

Deep Blue Development of Nevada, Inc.

Presents:

The Aquaterra Underwater Resort/Casino & Planned Entertainment Community Las Vegas, Nevada

Phase One Summary
The Aquaterra Ocean Dome
The Aquaterra Underwater Beatles Theatre
The "Yellow Submarine" Beatles Live Show

May 2018



DEEP BLUE DEVELOPMENT of NEVADA, INC. • 1730 Watercreek Drive N. Las Vegas, NV 89032

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Executive Summary

Synopsis

Las Vegas is currently undergoing strong growth with the addition of several new resort hotels as well as the Oakland Raiders team franchise relocation and new Stadium. A record number of tourists visited Southern Nevada last year and spent a record amount of money, according to the Las Vegas Convention and Visitors Authority. Some 42.9 million people visited Southern Nevada last year, spending \$35.5 billion.

The stage has been set. Aquaterra is poised to make history and take its place as the most visited resort property on the famous Las Vegas "Strip". Although, Las Vegas Boulevard is replete with spectacular casino properties each offering a unique theme, none offer a totally unique experience. Aquaterra will forever change the Las Vegas resort landscape by being the first to provide more than a change in scenery for its guests. Those who seek a truly unique experience will come to Aquaterra to; spend a day at the beach in the immense ocean dome, gamble in the underwater casino, spend the night in an underwater hotel suite, attend a show at the convention center, take a ride on a real submarine, see the Beatles Live Underwater Show "Yellow Submarine", attend an Concert with a Major Superstar.. The Aquaterra community will provide an experience like no other on the Strip and will be the greatest "must see" attraction in Las Vegas specifically targeting the newest Las Vegas Tourist Demographics.

Aquaterra will be located 2 blocks from Las Vegas Blvd. South, ("The Strip") next to the Hard Rock Café Hotel and behind Planet Hollywood. It is across the street from Top Golf the newest of the MGM hotel attractions. It is a short walking distance of the Aria and The Cosmopolitan.

Imagine a beach where the sky is always blue, it's never too hot or cold, the water isn't filled with pollution, and the surf is always perfect - welcome to Aquaterra's Ocean Dome. Visitors to Las Vegas are increasingly interested in bringing their families and are seeking venues that offer family oriented experiences. Aquaterra's Ocean Dome will give families the opportunity to spend a day at the beach anytime of the year. The massive 250 x 550 Ft. indoor beach and water-park with retractable roof will provide families with a unique experience in keeping with Aquaterra's goal of providing the ultimate Vegas vacation. 50 Luxury Cabana Suites face the Beach for overnight visitors. White sand beaches, rolling waves, pools, water slides, concerts, beach gaming, and restaurants make a day at the Ocean Dome and unforgettable experience at any time of the year.

The desirable location and extensive amenities of Aquaterra have also set the stage for the development of "The Towers at Aquaterra". Four Hotel/Condo towers offering 2448 luxury units. The Towers will serve as additional room rentals during times of Full Occupancy of the Hotel or Convention /Arena bookings. Renowned architect Charles Sieger has designed the Towers to be in concert with Aquaterra's unique water features. Tower visitors will have direct access to the Convention Center floor via elevator and will also enjoy all that the Aquaterra Resort has to offer with easy access to the main Strip, the airport, shopping and health care facilities. With the unique location amenities, Convention Center, Ocean Dome, Arena, and International Exhibition Hall, the condo/hotel units are "sure to rent" and sooner than later "sure to sell" to the astute real estate speculator and buyer.

The 3000 room Aquaterra Underwater Resort and Casino will be comprised of two towers, each with 1250 rooms and a series of artificial lagoons containing up to 280 underwater suites, a first Worldwide. Each underwater suite will be approximately 500 square feet in size and have a 20-foot wide completely transparent wall that will look out on the underwater expanse of its lagoon. On the edge of the main lagoon, the two matching towers, 52 stories high, will rise from the depths of the lagoon and point skyward.

Aquaterra will boast the world's only underwater gaming facility with transparent walled and roofed individual linked modules, attached to the towers by acrylic underwater walkways. Guests will be able "see the action" when they take a tour of the casino's lagoon in Aquaterra's all-acrylic submarine. From the moment one approaches the massive glowing aqua spires, crossing over the bridges to the blue glass entrances through the huge atrium lobby of the hotel, a spectacular futuristic water kingdom will overwhelm the senses. Large pools, fountains, waterfalls, and water sculptures adorn the interior and exterior. Spanning the two towers will be the spacious "bridge" suite for the ultimate in luxury accommodation. In keeping with the Aquaterra theme, moving walkways and elevators all made of clear acrylic will be used to transport guests throughout the towers and underwater facilities.

The resort will also host restaurants, nightclubs, extraordinary shops, a world-class spa, modern gymnasiums, and tennis courts. The restaurants will cater to any taste and budget, from casual dining to the finest five-star gourmet cuisine while the shops will take care of the guest's material requirements from personal items and sundries to the finest designer clothing and gifts.

The incredible international draw of the Aquaterra resort will be complemented by the global appeal of The Aquaterra International Art and Exhibition Center. The center will be a museum, performing arts center, artist's workshop, film and recording studio, exhibition hall and convention center. Some of the world's most prominent political figures have offered their support to this history-making project.

The Aquaterra convention center will be one of the largest in Las Vegas and will be able to host events of almost any size. Located in the center of the Aquaterra Condominium Complex, the convention center will be encircled by The Towers at Aquaterra. This is the only convention center that has suites directly above the Convention floor in the same complex. Another first for Las Vegas...

Phase One

The Aquaterra Management has determined the most economically feasible and viable approach to fund the development with the least amount of risk and fastest return on investment. The plan calls for the building of the Aquaterra Ocean Dome and Beatles Underwater Theater.

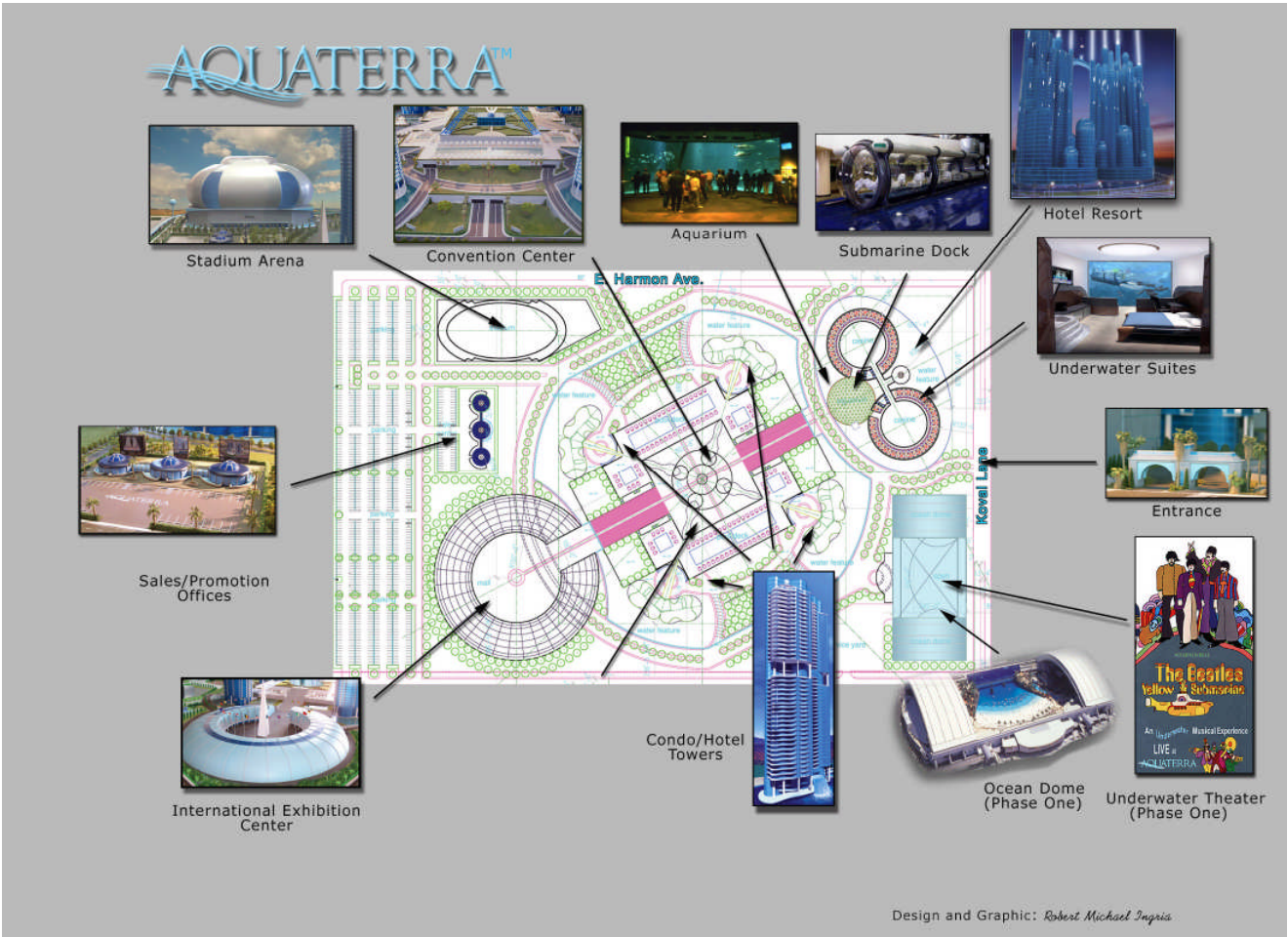
The Phase One venues will generate revenues in approximately 30 months from groundbreaking. The estimated **net revenues** from these venues should exceed 250-300 Million annually. Phase one has a nominal cost of 650 Million dollars which is a fraction of the current costs involved for entrance into the Hotel and Gaming Industry in Las Vegas, Nevada, especially for a hotel resort of this scope and creative concept.

Under the current plan, a premier location has been located and preliminary negotiations have begun for purchase. Revenues generated by the Phase One venues if reinvested, are sufficient to begin construction of the Aquaterra Hotel Resort as well as all the remaining phases of the Aquaterra development.



Aquaterra Ocean Dome and Beatles Theatre

Aquaterra's Site Elevation Detail



Land Size: 60 Acres

Location: E.Harmon Ave. and Koval. Lane
2 Blocks from Las Vegas Blvd, So. ("the Strip")

Management Team Overview

Charles Sieger, Senior Partner of Sieger/Suarez Architectural Partnership, is Leading Master Architect of the Aquaterra Project, who has created and built the some of the most magnificent luxury condominium towers and office buildings in South Florida. His Clients include Donald Trump, The Dezers, and Jorge Lopez of The Related Group, to name a few. Charles is the co-mentor and co-creator of the Aquaterra Project and was instrumental in its inception. The Firm has over 20 Billion in Completed Projects.

www.siegersuarez.com

Michael Miller Senior VP of Construction for Aquaterra. Mr. Miller was formerly with Marnell-Carerro and Bovis Lend Lease, and was the Construction manager for many of the flagship hotel resorts in Las Vegas including, the Wynn Hotel, Bellagio, Mirage, NY,NY, The Turnberry Residences at MGM and the Allure Condominium. Michael has been with Aquaterra since the beginning and has created the financials on the construction. (see portfolio in Aquaterra Summary)

Ron Thompson Esq. is our legal consul and Senior Partner of Cotton Driggs Thompson et al, Mr. Thompson was directly involved with the financial partnership between MGM and Dubai World and the development of the City Center Resort, Las Vegas' largest. I consider Ron to be the consummate legal expert in The Las Vegas arena. Ron has been the legal representative and advisor for the company since its inception.

www.nevadafirm.com

Robert M. Ingria is the Creator of the Aquaterra Concept and Founder of Deep Blue Development of Nevada.

www.robertingria.com

Collectively, this team has over 60 years of creative, expert experience in this industry and represent the best in their respective fields with over **40 Billion** in completed projects.

Strategic Associates

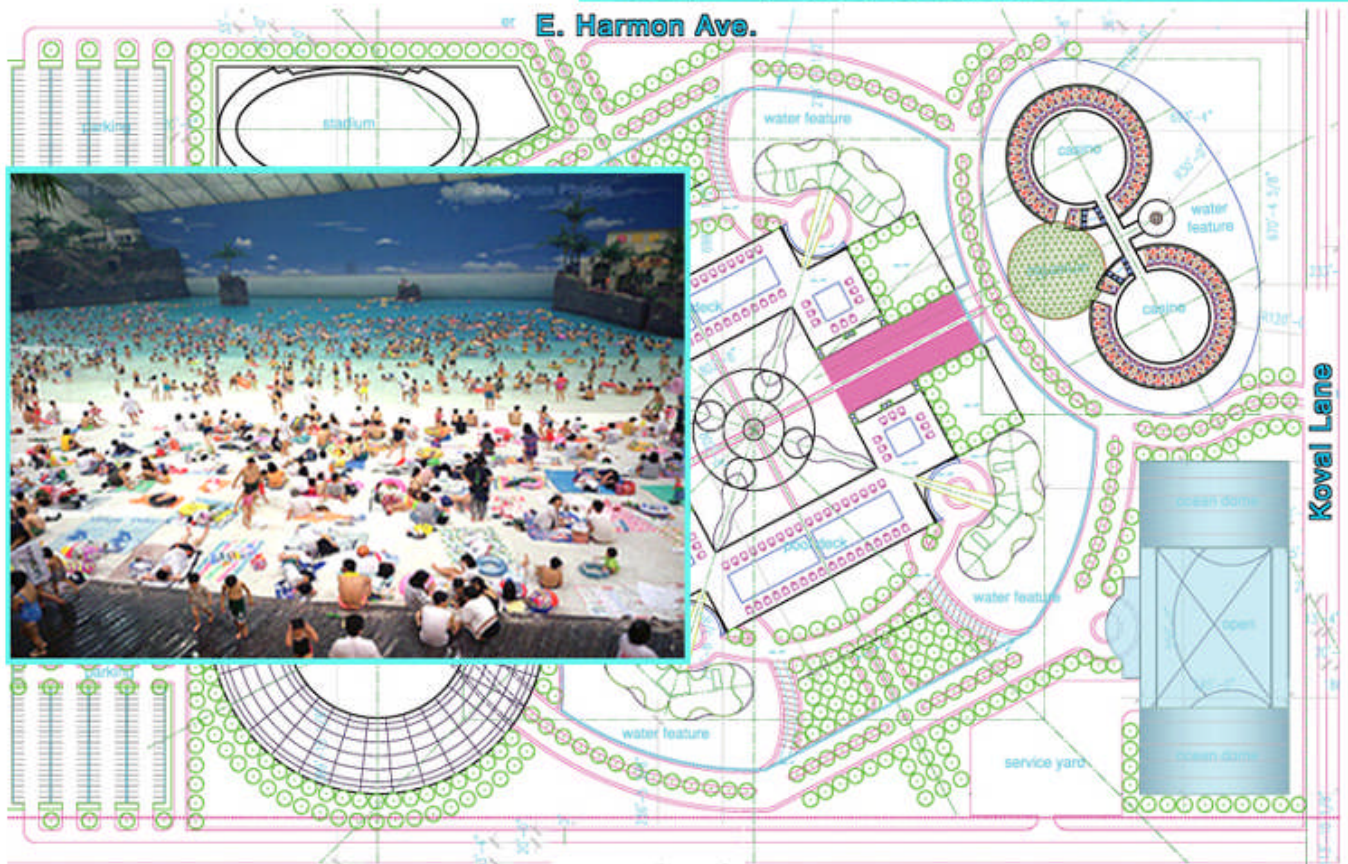
James Peterson Designs - Aquarium Design
HVS International - Valuations and Feasibility Consultant
GE - Greening Consultant
Southern Nevada Building and Trades Council
State of Nevada (Governor)
Reynolds Polymers (Acrylic Underwater Applications)

AQUATERRA™

OCEAN DOME

LAS VEGAS, NEVADA

The Ocean Dome, unique to Las Vegas is a climate controlled beach attraction operating 365 days a year, 24 hours a day. It features a wave machine, waterslides, pools, jacuzzis, shopping, bars, concert stages, beach accessory rentals and non-stop recreation for all ages. The Ocean Dome will be a welcome attraction for the Aquaterra Hotel and Residences adding to the many amenities offered by the resort.



General Information

The Ocean Dome at Aquaterra

- The state of the art Ocean Dome at Aquaterra is a year-round, 24 hour per day attraction.
- The Ocean Dome at Aquaterra encompasses 125,000 sq. ft. of beach venues and 75,000 sq. ft. of lease space.
- Fully equipped with two (2) amphitheaters, 50 restaurants, 40 specialty shops, water slides, wading pools, playgrounds, rain forests, Tiki Bars, and 3 Nightclubs..
- Multi-million dollar Wave Generator, Weather Controllers, Night Lighting and Closable Roof.
- Facilities accommodate a variety of public events including concerts, sporting events, family events, water shows and much more.
- The Ocean Dome at Aquaterra is also perfectly suited for various private events including sales and marketing seminars, receptions, charity events, graduations, weddings and annual meetings.
- Combination of space, amenities, and concert capabilities make the Ocean Dome at Aquaterra the perfect venue for any event.
- 55 concession stands; 50 permanent, 5 portable.
- Full self and valet parking
- Luxurious array of Private Cabanas for rent. Additional Services include, massages, scuba instructions, water sport rentals, beach games and health related activities.
- Special Events Department dedicated to creating, packaging and producing creative entertainment and special event packages for sporting events, concerts, family shows. Catering menus are custom designed to fit most themes and budgets.
- Enhanced environment displays with massive back wall projection of Sunrise, Sunset and Night/Day horizon imaging.
- The Ocean Dome at Aquaterra can provide a myriad of seating configurations to best facilitate your event, maximizing seat count and revenues, from Beach Seating to Amphitheatre Special Seating.
- The Ocean Dome at Aquaterra provides a full service marketing department with advertising expertise and relationships with local and national media outlets. In addition, clients receive internal marketing support, internet listing and direct email campaigns to the Ocean Dome database.
- The Ocean Dome can develop promotions combining the strength of an outside or internal sponsor with a media partner to promote your event creatively and economically.
- The Ocean Dome is a unique setting for both still photography and video shoots, both inside and outside the facility. This state-of-the art venue offers a variety of backdrops and panoramic views of the Ocean and Underwater scenes suitable for Movie Production.
- Ocean Dome Guest Services is the exclusive in-house provider for all Beverage and Liquor served at the Beach and Tiki Bars. Aquaterra Ocean Dome staff and professional planners will oversee every detail from start to finish, including menu planning, craft meal service for cocktail receptions, parties as well as any other catered event booked.
- Fully handicapped compliance and accessibility, first aid stations (EMS), baby changing stations and other amenities for the well being and safety of Ocean Dome guests.
- Sleek , modern monorail transportation to all Aquaterra facilities on grounds.

Ocean Dome Gross Revenue Projections

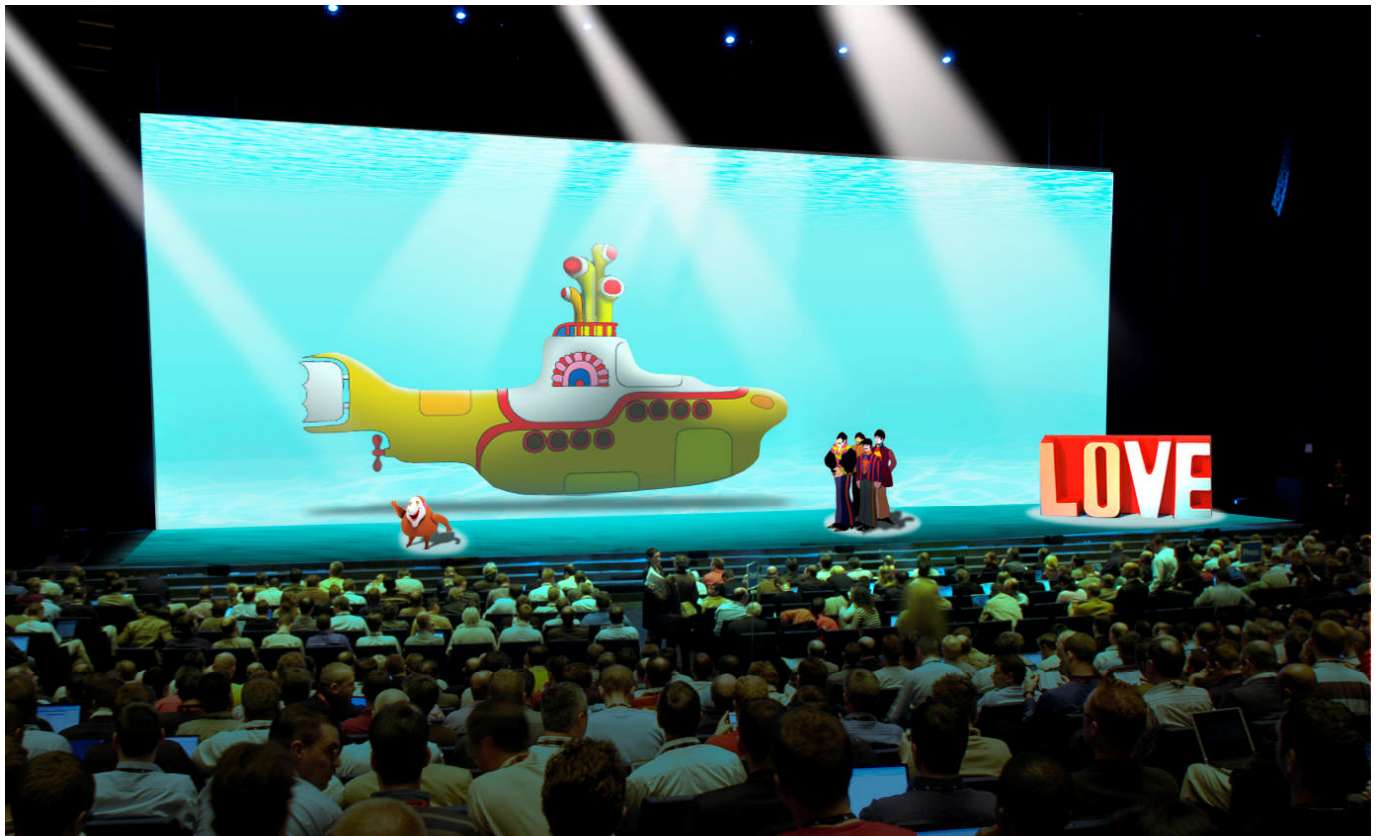
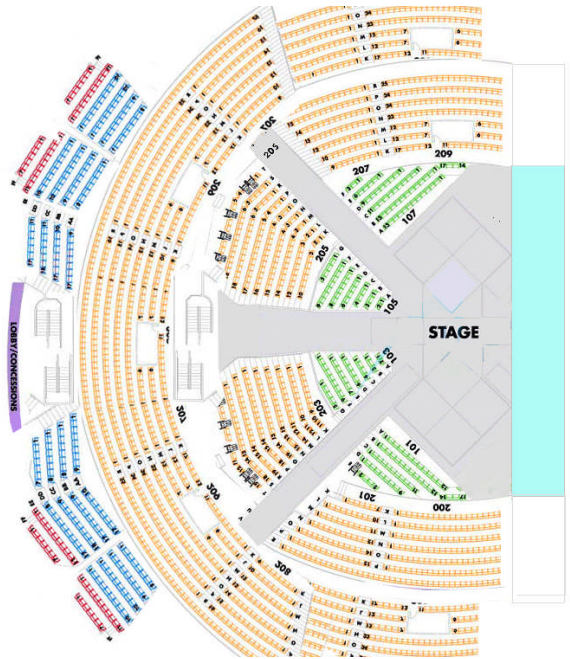
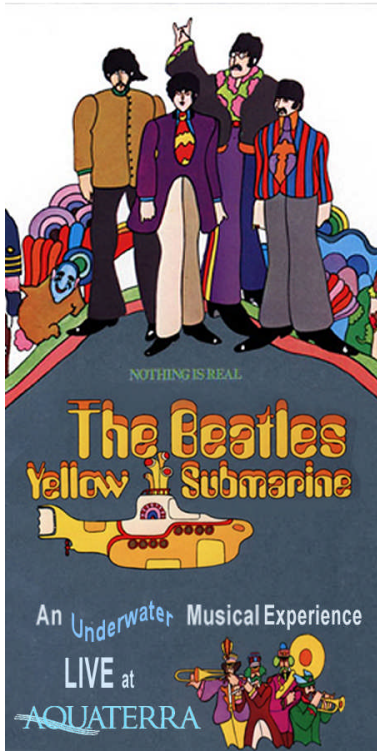
	Vol. x \$ x Days	Vol. x \$	Total	Yr.3(6mos)	Year 4	Year 5+10%	Year
6+10% General							
Admissions	2500x60x365 66,247,500	150,000	54,750,000	27,375,000	54,750,000	60,225,000	
Parking	625x5x365	3,125	1,140,625	570,313	1,140,625	1,254,688	1,380,156
Valet	125x10x365	1,250	456,250	228,125	456,250	501,875	552,063
Rentals							
Cabanas	75x75x365	5,625	2,053,125	1,026,563	2,053,125	2,258,438	2,484,281
Towels	2500x10x365	2,500	912,500	456,250	912,500	1,003,750	1,104,125
Lounge Chairs	1250x15x365	18,750	6,843,750	3,421,875	6,843,750	7,528,125	8,280,938
Umbrellas	1250x15x365	18,750	6,843,750	3,421,875	6,843,750	7,528,125	8,280,938
Flotation Devices	500x10x365	5,000	1,825,000	912,500	1,825,000	2,007,500	2,208,250
Masks, Snorkels	250x20x365	5,000	1,825,000	912,500	1,825,000	2,007,500	2,208,250
Scuba Equip.	50x60x365	3,000	1,095,000	547,500	1,095,000	1,204,500	1,324,950
Surfboards	50x20x365	1,000	365,000	182,500	365,000	401,500	441,650
Boogie Boards	50x20x365	1,000	365,000	182,500	365,000	401,500	441,650
Beach Games	300x20x365	6,000	2,190,000	1,095,000	2,190,000	2,409,000	2,649,900
Concerts							
Admissions	4000x150x104 75,504,000	600,000	62,400,000	31,200,000	62,400,000	68,640,000	
Merchandise	4000x35x104 17,617,600	140,000	14,560,000	7,280,000	14,560,000	16,016,000	
Sponsorships	2x10000x104	20,000	2,080,000	1,040,000	2,080,000	2,288,000	2,516,800
Shows							
Admissions	2500x25x260 19,662,500	62,500	16,250,000	8,125,000	16,250,000	17,875,000	
Merchandise	1250x20x260	25,000	6,500,000	3,250,000	6,500,000	7,150,000	7,865,000
Sponsorships	2x10000x260	20,000	5,200,000	2,600,000	5,200,000	5,720,000	6,292,000
Leasing							
60,000 sq.ft.@.30			21,000,000	10,500,000	21,000,000	23,100,000	
		25,410,000					
Services							
Massage	150x75x365	11,250	4,106,250	2,053,125	4,106,250	4,516,875	4,968,563
Surfing Lessons	10x100x365	1,000	365,000	182,500	365,000	401,500	441,650
Diving Instruction	10x300x52	3,000	156,000	78,000	156,000	171,600	188,760
Body Painting	125x20x365	2,500	912,500	456,250	912,500	1,003,750	1,104,125
Sunscreeners	1250x10x180	12,500	2,250,000	1,125,000	2,250,000	2,475,000	2,722,500
Manicure, Pedi.	5x40x365	200	73,000	36,500	73,000	80,300	88,330
Beach Yoga	50x40x365	2,000	730,000	365,000	730,000	803,000	883,300
Beach Aerobics	50x40x365	2,000	730,000	365,000	730,000	803,000	883,300
Tai Chi Lessons	35x35x365	1,225	447,125	223,563	447,125	491,838	541,021
Muscle Beach	25x20x365	500	182,500	91,250	182,500	200,750	220,825
Readings	15x20x365	300	109,500	54,750	109,500	120,450	132,495
Sales							
Beverage	2500x20x365 22,082,500	50,000	18,250,000	9,125,000	18,250,000	20,075,000	
Liquor	1250x30x365 16,561,875	37,500	13,687,500	6,843,750	13,687,500	15,056,250	
Merchandise	2500x20x365 22,082,500	50,000	18,250,000	9,125,000	18,250,000	20,075,000	
Souvenirs	2500x20x365 22,082,500	50,000	18,250,000	9,125,000	18,250,000	20,075,000	
Gaming							
Keno	6000x365	2,190,000	2,190,000	1,095,000	2,190,000	2,409,000	2,649,900
Table Slots	50x200x365	500,000	500,000	250,000	500,000	550,000	605,000
Poker Tournies	50x25x365	62,500	62,500	31,250	62,500	68,750	75,625
TOTALS		350,787,319	289,906,875	144,953,438	289,906,875	318,897,563	
		350,787,319					

Operating Expenses determined to be 65% of Gross Revenues. Net revenues 35% of Grosses shown.

THE BEATLES

Yellow Submarine Underwater Theatre Show

"We all live in a Yellow Submarine..."



Yellow Submarine Beatles Show Revenue Projections

General	Vol.x \$ x Davs x 2 Shows	Vol. x \$ Total	(Year)	Yr.3(6mos)	Year 4	Year 5+10%	Year 6+10%
Parking	250x5.00x260x2	1,250	325,000	162,500	325,000	357,500	393,250
Valet	250x10.00x260x2	2,500	912,500	456,250	912,500	1,003,750	1,104,125
Admissions							
Rear	1000x93.95x260x2	187,900	48,854,000	24,427,000	48,854,000	53,739,400	59,113,340
General	1000x84.20x260x2	168,560	43,825,600	21,912,800	43,825,600	48,208,160	53,028,976
VIP	1 000x1 75.50x260x2	351,000	91,260,000	45,630,000	91,260,000	100,386,000	110,424,600
Premium	1000x107.30x260x2	215,000	55,900,000	27,950,000	55,900,000	61,490,000	67,639,000
Super VIP	30x245.00x260x2	7,350	1,911,000	955,500	1,911,000	2,102,100	2,312,310
Sales							
Beverage	500x20x260	10,000	3,650,000	1,825,000	3,650,000	4,015,000	4,416,500
Liquor	500x30x260	15,000	5,475,000	2,737,500	5,475,000	6,022,500	6,624,750
Merchandise	1000x20x260	20,000	7,300,000	3,650,000	7,300,000	8,030,000	8,833,000
Souvenirs	1000x20x260	20,000	7,300,000	3,650,000	7,300,000	8,030,000	8,833,000
Food	1000x15x260	15,000	5,475,000	2,737,500	5,475,000	6,022,500	6,624,750
Other	500x30x260	15,000	5,475,000	2,737,500	5,475,000	6,022,500	6,624,750
TOTALS		1,013,560	277,663,100	138,831,550	277,663,100	305,429,410	335,972,351
Costs 50%			138,831,550	69,415,775	138,831,550	152,714,705	167,986,176
NET PROFIT			138,831,550	69,415,775	138,831,550	152,714,705	167,986,176

Phase One Financial Summarization

Budget for Phase One	650 Million
Time to Build	30 Months
Land Purchase (60 Acres)	160 Million
Phase One Costs all Venues (Ocean Dome, Theatre, Nightclub, Cabana Suites, Shopping Malls, Restaurants)	490 Million
Revenue Earnings Start	30 Months
Gross Earnings Phase One (Annual)	500-600 Million
Net Earnings Phase One Combined (Annual)	170-200 Million
Rate of Return on Investment	20-25%
Adjusted Value at Completion with Land	800 Million

**AQUATERRA
PHASE ONE PROJECT SUMMARY**

MONTH	ON/OFF SITEWORK	INTEREST 4.50%	OCEAN DOME THEATRE	LAND COST	PRECON MANAGE	COST MONTHLY	ACCUM COSTS \$ MILLIONS
-8				10.0	1.0	11.0	15.0
-7					1.0	1.0	16.0
-6				150.0	1.0	151.0	167.0
-5					1.0	1.0	168.0
-4					1.0	1.0	169.0
-3					1.0	1.0	170.0
-2					1.0	1.0	171.0
-1					1.0	1.0	172.0
1	1.0		5.0		1.0	7.0	179.0
2	1.0		27.0		1.0	29.0	208.0
3	1.0		11.0		1.0	13.0	221.0
4	1.0		9.0		1.0	11.0	232.0
5	1.0	10.4	9.0		1.0	21.4	253.4
6	1.0		9.0		1.0	11.0	264.4
7	1.0		10.0		1.0	12.0	276.4
8	1.5		10.0		1.0	12.5	288.9
9	1.5		10.0		1.0	12.5	301.4
10	1.5		11.0		1.0	13.5	314.9
11	0.0		12.0		1.0	13.0	327.9
12	0.0		13.0		1.0	14.0	341.9
13	0.0		16.0		1.0	17.0	358.9
14	0.0		21.0		0.0	21.0	379.9
15	0.0		28.0		0.0	28.0	407.9
16	0.5		22.0		0.0	22.5	430.4
17	0.5	9.5	18.0		0.0	28.0	458.4
18	1.0		16.0		0.0	17.0	475.4
19	1.0		16.0		0.0	17.0	492.4
20	1.0		16.0		0.0	17.0	509.4
21	1.0		17.0		0.0	18.0	527.4
22	1.5		16.0		0.0	17.5	544.9
23	1.0		16.0		0.0	17.0	561.9
24	1.0		16.0		0.0	17.0	578.9
25	0.0		14.0		0.0	14.0	592.9
26	0.0		14.0		0.0	14.0	606.9
27	0.5		13.0		0.0	13.5	620.4
28			8.0		0.0	8.0	628.4
29		9.2	7.0		0.0	16.2	644.7
30			5.0		0.0	5.0	649.7
	20.5	29.2	415.0	160.0	21.0	645.7	



AQUATERRA

