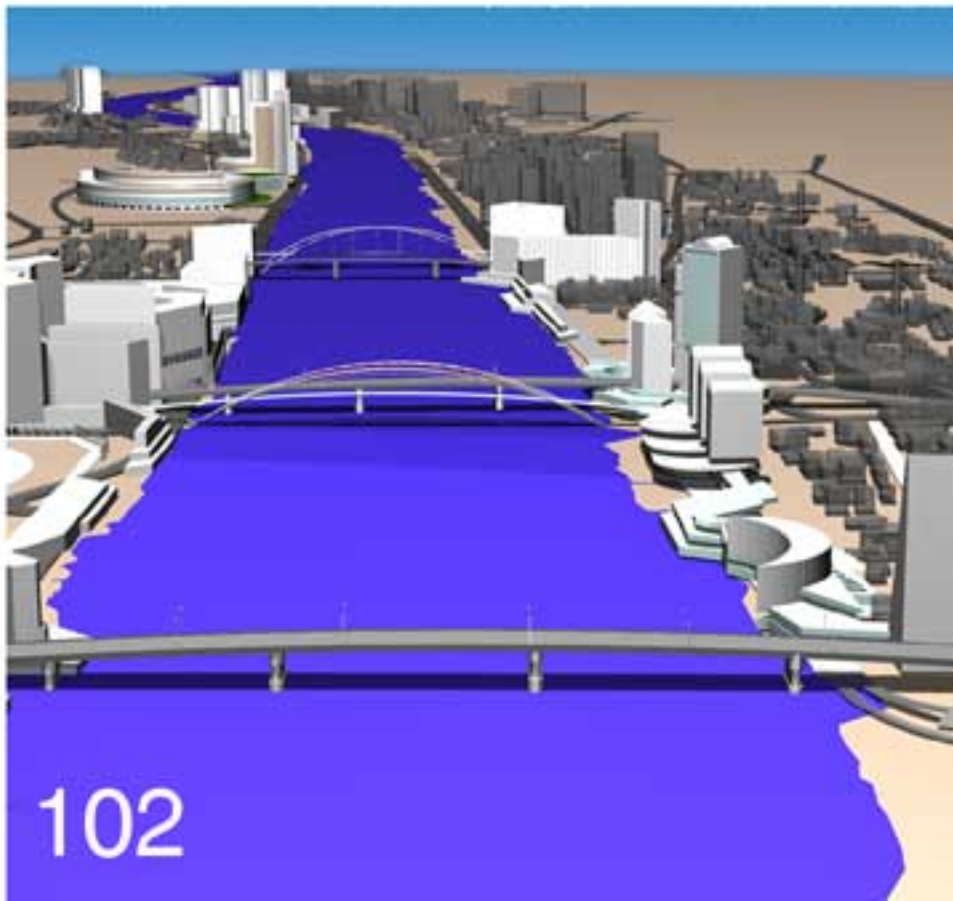


RENAISSANCE FOR THE CITY OF BAGHDAD

The Baghdad Renaissance plan proposes the development and implementation of a privately based investment enterprise for multi-function commercial and cultural developments, along the Tigris River in Downtown Baghdad, also known as the Central Business District (CBD). The waterfront along both sides of the Tigris River starting at the Medical City in the north and ending at the Abu Nuaas Street Corniche recreation area, in the south, represent the limits on the Rusafa Side, while the waterfront from Al-Kadhmiyah to the Karradat Mariam and the Republican Palace in the south represent the Karkh side.

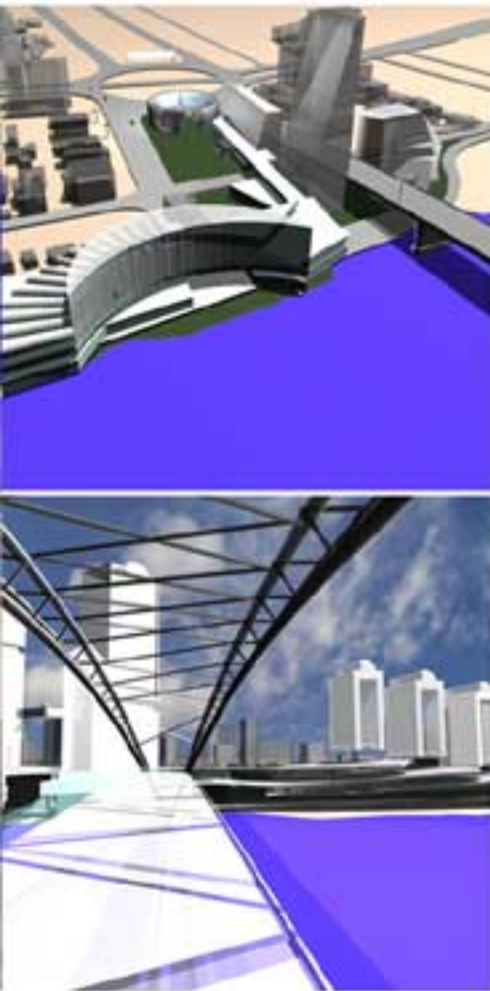


Dr Hisham N. Ashkouri, AIA acting as the architect and planner envisioning this development is currently seeking support through US and Iraqi agencies for the development of his proposal into an architectural, planning, historic preservation, and engineering concept. This concept will become the base for a joint US/Iraqi and International effort to attract outside private businesses to buy into the development of land made available through the natural deposits of the Tigris River along both riverbanks.

GOALS AND OBJECTIVES

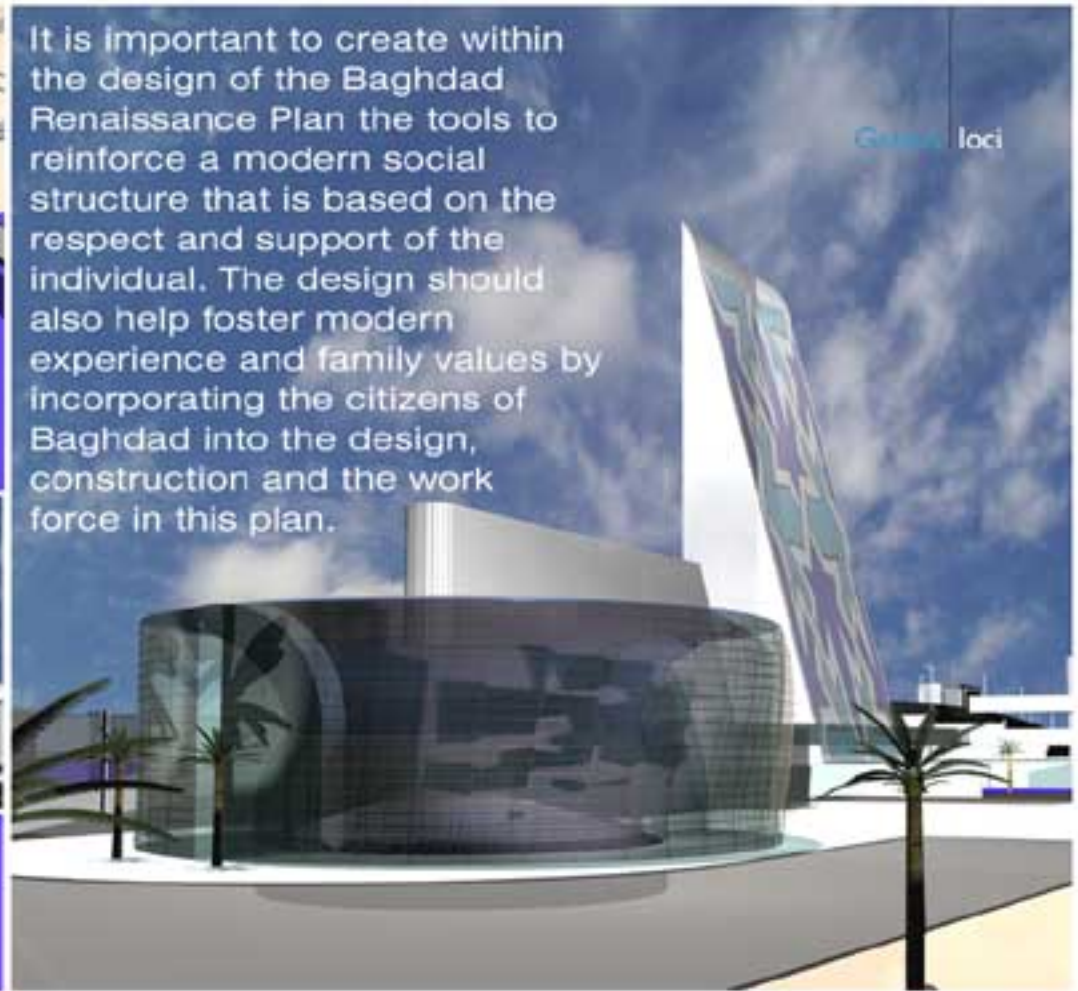
The Baghdad Renaissance Plan as proposed by Dr. Ashkouri includes:

- Create a 21st Century Baghdad and recognize its importance as an International, Middle eastern and Islamic Capital with business, cultural and historic influence,
- Reinforce the Iraqi National Democratic Principles its new Interim Constitution is based on



It is important to create within the design of the Baghdad Renaissance Plan the tools to reinforce a modern social structure that is based on the respect and support of the individual. The design should also help foster modern experience and family values by incorporating the citizens of Baghdad into the design, construction and the work force in this plan.

Envision loci



RENEWABLE ENERGY 21ST CENTURY TECHNOLOGY

The premise of this plan is not to impose additional loads on the electric and other utility infrastructures currently operating and serving the City of Baghdad. It is important to use solar (using the desert environment), wind, geothermal, and fuel cell technologies to back those other conventional power plants using fossil fuels. This will help reduce pollution and environmentally sensitive by-products. The environmental pollution will be minimized once such technologies are adopted. The design will also plan for capturing oil products from vehicles and vehicle waste products.

SOILS AND HYDROLOGY

The soil around the Tigris is known to be made of silt and gravel attributed to the Tigris River deposits. The Soil also supports rather lower height structure where careful design can allow a maximum of 30 to 35 stories. The water table is rather high at about 8 feet below grade in some areas. Concrete foundations and piles represent the majority of pile designs in Baghdad.

BUILDING STYLES AND MATERIALS

Baghdad is known for its rich architectural and Islamic styles of art and architecture. This history is imbedded in over 1300 years of rich design evolution and development reaching its peak during the Abbasids Empire and later on during the Ottoman and the British occupation periods. The Islamic styles are well represented in the historic buildings of Al-Mustansiriyah School, the Abbasids Palace, the Khulafa Minaret, the Kushiya and the Ministry of Defense along the Tigris River.

LANDSCAPING

Baghdad is unique in its weather and natural environment. The temperature can vary within one day as much as 22 degrees Celsius and as much as 45 degrees Celsius between seasons. The type of plants and vegetation typically found in Baghdad is mainly represented in various palms and eucalyptus trees as well as citrus trees, flowering bushes and ivy. The tall umbrellas of the palms give good shading during the hot sun and allow for wind breezes at the same time. Other flowering trees that are not native to Baghdad have been found to flourish in the region based on the care and protection provided for these plants.

POLITICAL RISK INSURANCE

To begin implementing this project, one must consider the real risk faced by the private investors and the potential of negative impact that political violence will have on the success of this plan. As a result, the Baghdad Renaissance Plan will call for Political Risk Insurance and associated commercial insurance for the initial years of development until the situation stabilizes in the country and a more peaceful environment is established. Further details of insurance requirements can be found in the body of this document.