



TRIDENT LAKES
EXECUTIVE SUMMARY

The grand fountain at the entrance to an empty field along a north Texas country road started to attract a lot of attention. Rumors spread among the locals. TV news crews showed up looking for answers to basic questions. What is this? Who is doing this? Why is this here?

Trident Lakes Corporation was formed in Texas on May 4, 2016. Its mission is to build a new concept in secure and sustainable residential living in a community of earth-sheltered condominiums surrounded by luxury amenities on 679 pristine acres in Fannin County, Texas, approximately 1.5 hours northeast of downtown Dallas, Texas.

Some news organizations have picked up on the term “doomsday bunkers” in relation to Trident Lakes. A more accurate description is a secure, luxury investment property with a premium water view that is designed to last over two hundred years. The illustration below is the shell of the residence design with four condominiums with a center stairwell.



Above the top two condominiums is a layer of earth insulating the structure from sunlight and other possible radiation. The top condos in phase 1 have an interior dimension of 42.5' x 68' with an open terrace. Lower two condos have an interior dimension of 42.5' x 93' with an open terrace. Access to each condo is from

the rear where each resident has two garage spaces. All eight garage spaces are on the same level as the road. Between the garage and the living area is a common area and mechanical room with stairs and elevator. Each resident will enjoy

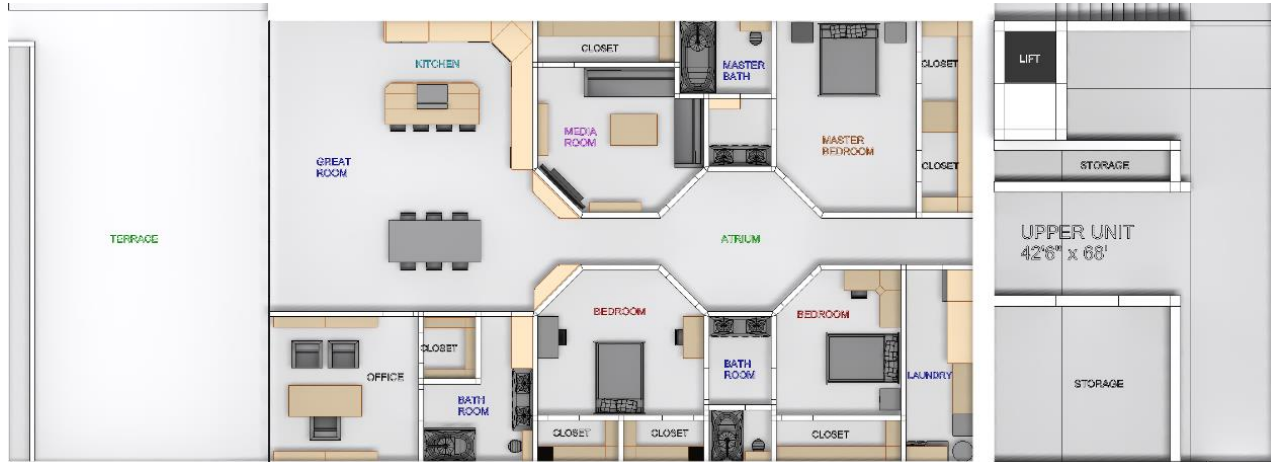


the benefit of looking out from their terrace to a multi-acre crystal lagoon, or golf course, or wooded park. Response from the public to the media reports to date has been so enthusiastic that we currently have more people on our waiting list than we have units to sell, which in the latest revised master plan is 796 units. Phase 1 will have 104 units; phase 2 will have 136 units; phase 3 will have 196 units; phase 4 will have 360 units. The total revenue projected from sales is approximately \$620 million.



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This floorplan illustrates a concept for the Phase 1 upper unit with a master bedroom, 2 other bedrooms, 3 baths, laundry, atrium, office, media room, kitchen, dining area and great room. The media room and office can be easily converted to additional bedrooms. This configuration includes spacious closets and private storage in the common area. In the event of a nuclear, biological or chemical event, each underground, air-tight condo becomes a multi-zone space of purified air with emergency air filters.



In addition to the water features, other amenities include a club house and an 18-hole golf course designed by David Edsall of Bay Engineering, driving range, tennis courts, athletic center, equestrian center, gun range, military-style boot camp and fitness training and hiking and biking trails.

The property is divided by an out-of-service railroad track. The private, residential part of the project is north of the railroad on approximately 85% of the property. The remaining 15% is the public, commercial part of the project south of the railroad. The public area will also include hotel space, health spa, a wedding chapel and garden, multipurpose building including horse stables and viewing stands which look over a manicured polo field, and retail space.



Spargere Spa



Hôtel du Palais Constantine

Infrastructure features include approximately 8 miles of road, start-of-the-art waste treatment with 100% water reuse, a microgrid of small-scale cogeneration units with flexible energy source producing heat, hot water, air conditioning, and electricity in the form of DC, 120v and 240v AC. With the availability of natural gas from a pipeline across the property, the goal of being off the electric grid is 100% achievable. The cogeneration units will prioritize electricity generated by rooftop solar panels. Next to the solar panels will be a unique appliance which will extract potable water from air to produce approximately 100 gallons per day. Water sources on the property also allow for the creation of our own utility district and supplement the daily community water needs.



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The current estimate for the total development cost is approximately \$400 million. Construction of 1.5 million square feet of residential condos accounts for \$300 million. We also include private area infrastructure such as roads, lighting, waste water treatment, sewer pipes, landscaping and security perimeter. This budget is approximately \$52.5 million. Finally, the budget for public area amenities is approximately \$54 million.

The sales strategy is aligned with the high interest we have received from prospective customers who have been exposed to the world-wide media attention we have received. The number of people on prospective customer list is greater than the number of units we have to sell. Our goal is the sell out all units in a process where customers can reserve their unit with a deposit. Large-scale construction will begin after the reservation process. Our public relations release plan which will continue to keep the project in the public eye and generate interest among prospective buyers.

We believe we have found a winning formula for investment quality real estate with design innovations which integrate security and long-term sustainability. We are so confident that we are already taking steps to secure additional land in Ohio and Pennsylvania.

Investors who wish to learn more about participating in this unique program should contact Jim O'Connor, CEO, at jim@tridentlakes.com. Prospective vendors may also contact Mr. O'Connor.

Media and journalists should contact Richie Whitt, Director of Media Relations at Richie@tridentlakes.com. Anyone who is interested in living at Trident Lakes should also contact Mr. Whitt.

Master Plan as of Sept. 1, 2017



7132 Hwy 56, Savoy, TX 75479