

Frequently Asked Questions

1. Why are you selling the property?

We have finally attained VISA status. Very Important Senior Adults.

MC status pending – Medical Checkup. Seriously, we have accomplished what we set out to do, i.e. self-sufficiency. We are now ready to pursue new challenges within the region while we are in reasonably good health.

2. □ □ □ □ *Where are you located in relation to Belize City and/or Punta Gorda?*

From Belize City 200 miles south, from PG 18 miles west, on the San Pedro Columbia rd.

3. □ □ □ □ *Are you the original owners?*

Yes, we emigrated from southern California in 1980. However, we are originally from the beautiful, state of Hawaii.

4. □ □ □ □ *How far are you from the sea and/or local airport?*

18 miles to the Caribbean Sea; 20.5 to the Punta Gorda airstrip.

5. □ □ □ □ *How long have you been involved in ecotourism?*

Since 1987, when we opened the Toledo Visitor's Information Center ((TVIC) on the PG wharf. We are past officers of the Toledo Tour Guide Association; past officers of the Belize Tourism Industry Assoc. (BTIA, Toledo chapter); coordinators of the Maya Village Homestay program; Instructors for BTB Training unit in tour guide courses; and member of local organizations involved in tourism.

6. □ □ □ □ *What kind of plants is growing on the property?*

Presently we have approximately 100 different species of fruit trees. We have ornamentals, ferns; spices include coffee/cacao, cardamom, cinnamon, allspice, annatto; orchids local and naturalized; mahogany, cedar, teak, logwood, rosewood and other exotic tropical trees.

Medicinal and herbal plants are to found throughout the property.

7. □ □ □ □ *What type of living quarters exist?*

The main house is 40'X30' upstairs is living space kitchen area, downstairs for entertaining, workshop, hanging plants, battery system for photovoltaic, storage area. An additional roundhouse is utilized as a laundry area, storage space, and bathroom area.

8. □ □ □ □ *Are there lodging facilities on site?*

The one bedroom B&B is upstairs with private entrance. The B&B was originally set up to accommodate friends, and people interested in self-sufficiency. Now used by Caretaker's.

9. □ □ □ □ *Is the place in need of much work?*

Yes and No. Yes, mostly maintenance of the 4 acres – like mowing, weeding, chopping, and general yard work. No, we work at our own pace. If we get behind, we hire high school youths from the nearby village to assist for 2-3 days. We are always acquiring new plants and selecting planting sites for new acquisitions.

10. □ □ □ □ *How accessible is the rainforest?*

We are in the rainforest!! The 15-16 acres have not been touched since 1980 and before that another 40 years. However, hurricane Iris did go through our place in Oct. 2001 and damaged a lot of our large tropical trees – but it was a blessing in disguise since the trees provided a windbreak barrier to save the house from any damage. Iris was our first Hurricane experience. Normally this area is not within the hurricane corridor.

11. ☐ ☐ ☐ *Do tourists generate an income for the farm?*

Yes, visitors pay \$7 US per person to tour DDD. Although we keep a low profile and no advertising, we still get a fair share of visitors. However, the monies generated are applied to the FREE workshops we conduct for the local community on appropriate technology, innovative agricultural techniques, food processing, small enterprise development and other training as requested.

12. ☐ ☐ ☐ *How do you sustain yourselves?*

The US Social Security benefits provide sufficient income to sustain our **present** lifestyle. Formerly, we earned a livable income by exporting thousands of tropical seeds to the USA (one seed Catalog Company) on a part-time basis; a plant nursery; occasional consultancy/teaching.

13. ☐ ☐ ☐ *Do you have access to utilities?*

We generate electricity via photovoltaic panels. Water - from rain catchment systems. Bottled water available in PG for those not accustomed to rainwater. We also have a well with a hand pump (as a backup) – water tested potable. Gas is from either methane or butane. The nearby village of San Pedro Columbia has internet and VOIP services. It is only a 10-15 minutes' walk

14. ☐ ☐ ☐ *How much acreage is developed?*

Just under five acres. That's about all we can handle. The rest is in "bush" (jungle) that has not

been cut for over 50 years!

15. □ □ □ *What type of development is on the property?*

Agriculture and tourism

16. □ □ □ *Are there zoning restrictions.*

None, since we have been here and we do not anticipate any.

17. □ □ □ *Can foreigners own land in Belize?*

Yes, land ownership laws are similar to the UK and USA real estate statutes.

18. □ □ □ *What kind of title/deed do you have?*

Fee simple – Deed of Conveyance

19. □ □ □ *What kind of taxes do you pay and how much?*

We do not earn enough in Belize for personal taxes. However, we do pay property tax. The annual property tax for our 20 acres is \$14 USD

20. □ □ □ *Are you willing to lease the property with an option to buy?* No.

21. ❏ ❏ ❏ *What kind of financial arrangements are you willing to accept?*

We are not in any position to provide financial arrangements.

Financially the homestead operation has the potential to generate an annual income of \$75,000 + if you are willing to work full time exporting tropical seeds to more than one company, plant nursery sales, tours of DDD, and operating the B&B unit.

22. ❏ ❏ ❏ *Is there a creek or river nearby?*

We have an all-year creek that meanders throughout the property with three-foot waterfalls at the back of the property.

23. ❏ *How much rainfall does your area receive?*

We definitely have a dry and wet season. Dry during the months of Feb-May. Rainy season

from June to Sept then it starts to taper off. The annual precipitation at DDD averages from 72 to 160 inches.

24. □ □ *How many employees?*

None, we do most of the work ourselves. However, we do occasionally hire high school youths from the village to assist with maintenance.

25. □ □ □ *Do you have internet access?* Not at this time, however internet service is available in the nearby village of San Pedro Columbia. Internet cafes in PG offer computer, sales, games and repair services.

2.6 *What will you do when you sell the property?*

We will probably live in a mobile home or trailer nearby on a small piece of acreage we own. In addition, do things on a less intensive basis. Also, see # 33

27. □ □ *What is included in the sale price?*

Includes a two-storey wooden house (30x40) built with tropical soft and hardwood lumber, living quarters upstairs with a B & B unit, downstairs entertainment and work areas. The self-sufficiency systems are all operational – solar energy, biogas, water, plant nursery, security (5 dogs) and eco-tourism. Kitchen equipment, stoves, refrigerator, and other accessories. Our extensive library, tools and other equipment are included in the sale price all you need are clothes – ready to move in.

28. □ □ *What other past businesses that could be revived without a lot of effort?*

a) Bed and Breakfast unit, b) tours of DDD, c) sale of nursery plants, d) sale of insects and butterflies, e) exporting tropical seeds.

29.□ □ What is FEE SIMPLE – absolute ownership of land with unrestricted rights of disposition.

30.□ □ What is a DEED OF CONVEYANCE – a legal document written on paper showing the transfer of ownership of real property from one person to another.

31.□ □ Are there restrictions for foreigners owning land in Belize?

In order to purchase land in excess of ten (10) acres outside a city or town a foreigner must obtain a license from the Minister of Lands. In addition, a development plan for the land should accompany the application. **YOU CAN AVOID THIS RESTRICTION BY PURCHASING 10 ACRES FROM ALFREDO AND 10 ACRES FROM YVONNE.** When we purchased the land in 1980, we bought 10 acres each. The property is 20 acres as drawn on government survey maps.

32.□ □ Do you have cell phone access? Yes, through Belize Telecommunications Ltd Digicell system.

33.□□ What will you-all do when you sell DDD?

We will continue our present activities at a more acceptable time frame, continue our involvement with the local community with a focus on empowerment, explore the remote areas for unusual flora, spend quality time with friends, concentrate on unfinished “to do” projects and an occasional trip to the USA. We have 10 acres close by that needs to be cared for. Will have a satellite hookup for “surfing the net”. Will complement the botanical collection at the Toledo Botanical Arboretum.

WHATS NEW?

As the name implies, we constantly Doin. We are experimenting with growing red tilapia in fiberglass tanks. Grafting a variety of hibiscus flowers to one bush/tree. Currently we have 14 different hibiscuses on one plant. We will be building a concrete unit to replace the experimental wood roundhouse, hopefully in 2014 (DONE). Early 2014 the Toledo Botanical Arboretum will be open to the public. (DONE). Having a metal staircase accessing the 2nd storey of the new concrete unit – late 2017.

OUR NEXT CHALLENGE! A VISION!

Horticultural Therapy

A truly unique tropical gardening experience

What makes this experience so unique – so-one-of-a-kind? It is located in an English speaking country – Belize, Central America. The DDD work holiday (Horticultural Therapy) is limited to 22 people and offered 48 times a year. An all-inclusive overwhelming 7-day 6 nights package in an unparalleled nature environment enhanced to provide you with an unforgettable lifelong experience available nowhere else on this planet. The weeklong stay is filled with exciting, interesting, unusual and doable activities that a week is not enough time to actively participate. You will have the opportunity to learn/do some of the programs scheduled for example; 1. pick fruits, process, can, label and take it back with you. 2. Harvest exotic smelling flowers and design your own brand of perfume. 3. Prepare your own healing concoction from our inventory of medicinal plants. 4. Pick, process, and create your personal blend of coffee. 5. Process cacao beans into chocolate. 6. Create a special blend of hot pepper sauce. 7. Carving oriental style vegetable flowers. 8. Get up with the birds and harvest fresh mushrooms. 8. Seed processing. 9. Participate in our hydroponics and aquaponics experiments.

Yvonne and Alfredo will design, landscape, administrate, operate and manage the facility as well as providing employee training in every aspect of hospitality management.

The monumental challenges facing us will certainly tax our ability to cope. However, we been **doin** for so long we probably will not be thinking about it at all. Ha!

If you want the impossible done, don't bother the people "doin it"

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