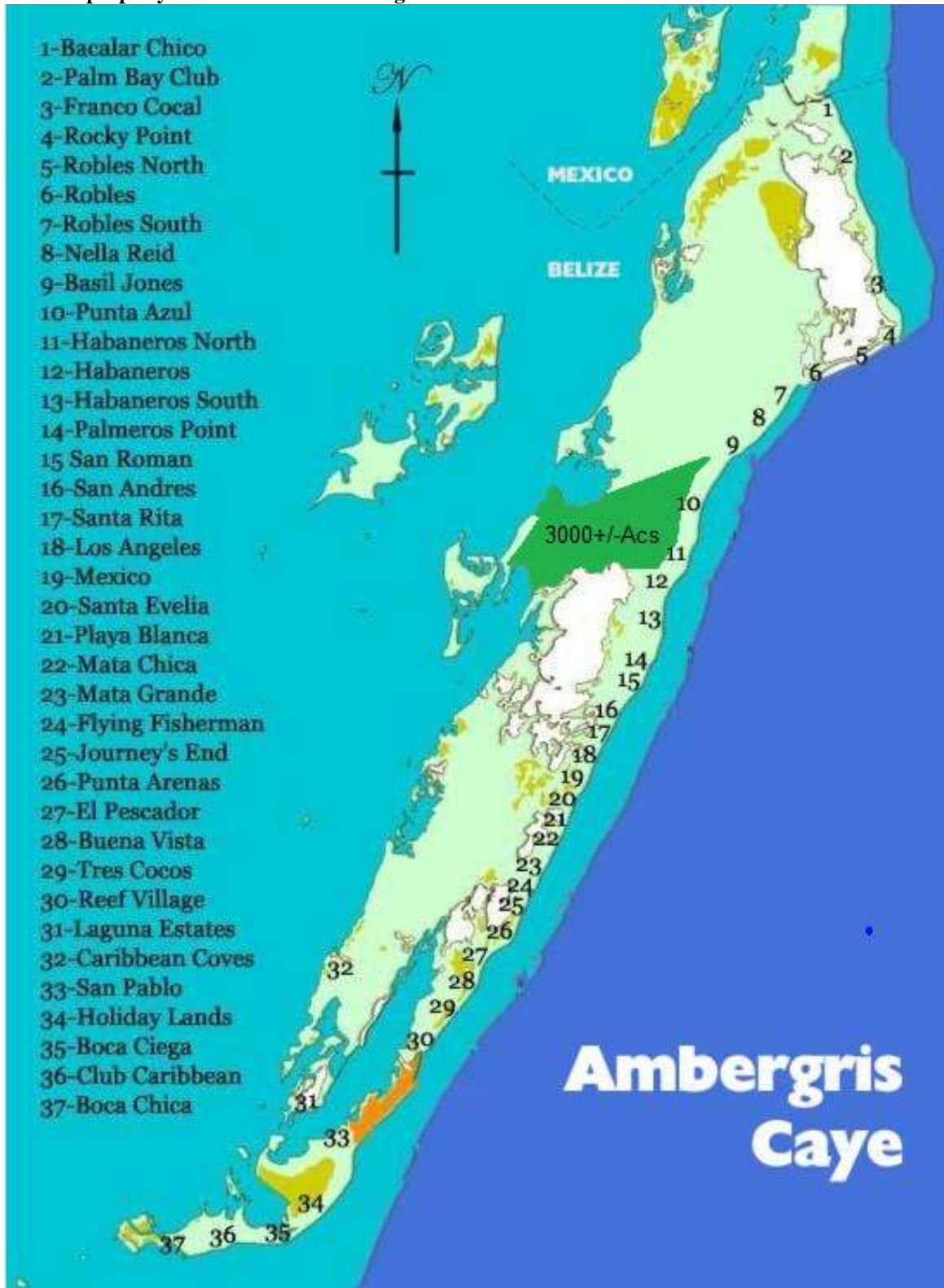


STATION	DISTANCE	BEARING
L-001	881.38	227°27'28"
SC1-001	893.89	122°59'48"
SC1-002	252.22	184°10'28"
SC1-004	755.85	194°21'08"
SC1-005	767.99	228°22'00"
SC1-006	620.19	115°14'18"
SC1-007	1310.48	128°18'00"
SC1-008	810.94	228°50'00"
SC1-009	740.99	116°41'48"
SC1-010	1026.98	218°11'28"
SC1A-011	801.39	191°42'00"
SC1A-012	191.22	187°01'28"
SC1A-013	921.14	148°18'28"
SC1A-014	188.22	187°16'00"
P-001	859.84	116°20'48"
P-002	498.74	184°51'19"
P-003	181.39	228°04'00"
P-004	374.81	116°41'00"
P-005	662.39	179°18'00"
P-006	821.37	186°18'00"
P-007	549.86	184°31'19"
P-008	721.79	111°21'00"
P-009	428.11	01°10'00"
P-010	449.20	02°42'00"
P-011	74.39	04°44'00"
P-012	422.22	7°00'00"
P-013	886.84	217°01'14"
P-014	613.44	127°01'32"
P-015	184.13	10°29'00"
P-016	293.18	01°54'00"

**ENLARGEMENT**  
 Scale of 1/5000

**PLAN OF AMBERGRIS CAYE SHOWING A LIST AND THE LOCATION OF THE VARIOUS COCALS THAT EXISTED ON THE ISLAND:**

**NOTE: The property is shown coloured dark green and labelled 3000+/-Acs thereon.**



## **ACCESSIBILITY**

Ambergris Caye is easily accessible by way of the sea through the services of various water taxis located in Belize City on the mainland. These providers include San Pedro Belize Express and Caribbean Sprinter. By boat, it is a fairly short and scenic journey of about ninety (90) minutes.

In moving around Ambergris Caye, access to certain areas around the island is limited by the depth of the water.

On the eastern side of the island, the maximum depth at which a vessel can enter the barrier reef and anchor off the beach is approximately five (5) feet.

The property can be accessed by way of sea travel on the west side of the island. The journey from the west side docks in the town center of San Pedro Town to reach the property is approximately 16.25 miles. It takes approximately 35 to 45 minutes to arrive at the property depending on wind and tidal conditions. The boat ride takes you pass Secret Beach.

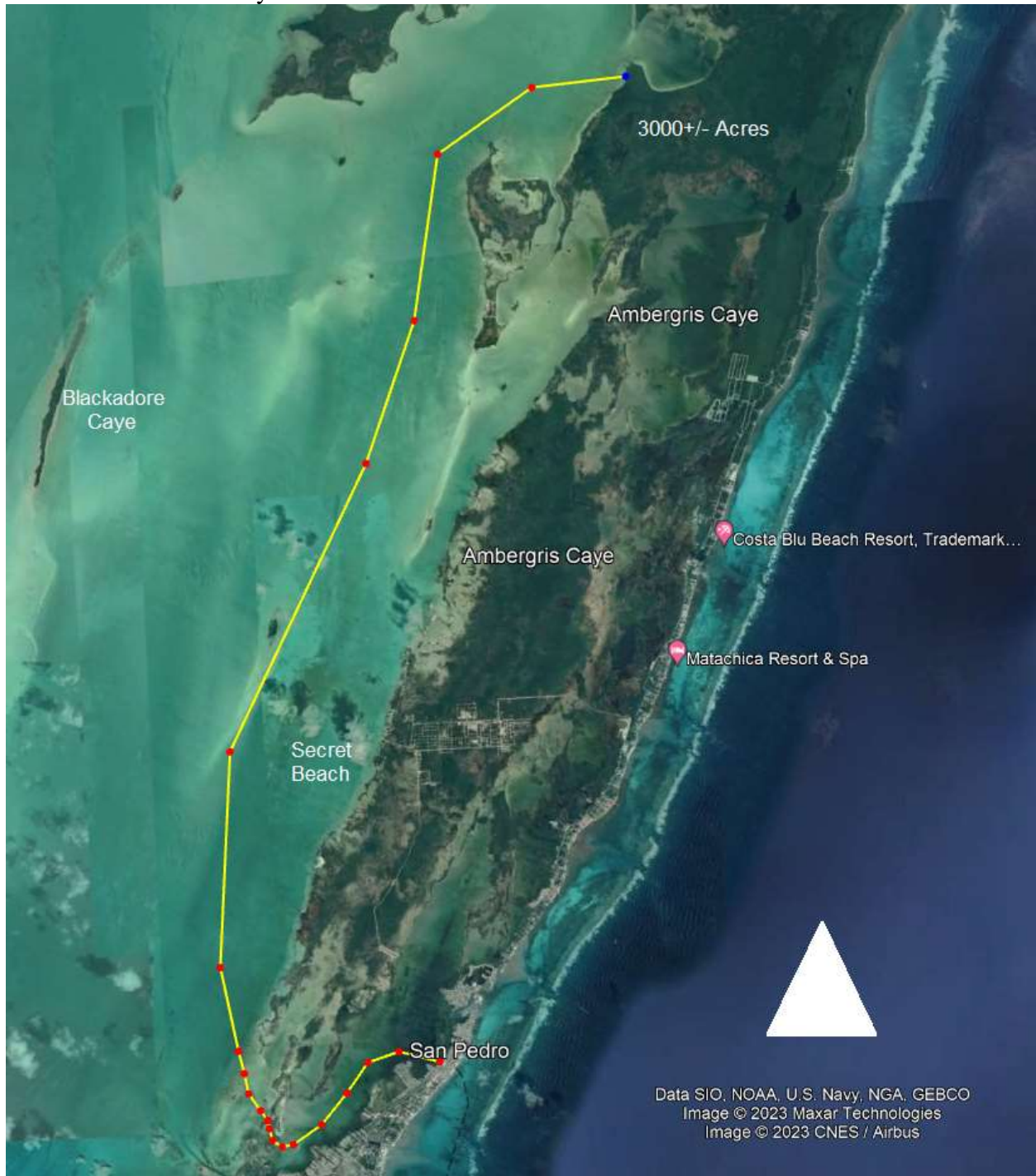
Secret Beach is a popular beach area located approximately 6.5 miles north of the center of San Pedro Town. The shoreline at secret beach is lined with lava rock and sandy landings and the water is clear and calm. The view westward from the beach is dotted with many small islands and in the far distance one may see Leonardo DiCaprio's Blackadore Caye.

The sandy floor of the sea and the shallow water makes the area great for swimming and for lazy languishing within the water. The beach is no longer secret but rather is a well-established beach area on the west side or the other side of the island of Ambergris Caye.

A boat can reach the property but to navigate in the Laguna de Santa Cruz, off the beach of the western coastline, in the channel between the mainland and Cayo Braciliete, in the Cayo Frances Bight near Punta Limon, in the entrada to the Laguna de Cayo Frances and in the Laguna de Cayo Frances requires an experienced boat captain because the water depth can be shallow and may be affected by tidal change.

The aerial image provided below shows the approximate track of the boat travel from the westside of the San Pedro Town Center to the property. The property is labelled "3000+/- Acres". Secret Beach and Blackdore Caye have also been labelled thereon.

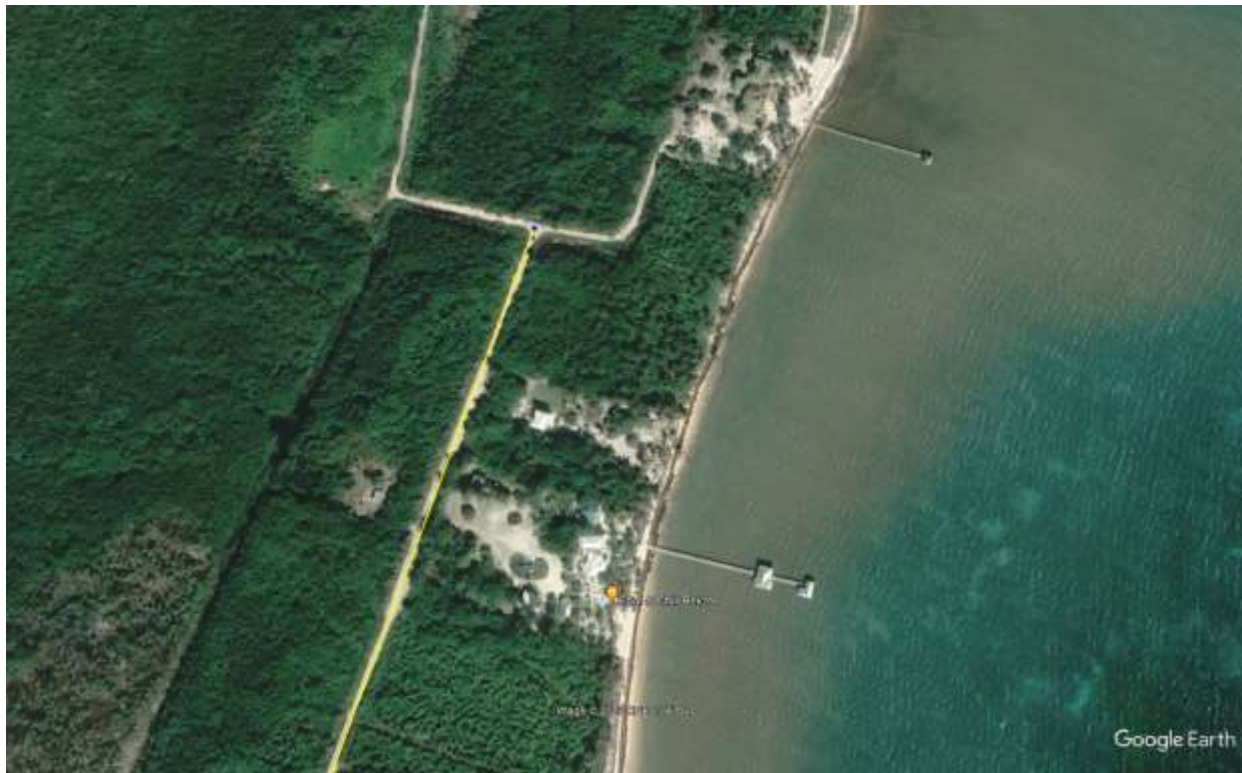
## AERIAL – Boat Journey



There are local flights available by way of the municipal airstrip in Belize City. There are local connecting flights from the Phillip Goldson International Airport for direct flights from the airport to the San Pedro Town, Ambergris Caye. The municipal airstrip and the international airport are located on the mainland. The local providers include Tropic Air and Maya Island Air.

The property is accessible by way of the existing road network on Ambergris Caye. The road runs from the town center to North Ambergris Caye. The road runs in a north-easterly direction for a distance of approximately 9.25 miles along the meandering of the road from the Barry Bowen Bridge to a point where it meets a junction in the road. This junction is located just north of the Chat and Chill Bar. The bar is shown on the aerial provided below and the yellow line thereon extends along the main road to the junction which is indicated by a blue dot.

#### AERIAL



The first three (3) miles of the road is paved with concrete and supports two way traffic. From that point the road comprises of compacted limestone also referred to as white marl. Under dry season conditions, the road is very dusty.

At the junction, the road turns to the west towards the mangrove swamp and to the east towards the Sea. The portion of the road that turns left to the swamp and then right extends for a distance of approximately 0.5 mile and reaches to a dead-end. This portion of the road is built from compacted limestone. From this point, the road has been opened and follows the electricity line to reach to a point just a short distance north of the Margaritaville Beach Resort. This cleared portion of the road is in low-lying land and may likely be inundated and is not trafficable.

## AERIAL



The portion of the road from the junction that turns right towards the sea and then left meanders to reach the property. The road where it runs in a northerly direction is only developed as a white marl road for a short distance and from there it then traverses to the eastern seashore of the island just south of El Norte Bar and Grill.

The layout of the road/track from the junction in the road to the abandoned airstrip situated at Basil Jones is more particularly shown on the aerial provided above. The yellow line and red dots represent the road/track.

From the point where the road traverses to the beach, the road then becomes a track and for the most part actually meanders along the beach. The track supports golf cart traffic. However, it would be recommended to use a durable golf car or a four-wheeler or a small off-road vehicle especially during the wet season (June to November) in Belize.

The track meanders along the beach and extends northwards to provide access to the Margaritaville Beach Resort and further to the Tranquility Bay Resort. From there, the track extends further north to provide access to the private landholdings in the Robles Cocal and beyond.

On the aerial above, one will note that there exists a road/track that turns to the left (or in a westerly direction) from the main road near to the Margaritaville Beach Resort. This portion of the road/track runs from the beach to the abandoned airstrip at Basil Jones. This road/track extends a distance of approximately 1.25 miles. A portion of this road runs along the northern property line of the 3,000 acres of land.

On the aerial, the lands of the property are labelled SUBJECT PROPERTY.



## **TOPOGRAPHY**

The topography in this region of Belize is classified as relatively flat. A close review of the aerial imagery extracted from Google Earth indicates that the topography of the subject property comprises of four (4) distinct regions being as follows:

- (1) Beach sands
- (2) Mangrove and littoral forest
- (3) Wetland and open-water
- (4) Lowland broad-leaved dry forest

### **Beach sands**

The Beach Sands comprise of a narrow strip of sandy, shelly ridge interspersed with small fringes of red mangroves (*Rhizophora mangle*) and is located along a portion of the western coastline of the property.

The shoreline or beach or where the land meets the sea on the west coast may appear to the naked eye to comprise of a white sand that is typical of the beaches situate along the eastern coastline of Ambergris Caye and especially in San Pedro Tonw.

The beach in this area is unlike the typical and is instead comprised of a gravelly sand interspersed with sea corals, pebbles and shells. The larger particles include complete shells. This material is of a coarse grains. It is aesthetically attractive especially en passant but is particularly difficult on the barefoot.

### **Mangrove and littoral forest**

The Mangrove and Littoral Forest that comprises of an area of land that is largely covered with bedrock on the surface at ground level and visible to the eye. There are also small areas of dry land that is covered with a shallow layer of sand and shell that supports salt-tolerant grasses and shallow root, salt-tolerant shrubs and trees that includes a variety of halophytes. The presence of red mangroves (*Rhizophora mangle*) and white mangroves (*Laguncularia racemosa*) are interspersed throughout the area. The portion of this area near to the mangrove swamp becomes damp and moist under high tide conditions.

### **Wetland and open-water**

The Wetlands and open-water are areas where soil is saturated with water for prolonged periods of time. They are low-lying areas that are covered with a shallow layer of water. Because of their effectiveness in absorbing and holding a large amount of water, wetlands are almost always described as giant sponges. In times of heavy rain, the ability of wetlands to absorb water becomes critical in preventing flooding.

Likewise, the presence of seagrass and water hyacinths in this habitat help trap sediments and toxins from terrestrial run-off that would otherwise degrade the island's ecosystem, not to mention the coral reef. Together with mangroves, wetlands also help maintain and stabilize the island structure, as well as buffer the winds and waves of big storms.

On a worldwide scale, it has become evident that wetlands play a vital role in slowing down global warming. Simply put, global warming is the gradual increase in the Earth's temperature due to the presence of greenhouse gases such as carbon dioxide and methane. Wetlands remove carbon from the atmosphere by allowing the decomposition of carbon through a mixing of bacteria and a deposit of peat. Essentially, carbon is stored in the peat and prevented from again entering the atmosphere.

The coastal wetlands often extend from lagoons and form when fresh water flows from the land and mixes with the salt water from the sea. This brackish environment has a high density of phytoplankton, as well as benthic microflora (algae) and macroflora (seagrass and mangroves), creating an area of very high productivity that attracts animals such as crocodiles and other marine life. Fish such as mutton snapper, cubera and tarpon inhabit the lagoons, presumably using the habitat as a spawning and nursery ground. In addition, lagoon sinkholes link to underground caves that occasionally offer up lobsters that are found in this area.

To summarize, wetlands are critical in their ability to protect the island from storms, to provide important habitat to many animal species, and to slow down global warming. Additionally, wetland areas such as those located north of San Pedro are often comprised of open water and lagoons, and offer a unique recreational area for fishermen, kayakers and birdwatchers.

#### Lowland broad-leaved dry forest

The lowland broadleaf forest has been described as semi-deciduous rain forest. This means that the amount of rainfall is not sufficient to ensure that the trees will keep their leaves year around. The forest contains a very complex and diverse assemblage of trees, without any one species dominating. Occasionally, on the richest, moderately drained soils, you will encounter dense stands of the cohune palm. The most common species characteristic of this type of forest is the mahogany (*Swietenia macrophylla*), cedar (*Cedrela mexicana*), sapodilla (*Manilkara zapota*), ramon (*Brosimum alicastrum*) and figs (*Ficus* spp.).

Within this diverse ecosystem you will encounter immense trees forming a canopy so thick that only streaks of sunlight filter through to the forest floor. This has often been described as the "cathedral" effect. The understory, being deprived of sunlight, will consist of young trees with large, thin leaves and occasional bunches of heliconias, ferns and other shrubs where the forest floor is damp. The forest floor will be a thick mat of decomposing plant material and riddled with invertebrates. Lianas and other vines will snake from tree to tree, while orchids and bromeliads will hang precariously on the trunks and branches above.

The topography of the property has been interpreted on to the aerial imagery extracted from Google earth. This image may be utilized as a guide for those with some experience to navigate in Google earth to view the general topography of the said block of land. Please note that the position of any boundary or property line shown and interpreted on the aerial image is for information only and should be not considered as authoritative. The imagery date is the 25<sup>th</sup> day of January, 2021. A copy of the AERIAL is shown on the next page with the areas of topography labelled thereon.

## AERIAL

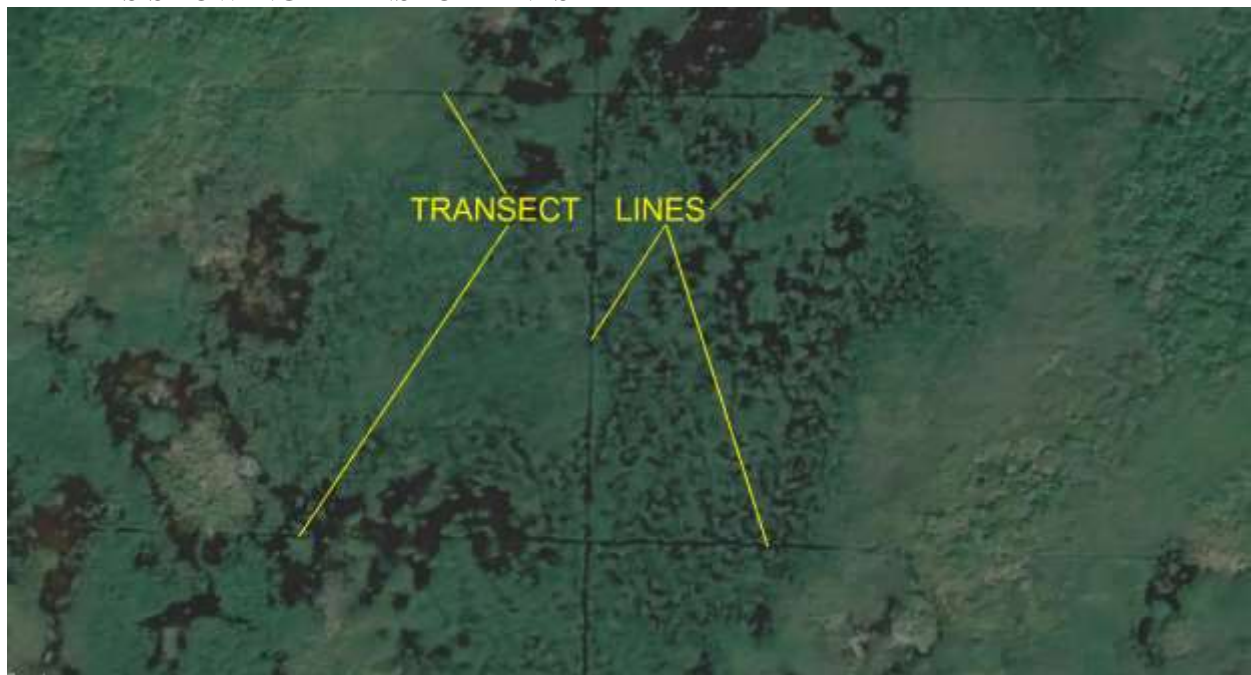


### LEGEND:

- (1) denotes Beach Sands (along the western coastline)
- (2) denotes Mangrove and littoral forest
- (3) denotes Wetland and open-water
- (4) denotes Lowland broad-leaved dry forest

A close review of aerial imagery revealed that there exist many visible transect lines that are cut across the property. A transect is a straight line that is cut through a natural landscape so that standardized observations and measurement can be made. Views of the various transect lines identified on the property are shown on the aerials provided below. The existence of these transect lines on the property is indicative that some topographical and natural vegetation review and analysis was undertaken on the property.

AERIALS SHOWING TRANSECT LINES



## **METEOROLOGICAL CONDITIONS:**

Like most of northern Belize, Ambergris Caye enjoys only two seasons in the year, the wet season and the dry season.

The island has a long dry season which usually extends from March through May. The months bring steady, often quite strong, southeast winds.

The wet season varies from year to year but it generally extends from the month of June to either November or December. A yearly average of fifty inches of rain can be expected during this period. Winds during this period are mainly easterly, but subject to occasional shifts. Mornings, for example, will often find a light breeze blowing from the northwest, making it an excellent time to dive the deep eastern side of the reef. By noon, the breeze may stiffen and haul around to the east.

One significant feature is the north wind referred to as the "Nortes" or "Northerners", a wind from the violent winter storms in the north which blow occasionally in between October to February. This wind would cause the island to be pelted with several days of rain, winds, and rough seas.

Then there is the hurricane season which is the period of the wet season but ending in November. Despite its name, this period is usually characterized by balmy and delightful weather, but occasionally a tropical terror will strike.

The most devastating hurricane to hit the island occurred in 1942. It destroyed many homes and the sea crossed the island. Other lesser storms have caused beach erosion and ruined coconut plantations, but never has a single life been lost in a hurricane in Ambergris Caye.

### **Winds**

As mentioned hereinabove, the prevailing winds on the island are from the east, except for short periods in the winter time, when the cold northers reach the area from North America (Stoddart, 1963) and during the period of March to May when the southeasters blow.

### **Temperature**

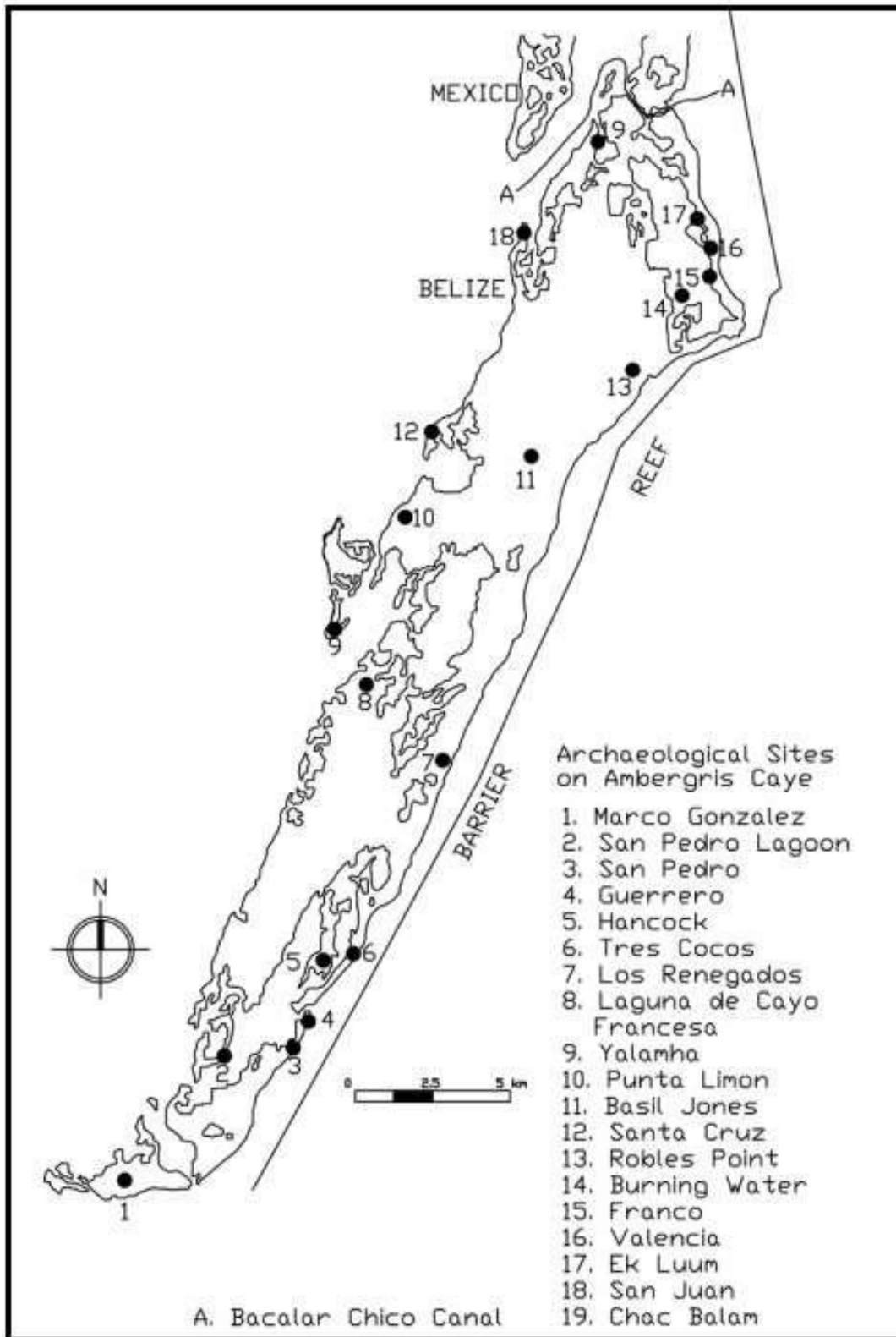
Although the temperatures for the most part are always quite warm ranging from 89 to 94 degrees Fahrenheit during the summer months and 70 to 85 degrees Fahrenheit during the winter months. Though hot, the heat is usually tempered by the sea breeze and the weather remains quite comfortable.

### **Rainfall**

The annual average rainfall in San Pedro Town, Ambergris Caye, Belize District starting from in 1952 is listed at an average of 1400 millimeters.

# PLAN OF AMBERGRIS CAYE SHOWING THE ARCHAEOLOGICAL SITES ON THE ISLAND:

NOTE: The Site No. 10 labelled Punta Limon is also referred to as Santa Cruz and is located on the property.



## **PUNTA LIMON (aka SANTA CRUZ) ARCHAEOLOGICAL SITE**

As indicated on the Plan of Archaeological Sites on Ambergris Caye, there exists on the property Site No. 10 referred to on the plan as “Punta Limon” but is more commonly referred to as the “Santa Cruz Maya Site”.

Centuries before the first permanent settlement at San Pedro a century and a half ago, Ambergris Caye was occupied by the ancient Maya. Archeologists have estimated the population of the caye in the year 800 A.D. was between ten and twenty thousand (10,000-20,000) people. There are at least thirty-two (32) Maya sites on the island that have been identified and doubtless many more have not yet been discovered.

Part of the difficulty in locating Maya settlements is the fact that the lee side of the caye has been slowly sinking over the past thousand or so years and much of the evidence for occupation now lies under two or three feet of water. Most of the sites examined so far, by archeologists, have turned out to be small residential areas characterized by thatch roof dwellings with plaster floors.

Most such sites are located on large, low mounds made of organically rich soil, known locally as “black dirt mounds”. ong the target of local residents seeking rich soil for their gardens and lawns, many of these mounds, especially those close to San Pedro, have been reduced to a collection of large holes in the ground. Scientists cannot agree on how the “black dirt mounds” were formed.

One thing they all agree on is that the mounds are not natural, but rather the product of some human agency. Some believe that the mounds represent a by-product of human occupation over several centuries and the accumulation of organic materials brought into the site. Others think the soil was transported from the fresh-water swamps in the interior of the island for agricultural purposes. It is true that the mounds are found on top of beach sand, usually to a depth of two or three feet.

Often times the residences were built on the mounds and on occasion the inhabitants buried their dead in the mounds. In any event, the “black dirt mounds are found from one end of the caye to the other, usually on the windward side, for obvious reasons.

Ambergris Caye figured prominently in the Maya trade system, serving as a way-station and trans-shipment point on the far-flung canoe trade connecting the Maya and non-Maya worlds. Large ocean-going dugouts (the Maya never invented the sail) transported salt, pottery, dried fish, seashells and probably textiles from the coastal zones of northern Yucatan to Ambergris Caye.

Here it is believed that the materials were off-loaded and transferred to the smaller canoes that were capable of negotiating the shallow, narrow inland rivers and streams leading into the highlands. Returning canoes would bring jade, obsidian, basalt (for manos and metates), furs, feathers and a variety of forest products that would ultimately arrive on Ambergris Caye for further transport to the coastal zones.

While the archeology of Ambergris Caye is still poorly known, it is clear that the trade system was in place well before the Christian Era. Initially, the trade was focused on an exchange of exotic goods between members of the elite ruling class as a way of reinforcing their elevated status. Gradually, the exchange of commodities, those items or materials of more practical value, became increasingly important, particularly after the rapid decline of the Maya theocratic state after about 800 A.D.

With the abandonment of the great inland cities and ceremonial centers, the road system formerly connecting the population centers also deteriorated, rendering the overland trade routes relatively unimportant. It was at this point that the Putuun Maya from the west coast of the Yucatan, who had long been engaged in ocean-going canoe trade around the Yucatan and Gulf Coast, saw a window of opportunity and expanded their influence by incorporating the entire coast of the western Caribbean into their trade routes. Sites from this period on Ambergris Caye show an increase in the materials from Mexico and Guatemala.

It is not generally known that the Maya constructed the cross-island canal that constitutes the international boundary between Mexico and Belize. There is very convincing evidence that Bacalar Chico was dug to facilitate the passage of trade vessels from the windward side of the island to the Bay of Chetumal sometime around 600 A.D. This canal cuts about sixty miles off the trip from Yucatan to the rivers emptying into Chetumal Bay which connected the highlands with the sea.

The oldest map of the area that clearly shows the canal is dated 1726, long before the first serious attempt at settlement. Possibly the oldest historic reference to Ambergris Caye comes from a sixteenth century letter recently discovered in the Spanish archives. The letter is a quasi-legal petition for a land grant from the governor of Jamaica by a Spanish sea captain who had spent two years locating fresh water and salt sources in what he describes as the Chetumal area.

While the island is not mentioned by name, scholars who have mined the document have concluded that the captain was referring to Ambergris Caye. Sometime around 1300 or 1400 A.D., most of Ambergris Caye seems to have been abandoned. There is a strong possibility that a couple of sites may have been occupied up until the Spanish arrival in the sixteenth century, but the glory days of the Maya trade system was a thing of the past.

A search of archival records to identify any information related to the Punta Limon Site proved futile. Most archaeological work done on Ambergris Caye has been undertaken on the southern part of the island in San Pedro Town. The largest and most well-documented site is labelled No. 1 on the plan, the Marco Gonzalez Site situate approximately 4 miles south of the town center.



As previously mentioned, the Punta Limon Site comprises of a mound of dark soil with distinctive vegetation. The vegetation clearly stands out from the surrounding mangrove swamps. The local soil parent materials of Pleistocene reef limestones (James and Ginsburg, 1979; Gischler and Hudson, 2004) could not be responsible naturally for the dark coloured earth. The surface soil is clearly linked to human activity (Arroyo-Kalin, 2012; Glasser and Woods, 2004; Lehmann et al. 2003).

The dark soil is an anthropocentric soil that is locally referred to as black dirt. It is common for people to visit these site and to dig the mound for the black dirt which they either then sell or use for gardening. This activity is illegal. At the site, they are significant amounts of both large and small pieces of pottery and shards. The site is believed to have been a small trading village with access to the hinterland of Ambergris Caye.

#### PHOTO

A mound that is partly dug up.



## **NEARBY ATTRACTIONS**

### **BACALAR CHICO NATIONAL PARK AND MARINE RESERVE**

The Bacalar Chico National Park and Marine Reserve (BCNP&MR) was established in 1996 and is managed by the Fisheries and Forestry Departments. The park and reserve are a part of the Belize Barrier Reef Reserve System, an area nominated in 1996 as a World Heritage Site under the UNESCO World Heritage Convention. Bacalar Chico comprises of a 15,000 acres marine reserve and 12,000 acres of terrestrial reserve.

The park/reserve sits at the northern tip of Ambergris Caye overlooking the Bay of Chetumal and Mexico. It covers 130 square kilometres of pristine Belize Barrier Reef and Rocky and Robles Points, the only place on the mainland where the reef touches the coastline. The terrestrial area extends from the Bacalar Chico channel which is actually the international boundary between Belize and Mexico, to the northern banks of the Laguna de Santa Cruz on the south. The channel narrowly separates Belize from Mexico.

Bacalar Chico was once an important trading site for the Maya people. The canal that separates Ambergris Caye from Mexico was hand dug by the Mayas. They built many settlements on the island and the evidence of the archaeological sites can still be seen today.

This park/reserve is a hidden treasure with a pristine environment teeming with wildlife and a brilliant array of coral. The reef lagoon has extensive sea grass beds and patch reefs. The fore reef has high relic spur-and-grove formations and a double reef crest in the north. It is a luxuriant portion of the second largest barrier reef in the world.

The park/reserve is geared towards sustainable use and development due to a variety of exceptional factors which includes, (1) Rocky Point (aka Reef Point) where the reef touches the shore and coastline of Ambergris Caye, (2) the green sea turtle and the loggerhead turtle enjoy nesting in the site between Robles Cocal and Rocky Point, (3) the offshore marine habitat is known as a spawning area for the deep water queen conch, (4) the seasonal spawning bank for the Nassau and yellowfin groupers and (5) a high diversity of terrestrial and vegetation zones.

The park/reserve has pristine and beautiful coastal forests, swamps, mudflats, savannahs, sinkholes and lagoons. The area has 11 miles of nature trails and is home to at least 187 species of birds, 40 mammals (including five of Belize's cats i.e. the endangered pumas and jaguars), 58 reptiles and 22 amphibian species.

Bacalar Chico sits upon the limestone remains of coral reefs that once thrived in the area during the time of a higher sea level. Throughout the area, remnants of the reef foundation stick out and is most notable at Rocky Point, where the old reef crest and the back reef are exposed. The photo on the following page shows the reef foundation at Rocky Point and the inset shown the ancient reef skeletons.

PHOTO



The photographs below show aerial views of Rocky Point or Reef Point on the island where the Belize Barrier Reef actually touches the mainland on North Ambergris Caye.

PHOTO



PHOTO



*Eric from TripAdvisor describes Bacalar Chico as a fantastic eco-travel destination. He recalls his experience: "It is formed by the mile-long cut dug by Mayans some 6,000 years ago as an early day version of the Panama Canal. Today, it is home to dozens of unique species, including big cats, manatees, birds, turtles, etc. The park itself has a small museum and interpretive center, which by itself is well worth the visit. Typical tour trips depart from San Pedro and travel along the inland side of Ambergris Caye to the far northern border with Mexico. Tours do not usually visit the Mayan [sites], but they are worth a visit as well if you can talk your tour guide into a short side trip. The snorkeling is well worth the trip as well."*

## **SECRET BEACH**

The eastern coastline of Ambergris Caye has always boasted its white sandy beach, the melody of the rolling waves of the sea washing over the Belize Barrier Reef, the fresh seabreeze and tradewinds, the snorkelling, the diving, the fishing and the other sea-related activities.

There is a problem that now affects the eastern coastline of the island and this is the sargassum. This problem brings with it other issues as the accumulation of the sargassum on the beach and the offensive scent created by the rotting sargassum sitting on the beach. It also blocks easy access from the beach to the sea and is just an ugly sight for touristic destinations.

The photograph below shows the accumulation of the sargassum on the beach in San Pedro Town. The sargassum is floating and extends approximately 75 feet out into the sea causing the beach area to become unusable.

### **PHOTO**



The sargassum has affected the tourism product of the island while it has created the opportunity for beachside developments on the westside of Ambergris Caye.

Along the western coastline of Ambergris Caye there exist many attractive beach areas with crystal clear waters and shallow sandy bathing areas in the sea. For many years, this part of the island has been less developed and less attractive to tourism. Lately, there has been great interest and developments on the westside of the caye.

The subdivision of land and developments on the interior of the island which includes the Grand Belizean Estates and the Colonia San Diego connected a road network from the east coast to the west coast of Ambergris Caye in the area now popularly known as “Secret Beach”. The sign that indicates that you have arrived as Secret Beach is shown on the photograph below.

#### PHOTO



Secret Beach is not so secret anymore. It is on the TO DO list of every tourist who visits Ambergris Caye. The sea is crystal clear with a sandy bottom and about 2 to 3 feet deep as far as you can walk. It was once only a popular spot only on the weekends for beach-going and picnicking. But this has changed as the beach has become very attractive to the tourism industry. There are many businesses as restaurants and bars that have developed in this area. Also, because the beach is on the west side of the island it provides a stunning view of the sunset.

Secret Beach has become the attractive beach on the island. The road connection facilitates for ease of movement from the town center to this area and it is easy to reach by boat.

The improvement of the road has encouraged more traffic to this area for both locals and tourists. The photographs below provides a view of the beach and of the water park at Secret Beach.

Views of the beach area at Secret Beach



## SAN PEDRO TOWN

San Pedro Town is the only municipality on the island of Ambergris Caye. The population is estimated to be around 10,000 plus year-round residents.

The Mestizo people who originally inhabited San Pedro from the 1800's up until the 1980's or thereabouts speak both Spanish and English and they prefer to be identified as original "San Pedranos".

The town has the largest concentration of touristic and visitor accommodation in Belize. The hotels, restaurants, bars, cuisine and hospitality are some of the best in the country. The town was originally a fishing village that slowly changed over to tourism. The fishing, snorkeling and diving facilities and locations available from San Pedro are also some of the best in Belize.

Photo of downtown San Pedro



San Pedro is a picture postcard setting beside the clear turquoise sea. Coconut palms sway and rustle in the gentle and cool tradewinds. The rolling sound of the surf as the waves from the deep blue was over the barrier reef is soothing to the ear.

The town offers a wide array of accommodations including low-rise hotels, guest houses, boutique style resorts, condominiums, chain hotels and upscale residences ranging from modest to the magnificent.

The local folks are mostly friendly and speak English. Most people are tri-lingual because they speak both English and Spanish and some form of the local dialect, Creole. Most people speak only Spanish at home.

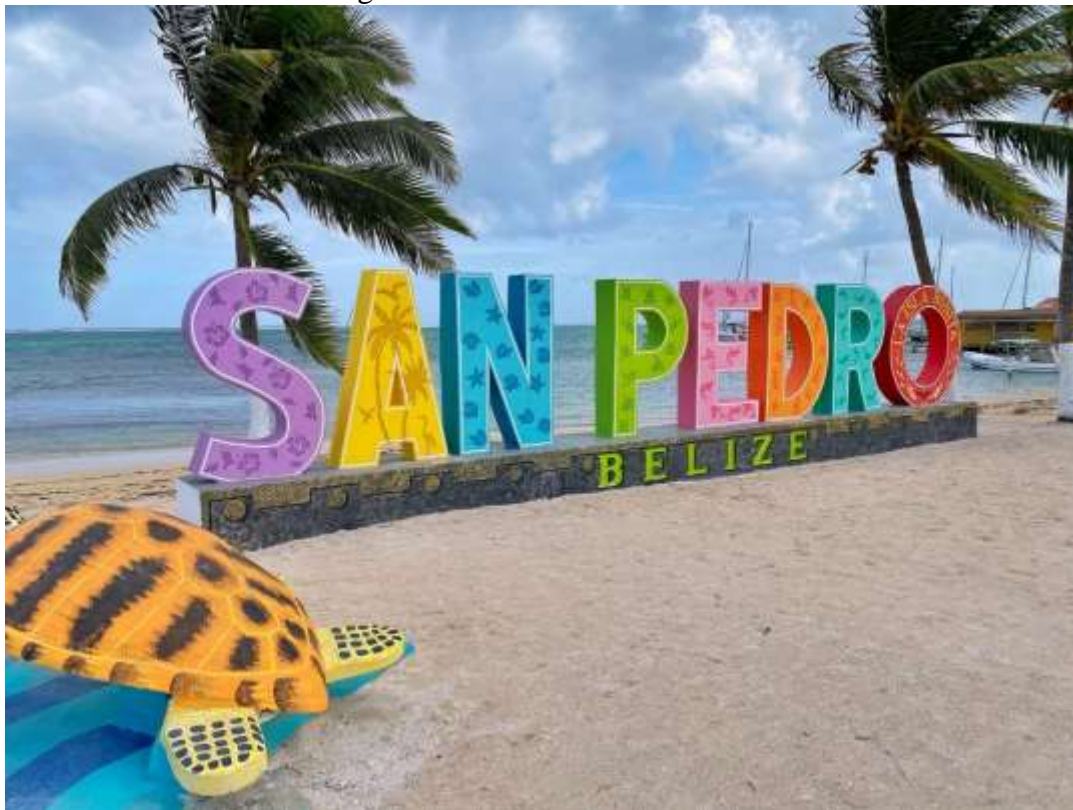


San Pedro is a shorts-and-sandals seaside vacation place. As the residents say, No shirt, no shoes, no problem. It is a place where the seafood is always fresh, the local beers are always cold and you can comfortably stroll barefoot everywhere.

The potable water will not make sick and the island offers some of the most modern of conveniences.

For your enjoyment there is the crystal clear water of the sea to swim in, the beautiful white sandy beaches to tickle your toes, excellent snorkelling, great diving, exquisite cuisine and everyone understands and speaks both English and Spanish. There is also dependable beautiful sunny weather most of the time.

A view of the San Pedro sign and the beautiful beach area



The pace of the island is slow and the principal mode of transportation are barefoot, golf carts and bicycles.

There are so many attractions in the municipality aside from the many restaurants and bars, there are nightclubs, entertainment centers, galleries, beach clubs, spas, sailing especially sunset sailing, the Marco Gonzalez Maya Archaeological Site, the Hol Chan Marine Reserve and the Shark Ray Alley. There are special events that include the Carnaval de San Pedro (San Pedro Carnival, San Pedro's International Costa Maya Festival, Dia de San Pedro (San Pedro Day) festivities, Belize Independence Day celebrations and the International Music and Food Festival.

## A View of Carnaval – San Pedro Style



There are some wonderful places to stay on the west side of the island land. These include the Cayo Espanto Resort, Mahogany Bay Village and the Cayo Frances Farm and Fly. It is very quiet on the back side but the waters are beautiful and the fishing is excellent.

A familiar sign in the town states, “Welcome to San Pedro where you won’t be a stranger for long”. San Pedro Town is a large part of the visitor experience of Ambergris Caye. From there you can enjoy the other attractions of Ambergris Caye that includes Secret Beach, the Secret Beach water park, the Bacalar Chico National Park and Marine Reserve and tours to nearby Caye Caulker and other destinations on the mainland.

Once you leave San Pedro, it lingers with you. It is as the song say from the world renowned American singer/songwriter Madonna, “Last night I dreamt of San Pedro... This is where I long to be, La Isla Bonita.

## **POTENTIAL DEVELOPMENTS FOR THE PROPERTY:**

The property is a large tract of land comprising of 3000 acres situate on Belize's premier island, Ambergris Caye. The property is centrally located on the island and can offer another connection between the eastern shoreline and the western coastline.

The sea frontage of the property on the west side of the island measures approximately over 3000 feet. The west side of the island has become a very popular beach destination with the development of Secret Beach and Caribbean Coves lands. Secret Beach has become the focal point of development on the west coast of Ambergris Caye. It has grown into the largest expansion area on the island in both the availability of lots for sale and in beach businesses i.e. restaurants and bars.

As this growth continues on the west coast, it is anticipated that the entire coastline with its many attractions will draw attention and development.

The size of the property can easily accommodate a diversified residential, commercial, amenity-based tourism development project. Such a project may include single family residential sites, multi-family residential sites, hotels and resort complexes and commercial sites.

Other options in the development may include very upscale residential sites (mansions), golf courses with single and multi-family residences, casino hotels, shopping centers, restaurants, bars, pools, waterpark and entertainment hubs. The project will designate lands for the purposes of parks, playgrounds, sporting fields, open spaces and green areas.

The property can also cater to exclusive or chain resorts. Because of its location, the project can offer tours to the barrier reef, the Maya archaeological sites, sport fishing, water sports, easy access to the Corozal Free Zone situate at the border with Mexico (where there exists two casinos) and for access to Chetumal the neighbouring city Mexico where there are shopping malls, Walmart, Sam's Club, fine Mexican cuisine and delicacies, entertainment and nightlife.

With the space available there may be some consideration for a small off-grid residential community or glamping resorts and/or retirement or retreat communities.

The Laguna de Cayo Frances is popular for the fishing sport for foreigners. The daily fishing options are pretty diverse. Due to the depth of the lagoon, it is recommended to simply fish from a fishing kayak or paddleboard. Bonefish are the most plentiful flats target in the area. This fish is always cruising in the flats, lagoons and the mangrove edges. The tarpons are primarily resident juveniles ranging from about 20 to 70 pounds and are present all year. The bigger tarpons of over 100 pounds come around in migratory schools that begin to arrive in late July, peak in August and stay through sometime in September. There are also schools of permit fish. Ambergris Caye is a world renowned destination specifically because of these fishes. The bonefish, tarpon and permit are all catch and release and require a license.

The property has the potential of being a great getaway from the crowded touristic internationally known destination of La Isla Bonita, San Pedro Town on Ambergris Caye

Based on the growing tourism activity and other factors the demand for properties on Ambergris Caye has risen tremendously, consequently land values has increased drastically. This property is attractive, desirous and marketable and would be suitable for multi-purposes.

Unlike much of the rest of Ambergris Caye, the higher northern interior of the island has reasonably fertile land that can be used for farming and can support agricultural development.

Agriculture and agribusiness are integral parts of the economy of Belize and it is the base of the productive sector, supporting large numbers of workers. The sector also contributes to the overall food security of the country as locally grown fruit and vegetables are consumed domestically. During the height of the Covid-19 pandemic, the Government of Belize encouraged the public to purchase locally grown produce which drove growth in Belizean dietary staples.

Agriculture and agribusiness thrive in Belize due to significant rainfall and a relatively stable year-round-sub-tropical climate. Sugar, citrus and bananas production dominate the sector alongside smaller quantities of products such as cacao, corn and pepper.

Presently, there are two small farm developments on the west coast of Northern Ambergris Caye. The farms are the Cayo Frances Farm and Fly and Cesario's Rancho. The farms are located approximately 3 miles south of the property and in the vicinity of the Laguna de Cayo Frances. The location of the farms are more particularly shown on the aerial imagery provided below. The names of the farms are labelled on the aerial as well as the Laguna de Cayo Frances.

#### AERIAL



## View of Cayo Frances Farm



There exists an abandoned airstrip in the Basil Jones Area of North Ambergris Caye. This airstrip was developed in the early.

The first airstrip on Ambergris Caye was built in the Basil Jones Area of North Ambergris Caye. In the 1940's and 1950's, the Government had given an oil exploration company a license to drill for oil as there was evidence that some rich oil veins crossed in this direction between the oil veins of Mexico and Guatemala. A large-scale exploration took place at Basil Jones as heavy equipment was brought to the island for the drilling. In fact, oil was found, but, not in any large commercial quantities.

The heavy equipment came by barges but the engineers, experts and bosses did not travel by boat so an airstrip was cleared and levelled at Basil Jones and 4 seater planes landed there regularly transporting personnel of Phillip Petroleum. When the company terminated its operations, weeds took over the airstrip, but still at times, it was discovered that the strip was being used for clandestine activities.

In the early 1990's, the airstrip was cleared and prepped for use as an airstrip in support of the nearby aquaculture farm for Nova Shrimp. The company built a shrimp hatchery on the east coast of Ambergris Caye. This was done to eliminate the expensive process of importing shrimp larvae.

The airstrip was once again important to move around personnel but most important to transport larvae in a timely manner to the various shrimp farm locations held by the company throughout the mainland of Belize.

There is now a plan for a new airstrip being proposed for Northern Ambergris Caye to accommodate larger local flights than the planes that presently land at the John Grief II Municipal Airstrip in the San Pedro Town Center.

On Tuesday, November 29, 2022, the San Pedro Sun Newspaper published the following article:

*San Pedro Town, Ambergris, is getting ready for the upcoming high tourism season, which is usually after the Thanksgiving weekend. Many of the foreign visitors to the island arrive via short local flights from the Philip Goldson International Airport (PGIA). As the local connecting flights continue to increase, local authorities are now suggesting the construction of a longer airstrip north of the island to alleviate the air traffic congestion at the John Greif III municipal airport in downtown San Pedro.*

*Area Representative Honourable Andre Perez revealed this after mentioning that the current local airport is already facing issues with congestion during the high tourism season. "The flights from PGIA to San Pedro are fast becoming crunch time," he said. "Out of every 100 that arrive at PGIA, eight of them come to either Caye Caulker or San Pedro via flights. We cannot extend the runway here, so we are looking at the possibility of expanding or making a bigger airstrip up north." Perez said it is not in the Basil Jones area, where some years ago, a plan to construct an international airport in that area was proposed.*

*According to him, the northern airstrip would be 8,000 feet long and would be able to accommodate bigger planes that could transport up to 30 passengers at one time. "The Cessna aircraft takes about 14 passengers, and whenever you have five airlines arriving there with almost 800 passengers, how do you mobilize all of these smaller Cessna planes with around 14 flights?" Perez questioned. He said this logistics might not seem viable; thus, they are looking to open a longer runway up north and decrease the need to have so many small planes back and forth.*

*While no specific area was mentioned for this airstrip, it will be near the Basil Jones area, about 13 miles north of San Pedro Town. The plan is said to come with the necessary infrastructure, like a road in good conditions for comfortable commutes to and from downtown San Pedro and other areas (hotels) in southern Ambergris Caye. The plan is under discussion without a time frame at this time.*

## **CREDITS:**

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