

An aerial photograph of a small white motorboat with a blue outboard motor, moving across the crystal-clear turquoise waters of Exuma, Bahamas. The boat is leaving a white wake behind it. In the distance, a low, dark island is visible on the horizon under a bright blue sky with scattered white clouds.

“SOUT SIDE”

EXUMA, BAHAMAS

HUMMINGBIRD CAY FOR SALE

BAREFOOT LUXURY



INTRODUCTION

PRIVATE ISLAND GETAWAY

IN THE
SOUTHERN CAYS OF EXUMA, BAHAMAS



This LookBook is your guide to the magnificence of Hummingbird Cay (pronounced as *key*). A jeweled private island geta-way in Exuma's Southern Cays, "Sout Side" to only those who know of its distinction, and as pronounced by lifelong resident and concierge, Jeneice, who claims "The Southern Cays are sweetest, and best!"

Barefoot Luxury living is here and now on Hummingbird private island estate. Once you set foot on secluded Sunova Beach, its clear aqua waters and soft powder white sand, will drop you to your knees making this the tropical paradise you've dreamed about.

Located just 300 miles off Miami, Florida and about 20 miles west of Great Exuma, traveling to the island is easy by boat or seaplane. Fully sustainable and powered by photovoltaic, you'll be impressed by the modest but substantial 2 concrete homes, 8 bungalows, 2 commercial kitchens, dining halls with a lounge off one, laundry room, caretakers cottages, boat house, equipment garage, storage facilities, boat harbor with docks, and more.

A rare freshwater table well, beautiful stands of organic Strongbark herbal tea trees, medicinal plants, and an abundance of sea life makes for a solid foundation, for any private estate owner, or developer's dream resort venue.

Shepherded by the founder of ValueLine, Arnold Bernhard, and his family has served the marine science community for over 70 years through education, conservation initiatives with the Bahamas, and world-class university programs.

The experience of Hummingbird Cay is something that cannot be described or replicated. You will have to set foot on the private island and watch your life transform as we caringly turn over this magical place from our hands to yours.



H U M M I N G B I R D C A Y

Exuma, Bahamas

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HUMMINGBIRD CAY INFORMATION

FOR THE MOST DISCRIMINATING AND FORWARD THINKING BUYER


EXTERIOR

236 Acres
 2,500 ft. White sand beach
 2 Other beaches
 Boat harbor and docks
 Boathouse
 Satellite/ wifi
 Reverse osmosis
 Fresh water table well
 Assorted sheds, facilities,
 work stations, storage rooms

INTERIOR

2 Main concrete homes
 8 Bungalows
 2 Dining rooms
 2 Caretakers cottages
 2 Commercial kitchens with
 lounge room off one

*Information deemed reliable but
 not guaranteed, all readers are
 recommended to verify all information
 contained in this lookbook.

An aerial photograph of a private motorboat moving through clear, turquoise water. The boat is white with a tan interior and is leaving a white wake behind it. The water's clarity reveals the seabed below. The text is positioned on the left side of the image.

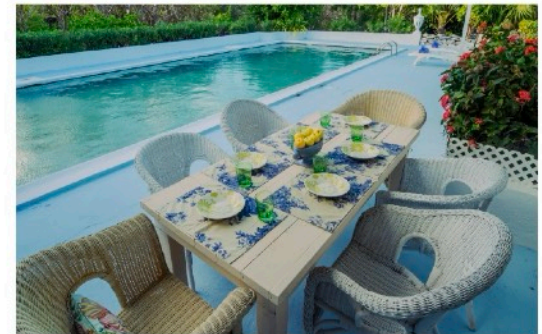
Embark on the private boat to Hummingbird Cay, and enter a world that is both inspiring, and humbling at once.

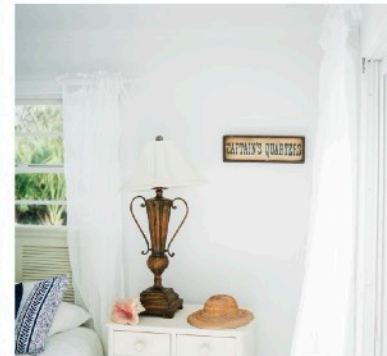


WHITE HOUSE

The island only becomes more enchanting when you enter the brilliantly poured concrete main house, known affectionately as the "White House". Situated on a limestone bluff, it is perfectly oriented to capture every sunrise from the east until it begins to set on the west. Fully sustainable, the two-bedroom, two-bath home, is privately situated past the "Pink House" and down a long stone walkway and trellis. Plants inviting various species of hummingbirds surround the areas outside, and a concrete deck holds an impressive, approximate 20' x 60', swimming pool

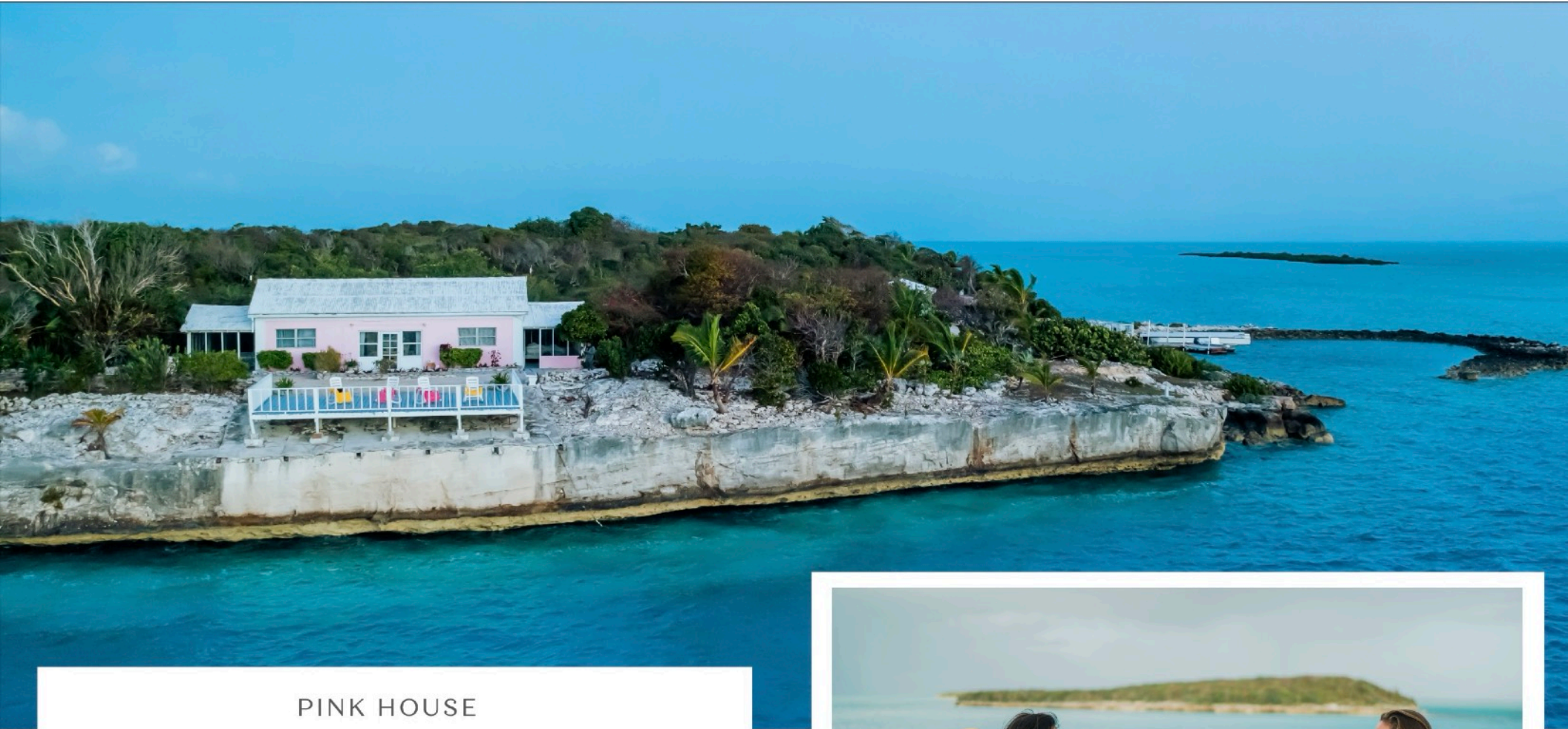
with limestone coping. Here you can escape for lap swimming or cooling off from the tropical sunshine. The deck fronting the sapphire blue sea home provides visions of an intimate soiree for 50 or so guests to enjoy as it opens to the rest of the home flowing to the effervescent swimming pool in the back. On the other hand, the call for solitude and simplicity is easily met here. Whatever it is you seek, you can find it here. A storage dwelling, workshop, and satellite tower are conveniently located steps away.





2 Bedrooms
 2 Bathrooms
 Concrete poured home
 Large swimming pool

Indoor/outdoor living
 Work shop
 Wrap around patio
 Storage facility

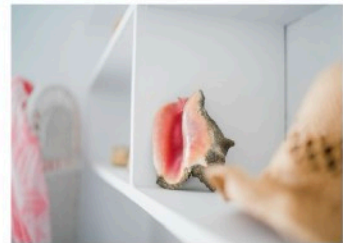
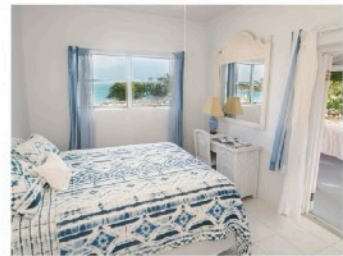


PINK HOUSE

Pretty and pink is the perfect description for the second concrete-poured dwelling, known affectionately as the “Pink House”. With two en-suites and a screened-in porch located off both primary bedrooms, the dream of outdoor sleeping becomes a reality atop the daybeds and hammocks enclosed within. If that’s not enough, walk out front to the large wood deck and rocking chairs to enjoy your morning Strongbark organic tea, compliments of the trees nearby, and watch the spectacular sunrise. Without question, you will need to set the alarm to 3AM some morning to witness the most flawless Milky Way galaxy directly overhead, surrounded by

planets and bursts of shooting stars. All marine science enthusiasts would appreciate the shark watching available from the Pink House deck, as they also tend to be enamored by the incredible limestone refuge you are occupying. There is a clear sense you are in the wilderness here, however, all the comforts of home are at your fingertips. It’s always a good time to walk over to the boat harbor, just minutes away, and catch yourselves lunch or dinner on a Bahamian reel right off the dock or out on the boat. Any novice will feel quite accomplished bringing home fresh fish to grill.





2 Bedrooms
 2 Bathrooms
 2 Screened porches off bedrooms

Entryway deck
 Grand porch over ocean
 Concrete poured

Gardens
 Maintenance sheds
 Back yard with swing



BUNGALOWS

Welcome to the sweetest beachfront homes we call the "Bungalows". A perfect location for a slumber party, marine science project, yoga retreat or simply a hangout for a handful of friends. Each has a full bathroom with at least one shower, and is a stone's throw from the two full sized kitchens, with access to the common lounge and dining room. Bringing in chefs, spa techs or going on boating, diving and fishing adventures with the caretakers and concierge on the property, makes spending quality time possible with carefree days.



8 Bungalows
2 Commercial kitchens
Dining hall

Lounge/ gathering hall
3 Caretaker cottages
Gardens



ESCAPE

TO WHERE NO ONE KNOWS TO GO



BAREFOOT LUXURY

Traces of your footprints will be the only ones left behind strolling along 2,500 feet of Sonova Beach coastline, one of the longest exquisite powdered white sand beaches you'll ever encounter in all of 365 Bahama Cays. Hummingbird Cay also has two additional private beaches near Crab Point, so be ready for a refreshing swim or dip in the sea from under the sun, and learn about its marine life including a conch revitalization project, which had taken place on the island. You'll feel the wonders and significance of joyful surroundings living a life in your own natural aquatic habitat, from the most unimaginable playground, right in your own front yard, in *barefoot luxury*.

SUNBURN BLVD

Don't forget your sunscreen \;), hat and cold beverages, when you take your 20-minute walk through the forested path, which leads you to the most breathtaking powdered sandy aqua-blue Sunova (sun-of-a) Beach. One of the longest most secluded beaches you'll ever find on any of the 365 Exuma Cays, is right here. Drop by and climb up on tower #3 lookout to get a birds-eye view of the island, and make sure to pick some organic Strongbark and Five Finger herbal teas along the way back home to cold brew or steep for a most refreshing, delicious, and thirst-quenching drink.



HIDDEN PROTECTION

At 23 degrees latitude, the tropical weather is wonderful year round, however Hummingbird Cay has a contingency storage location for all its vessels in the event of a storm warning situation. A safe haven lagoon, this long inlet to the center of the island has an abundance of mangroves known as a protective plant providing a barrier of protection for many ecosystems and for the land. They thrive to protect the island from erosion and its marine life from predators. The westside has naturally formed limestone sea wall, which protects the whole island from any surge from the waves. The shallow waters surrounding the entirety of Exuma keeps any swell at a minimum, unlike most islands in the middle of the ocean.





PHOTO VOLTAIC



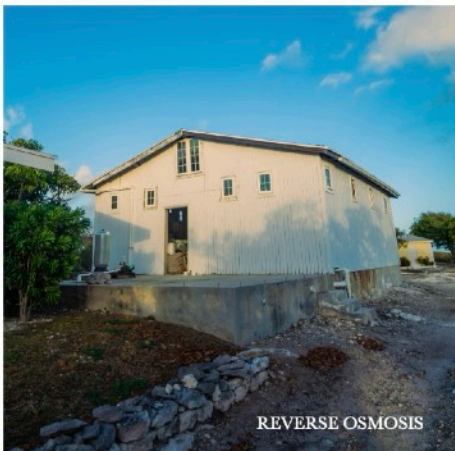
FRESH TABLE WATER WELL

WATER AND ENERGY SOURCES

The Exuma Bahamas are full of natural remedies and it's hard to find those still making it as their lifestyle today. Bahamians have been using Bush leaves and other natural resources from the land to cure nearly every need following back to their ancestors. We tested the soap Bush to wash our hands, which was used by natives to clean their bodies and clothing. It was full of lather, with a mild scent, like most all other medicinal herbs and plants, commonly growing on Hummingbird Cay. We've mentioned Strongbark tea, a favorite by many, and drinking it cold or hot, anytime of the day is just perfect, as it is herbal with a smooth and mellow flavor. You will want it with abundance.



MICRO-GRID



REVERSE OSMOSIS



ECONOMIC BOTANY

Bahamians have been using bush leaves and other resources from the land to cure nearly every need for as far back as their ancestors go. Soap bush to clean their bodies and clothing, strongbark, and 5-finger tea coat the island with abundance. We have a vision of utilizing the already abundance of natural resources, and creating a tea tree plantation to facilitate a wedding, and wellness venue at a five star boutique resort, only found by those seeking a barefoot luxury experience.



SIMPLICITY

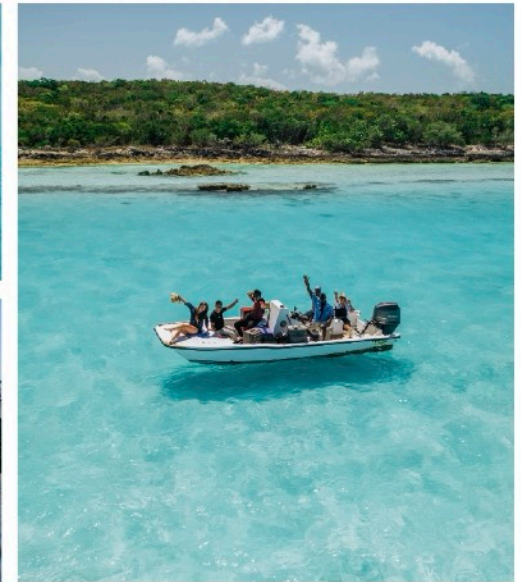
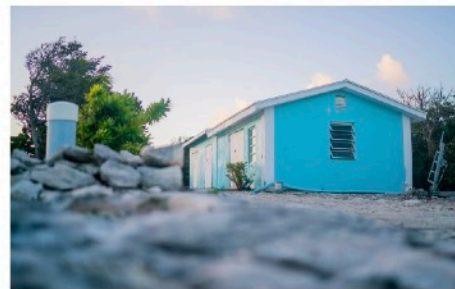
The island is fully sustainable. With food from the sea and island gardens in every direction, it's hard not to be self-sufficient. Life is supposed to be sweet and simple, and the freshness of everything you eat and taste from the resources that naturally present themselves is synchronously rewarding and beneficial for you, and the environment. "Nothings hard if you don't think of it that way", says Jeneice of her cousin Joeline, writer and author of the infamous "*Burdens Carried With Joy*," book. It's all about the ways native Bahamians grew up, and how they loved and appreciated their life of hardship, never letting it weigh them down. One can only feel the tremendous power of strength, energy, and the joy in simply being satisfied with nature's abundance way of life.

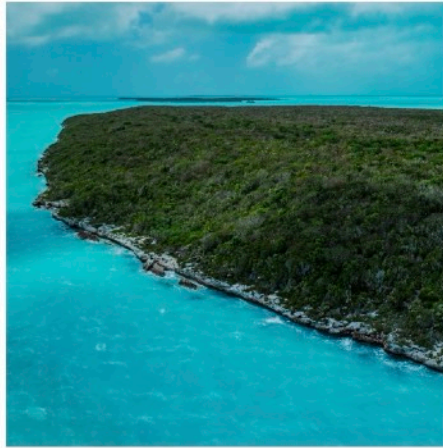
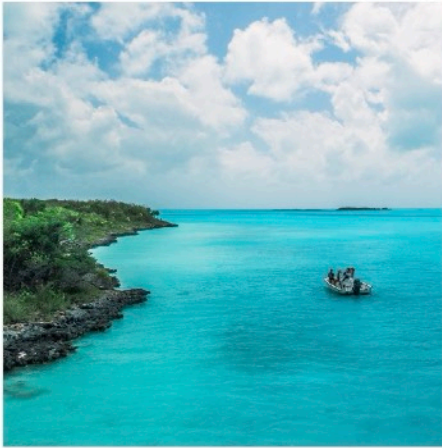
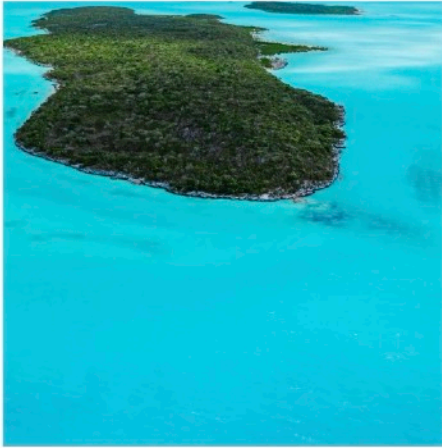


NAVIGATING BAHAMIAN SEAS

The boat ride from Mosstown dock just outside of Georgetown, is only 15 minutes to Hummingbird Cay. Sam, the caretaker of 30 years, followed in his father's footsteps of 70 years, when Mr. Bernhard first purchased the island. The shallow ocean floor stake talent to boat through them, to know

where to go, and when to be there. He's a legend and master boater and dives for seafood in these aqua blue waters for all who stay on Hummingbird Cay, which is a major perk. Having a convenient and easy ride, utilizing water transportation, makes the transition to the island feel seamless.





KINGDOM OF AQUAMARINE

The warm and intoxicating oceans of the Bahamas are particularly superior from all other beaches in the world. Astronauts have stated that looking down at the cays from outside of the atmosphere, is the most beautiful sight one will ever see. Take a closer look and you can't help to notice the waters are impeccably clear and the sand's texture is powder grade. Thanks to its carbonate platform formed by the perfect temperature, salinity, clarity, and depth of the water being just right for the contributing organisms. Pure limestone islands, when combined with wave

action and the coral reef over time, have produced an outstanding geological anomaly. Millions upon millions of years created the unforgettable seascape of underwater dunes. Its wide, shallow sea floor creates everlasting shades of sapphire and turquoise, and even the clouds take on a powder blue personality as the water reflects into the sky. Remnants of a once vibrant sea-rich with marine life that gave so willingly to manifest an uncommon occurrence, this kingdom is nothing less than a natural work of art.

UNFORGETTABLE
The island calls for you.



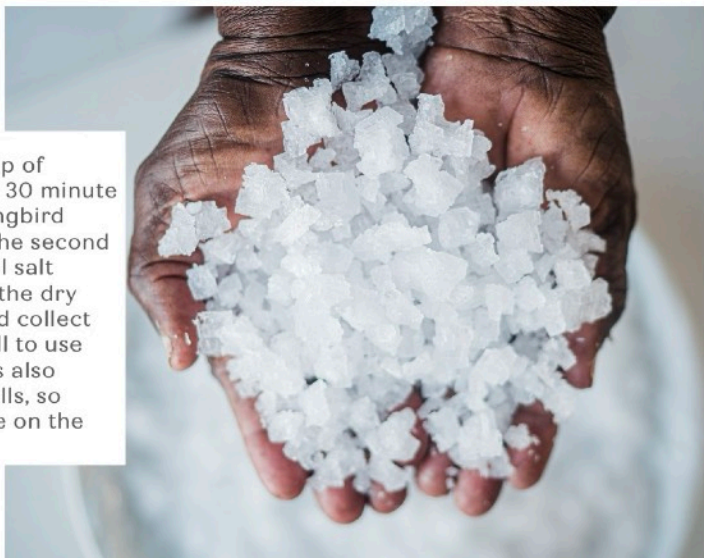
EXPLORING THE "SOUT SIDE"



Conch is one of the most popular dishes in the Bahamas. Some of the favorites are conch salads, conch on toast, conch burger, and conch sashimi. The seashells are preserved for tourists and islanders to pick freely. Shorelines are filled with an abundance of conch shells, unlike you see anywhere else in the world.



Stocking Island is a 15 minute boat ride from Georgetown, or Hummingbird Cay, known as a docking station for boats arriving from around the World. So popular, you can clear customs by docking your boat in the bay, and enjoy a fun filled time on the famous beaches and take in a restaurant, or shop for beach jewelry souvenirs.



Duck Cay is located on the tip of Exumas southern arm, just a 30 minute boat ride west from Hummingbird Cay. It's unique in that it is the second largest producer of a natural salt island in the World. During the dry harvest season, locals go and collect natural salt by the bucket full to use all year long. It's shoreline is also a mecca of empty conch shells, so the boat excursion should be on the bucket list.

HUMMINGBIRD CAY'S POTENTIAL

SeaPlane Port - Remnants of a landing pad await seaplanes on the West side of Sunova Beach, it's the location of choice due to the shallow waters, and convenient drop-off point oriented right outside of Sunburn Blvd's walking path back to the bungalows

Expanded Marina - The existing marina has a man-made barrier made of limestone to protect the boat harbor, its docks, and boats. An extension could deepen the floor and expand the walls allowing for the storage of more and larger boats.

Airplane runway - Build out the runway on the perfect spot westside, and catch a sunset touching down. Custom clearing requires 15 minutes by flight as you enter Exuma International Airport, then hop on over to Hummingbird Cay. You will receive a warm welcome by the immigration staff, having been acquainted with the Bernhards for over seven decades.

Cabanas - The calm waters and soft sand surrounding Sunova Beach is ideal for docks that go out to ocean cabanas (subject building approval)

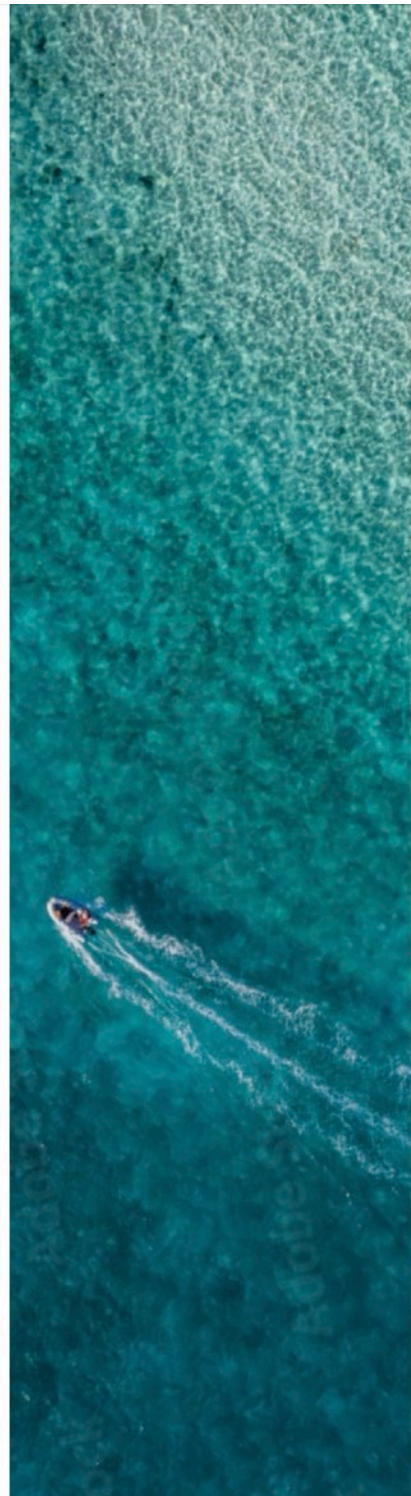
Wedding Venue - Utilizing the Strongbark herbal tea tree canopy's with lighting, and table settings, under the brilliant Milky Way galaxy and stars is sure to set the stage for any bride and groom.

Strongbark Herbal Tea Tree Plantation - Naturally growing on the island, would be lovely to have a group of them to utilize as an umbrella for seating venue events.

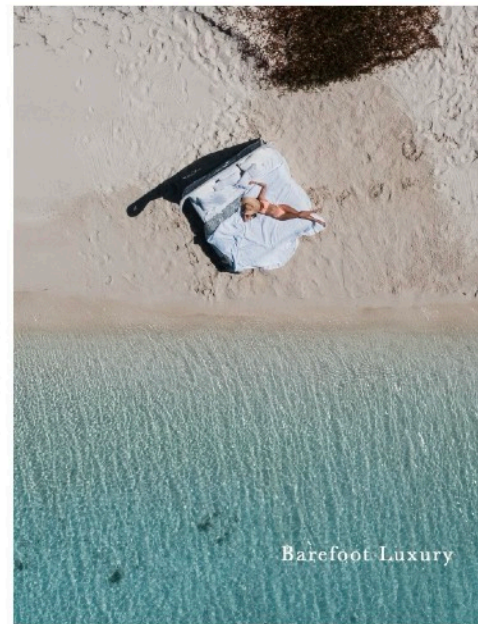
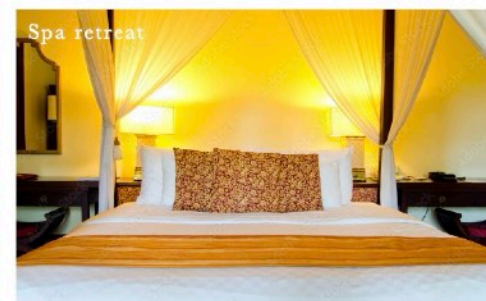
Golf course - Spectacular views, and tropical weather, including lovely terrain to practice those long shots.

Shark and marine scape diving - An adventure under sea.

Swimming, snorkeling, kayaking, water sports - shallow water sports are easy for any age group.



WHAT HBC COULD BE - DEVELOPERS DREAM



**Note: this letter was copied from a book long after I wrote it (due to a lack of paper!)*
3/21/03

Dear Vasco

Right now I'm sitting on the plane to Miami, wishing that I were back on Hummingbird Cay floating in the ocean, measuring 7 yr Apple Trees, listening to the sounds of the palm groves, poking around mangroves or just feeling the overall peace and clarity of that the island gives. I just wanted to thank you for your generosity and kindness to share your island with us. I appreciate all the work it must take to coordinate with and house a group of 15 wacky bio kids!

This has been an amazing trip for me, and I will retain these memories very fondly and deeply. This experience has definitely reached my "essence". Thanks again, wishing you, your family, island caretakers + island all the best,

Amelia Botsford
Amelia Botsford
amelia_botsford@tufts.edu
Home address: 199 cedar lane Rd,
Chelsea, MA 02115



Van - Thank you so much for bringing TOFTS + HBC. I have never seen an island quite like it, and it will always stay in my memory. Perhaps I will find a worthy occasion to return one day and re-explore its wonders. I have enclosed a few photos of the great things we saw at HBC. Enjoy! Good health and good luck,
Rose C. Chappas HBC (cm 03)



617-627-3348 (TOLL FREE)
617-627-3693 (LOCAL)
617-627-3700 (FAX)

April 9, 2007

Dear Island Tyrant:

Thank you and Dianne for making the special effort to join the Tufts HBC crew last month. I heard your annual plane flying overseas (or at least over Tony Cuz), then saw you (I presume that was you) flying by HBC. At the time I was in Stambam (Bost when other), and waved with my white hat, but you may have passed by then.

HBC: On the Edge of Existence, Ringed by Sapphire Seas

It remains a huge pleasure to visit your island. The stories never seem to let up, and new ones are made. This year, Elmore learned a few more key plants, and the students discovered a thick 6-foot tall Agave plant deep in the bushes behind the Lagoon. It is not flowering, but when it does (who knows when that will happen), the stalks will be visible by boat and from the L over. When Harold first met me there was a flowering Agave. I had to laugh. Of course it reminded me of my very first year at HBC (1981) when we cooked that lovely 1/2 held Harold as in you know that we left your new Agave alone, but then you arrived in person to witness the plant for yourself. What was it up about how long we've been coming to HBC, when we've seen "Century Plants" bloom twice? Looks as though we're averaging one big bloom every 25 years.

This year, your stories got you in trouble, or at least into a Sance. What a great and sensitive idea to generate from such young, smart, and unique students. I'm proud of them for having been inspired by your telling of the Coexistence saga, and for their acting upon it in such an open-minded and respectful way.

I hope Stephanie showed you the manuscript of you and Dianne leaving HBC. Check out reasonably well. One of the students (Brian) took strikingly beautiful shots of HBC, as pretty that I have added them to my collection (so his shots have to be better than those collected over the past 25 years). They are plant pictures (about 5 of them) somewhat with color, clouds, perspective, and composition. If I can ever talk you into purchasing his photos, let me know. I'd love to put it up in my office. Of course, every visitor will ask about it, and I'll get exhausted trying to explain HBC, so maybe we should forget it. I would however like you to see one or 2 of Brian's pictures, so I'll see if Stephanie can show them to you.

Special thanks to Harold, Angela, and Forest for setting up the place (huge project), sharing recipes and medical supplies, and allowing Forest to take one 5-hour walk. He's getting ready to run his own kiosk (now that he really knows that land what Petromerit is about...)

Kindly yours, George

"HBC: ON THE EDGE OF EXISTENCE, RINGED BY SAPHIRE SEAS"

- George Elmore,
Tufts Biology Dept.



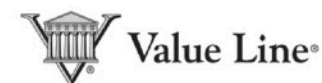
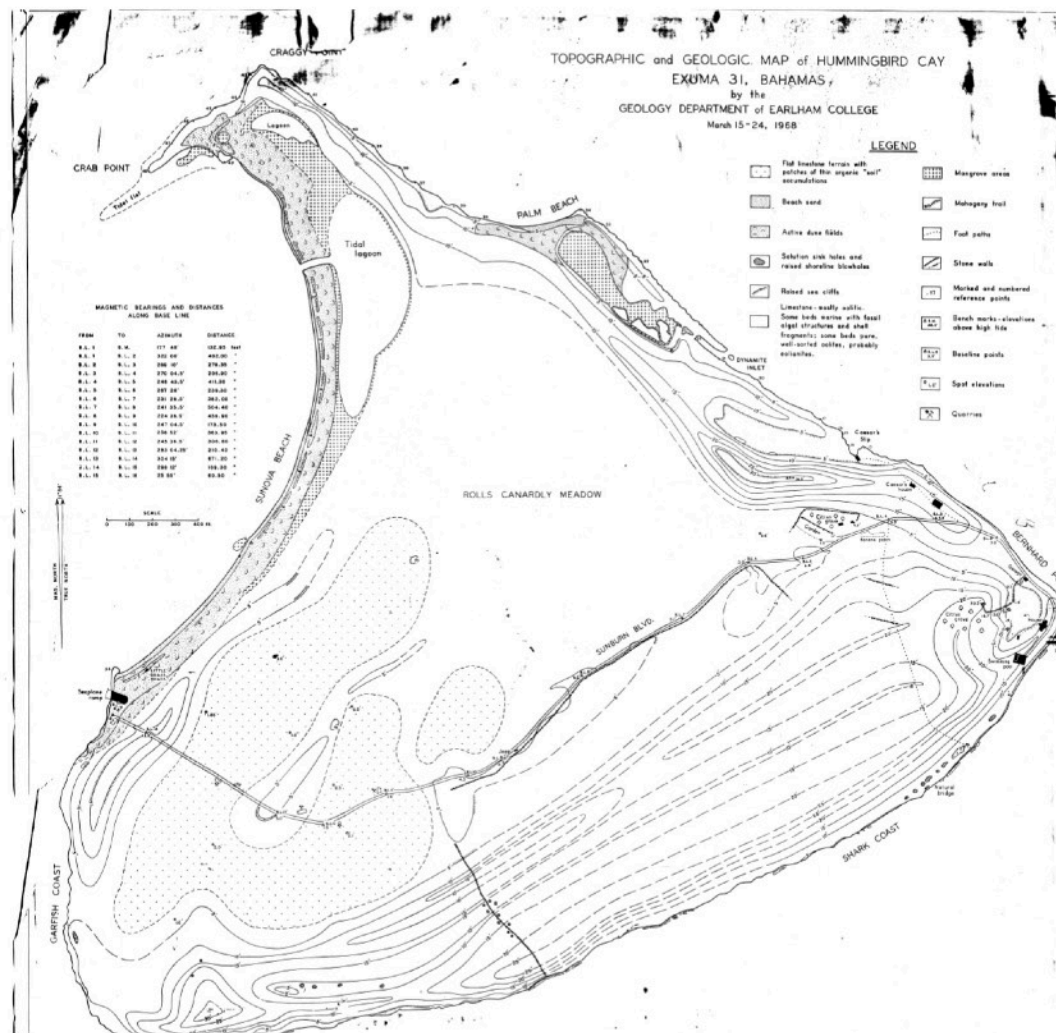
Van Bernhard



2013 Tufts University Biology Students

BIOLOGICAL FIELD STATION

For over 40 years, Hummingbird Cay had annually hosted Tufts University biology students to explore and collect data for their research, and for a handful of years, Christopher Newport University biology students joined. Some of the data taken back to Massachusetts for research included the vast types of mangroves, trees and marine life. Every year the Bernhard family would receive an abundance of thank you letters commonly expressing the deep connection they felt develop towards the island.



A RICH HISTORY

Shepherded by the Founder of ValueLine, Arnold Bernhard and family, Hummingbird Cay has served the marine science community for over seven decades through education and conservation initiatives with The Bahamas and world-class university programs, such as the Conch Restoration Project in partnership with Florida Atlantic University.

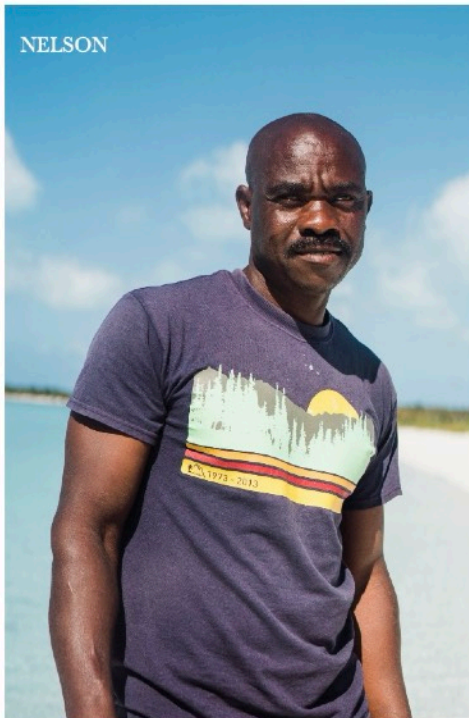
THE CREW

Hummingbird Cay Staff are **KEEPERS!** Willing to go the furthest lengths for the greater good of the beloved cay. **Sam** has been the island's caretaker and resident for these past 30 years, his father had for 70 years, and if anyone knows the in's and outs around the island by water, and all of the "Sout Side" for that matter, it's him.

Nelson, caretaker of over a decade, is Sam's support on land. He loves the garden, and is great with potting plants from the ground to the planters. He also works on all the domestic

exterior chores, and improvements. A true gem on the island.

Jeneice, the concierge takes pride in taking charge, and directing gentle orders. Her memory is phenomenal, and half of the tasks on the daily list is completed by mid morning. Resourceful and knowledgeable about all the medicinal plants throughout the island, including artistic in jewelry making, she always lends a hand to brew some freshly picked Strongbark herbal tea, or anything else you may need.



NELSON



JENEICE



SAM