

ECO ROUGE
- ESTATES -

EcoRouge Estates Inc., an ecological real estate development company based in Dallas, Texas. The company was developed to provide solutions for today's problems. It is important for investors, corporations and business development to consider what effect we have on the planet as a whole. EcoRouge incorporates methods to heal the lands and operate systems within real estate and production, while achieving NET 0.

We create sustainable and rejuvenating living experiences for health-conscious families, individuals seeking to heal, and knowledge and adventure seekers. Within our ecological neighborhoods, we offer sustainably built real estate properties: eco-homes, new community development avenues, therapeutic services and nature adventure experiences. Furthermore, ADD Centers compose eco-commercial real estate properties, where commercial businesses are vetted based on alignment of ethical standards of conscientious businesses; from luxury villa rentals, healing retreat packages, therapeutic services, nature adventure experiences, organic products boutiques, etc.

Our eco-homes and commercial property spaces of eco-buildings are sold and leased through our network of realtors. Residential and commercial properties, include online and a physical location, catering to a wide range of clientele.

Business Origins

EcoRouge was founded to provide a unique and harmonious living experiences in the lap of nature. The responsible company was born out of a deep appreciation for the natural, majestic beauty of rain forests and forestation, and a desire to do everything possible to *preserve* the essential rainforests and forestry across the earth. Since land development is inevitable, EcoRouge creates a community of environmentally conscious thinkers, develops in alignment with nature, while focusing on *preservations* and replanting, and authentic community. We believe that by embracing sustainable methods and fostering a sense of community, we can create a place where people will evolve in a more advanced manner, and thrive.



“The earth should never be polluted on a mass scale and no one should be allowed to uproot thriving forestation anywhere on the planet. Current problems, are addressed by EcoRouge, in collaborations with Gary Olp, AF Willyoung & Saidika Organization — ‘action-based solutions are underway!’” — founder of Ecorouge

INVESTMENT OPPORTUNITY

EcoRouge believes that capital effects our shared experience on this earth. The behavior patterns companies embrace, and the placement of capital, is critical to our future. Nili Gilbert of Glasgow Financial Alliance points out that financial capital has a huge role to play in our shared

success or our shared failures. It is vitally important for our capital providers, or long term shareholders, to focus on business models embracing methods to sustain and heal our eco-systems.

Changing market trends, changes the world. It is time to fix the market, not continue to contribute to antiquated behavior traits. During this period of human and production expansion, the mission of EcoRouge is to protect our forestation and our water supplies, through the use of methods dedicated to augment growth, while providing solutions to heal our planet, so



that we can essential change the trajectory of our climate and human evolution.

Earth and humanity is at a critical point and we do not have years to look for problem solving innovations within business trends and development. EcoRouge provides solutions for the NOW, with its 0 carbon emissions business model.

It is essential to consider the stabilization of our earth from a wholistic perspective. The company turns attention to more sensible ways to develop raw land AND nontoxic production habits within the textile industry.

EcoRouge achieves Net 0 by instilling the fundamental methods needed for deep decarbonization. Cutting edge technology and innovative science-based methods are used by EcoRouge, to TRANSFORM the existing real-estate development models and textile dying processes. The advanced methods

incorporated by EcoRouge, essentially heal the planet, and people, while still profiting. Since climate change is effected by the unethical practices of humans and large corporation business endeavors, EcoRouge's provides a business model is intended to instill new trends in forestry *preservation*, proper growth and proper use of resources for textile production across the globe. The existing models disrespect the earth, our resources and of our fellow people, on a global scale. There is more power and fine profits, in developing in harmony with nature, while contributing to our earthly *preservation*.

Investing in EcoRouge is a prime opportunity to capitalize with a business providing solutions to solve climate change. Existing and outdated, standard procedures of real estate development of raw-land account for over 30% of carbon emissions, while industrial production accounts for another 30%. Additionally, industrial wastes contaminate our lands and water supplies across the globe. Every second, 13 tons of hazardous waste is produced, amounting to over 400 million tones of hazardous waste each year, with a 400-fold increase in hazardous waste generation. Deforestation and massive contamination causes disease and leaves uninhabitable lands across the globe.

EcoRouge is able to transform these market trends, and profit. Most importantly,

home-buyers and consumers are seeking out eco-ways of living. EcoRouge provides solutions for raw land development and heavy industrial waste problems; through the implementation of the latest innovations in technology, to modern design efficiencies and features, to the usage of specific healthy raw materials during production. For example, sustainable and efficient technologies are incorporated into new home builds, minimal portions of lush land sources are excavated for new building construction, etc. The company aims to provide healing patterns rather, and encourages the growth of surrounding plant life and trees, through the use of water extraction technologies in dry and arid places, such as Dallas. Moreover, along with the cultivation of raw materials used for production means; all methods inevitably heal the

earth and the people, while simultaneously, preventing the contamination that is caused by today's standard methods.

For an investor to continue contributing capital gains to companies with long term plans of 30 years to reduce to 0 carbon emissions model, when changing patterns within human development and production need to change now; the investor's "impact" is still negative. The only positive impact is to devise new Net 0 business models, to NOW blend into the market, and influence current economic market systems.

It is time for investors to aggressively scale and imperative to contribute to a business that aims to restore value in our planet and in people. EcoRouge is launching 0-percent carbon emission models to heal us.



Recreating Community

Ecorouge Estates is a residential and commercial ecological real estate development company, to provide eco-community neighborhoods and purposeful, ecological commercial-space for the communities.

Ecorouge Estates provides ecological living opportunities for people desiring to live within nature and provides a way to live more sustainability. Our implementation of sustainable building and development methods help relieve the unnecessary environmental hazards caused by traditional power sources and development methods.

Eco-community neighborhoods are designed with exclusive designer eco-home builds within the natural landscape of our earth. The grounds are enriched with adaptive permaculture models for its aesthetic, healing and nutritional purposes. Community

centeredness provides solutions for families and children — safe, comfortable, wholesome and nature-based environments.

Residential homes and commercial buildings are eco-building structures, incorporating window-walls to view the surrounding nature and permacultured landscape. Each residential space has enough land and nature coverage for privacy needed.

Ecological living is now the preference. Most prefer not to contribute to traditional human habits causing pollution. For example, most people prefer using sustainable power, buying pure forms of consumer products, living within welcoming community environments, etc.

Traditional consumer-driven habits are polluting the environment on a large scale and destroying communities. The destructive habits generate disease upon the human populations, entice people into “shopping

frenzies,” and project states of unhappiness upon us as a whole. Tuning in with nature, and incorporating sustainable living methods, help people thrive, and relieve the standard pressures of societal demands imposed on us by the consumer-driven model.

Droves of people are looking for a more authentic ways to connect: with their purpose and with others. A community built for the sole purpose to evolve and thrive in harmony with the earth and each other. The ideal way of life involves enjoyment within all aspects of life, while supporting their desired and purposeful outlet.

The co-creation communities of Ecorouge Estates developed for human advancement, and focuses on the betterment for ourselves and for the whole. As we expand and multiply, Ecorouge offers “common sense” approach to growth — a model entailing outcomes of wholesomeness and advancement.

“ True happiness does not derive from this irresponsible consumer driven facade, it derives from a positively charged energy exchange: between connections made within one’s true self; within our environment, specifically in nature; and with other life-forces. The synergy of authentic connections help us tap into our higher purpose, and with others, activate desirable pursuits.” - founder of Ecorouge



Residents of Ecorouge Estates become members of a community, enjoy life experiences. Making genuine, life-long connections, in the midst of nature, enables community members to thrive and heal. A neighborhood where individuals can capitalize on their purpose, *i.e.*, creators and craftsmen, designers and holistic producers of everyday items — artisans, performers, musicians, teachers, service providers, scientists, retirees, scared practitioners of mind and body, digital nomads, *etc.* Supporting natural- and purpose-made products, contributes to wholesome methods.

Serving members of the community comprise a network of professionals, who desire to grow, and help others grow, in mind and spirit, *i.e.*, healers, therapists, idealists, artists, artisans, scientists, permaculturists, *etc.*, help support each other and advance together. The network facilitates healing and alignment through Therapeutic Services and Adventures. All seeking out higher knowledge and our powerful connection to nature, naturally become members of our community — to carve a path for ongoing collaboration and sense of purpose with another.

Advancement through Re-Creating

Communities incorporate both ancient and innovative understandings to determine new fundamentals in our ability to co-create and progress in unison with others and the earth. Effectually, sustainable, and other empowering tools are used to facilitate individual and societal advancement.

A vision of life-long learning environments, for the community to voluntarily incorporate adaptive and collaborative models. Ecorouge facilitates for new formats to take place. New learning formats entail methods to inspire each other, and to align with one's true desires and passions and to make sense on a whole.

Embracing one's natural way of learning, sharing knowledge based in truth and acceptance of everyone's unique creative contribution — together we can co-create the most extra-ordinary and harmonious existence.

The trend of a prison-like feel which developed within the current school system standards, presents limiting constructs to both children and adults.

The need to re-create life-long learning programs, changes from the restrictive learning standards to an enhancement within our co-creative and individual powers. Learning has no limitations and takes place each and every moment. In fact, when in tune with a senses of purity, as children are naturally, a shift in perception may even prompt an adult to open their limited ways of thinking and consider to learn from, and with a child, within reason. Ultimately, the dynamic of respect adds value to the evolution of our co-creation.

Life-long Learning Centers address the whole-being, and includes advancing a variety of skill-sets in harmony with one's nature and

natural expression. Technology is used in moderation, foci of meditation; elected physical skills, from yoga, tai chi, karate, archery, fencing, horseback riding, to soccer; academics, advancing intuition, learning through clairvoyance and exploration; and master any desired artistic skillset, visual, gardening; innovative thinking; understanding through meta and quantum physics (observing how science meets spirituality); the incorporation of ancient methods of within living and methods, *etc.* for advanced propagation.

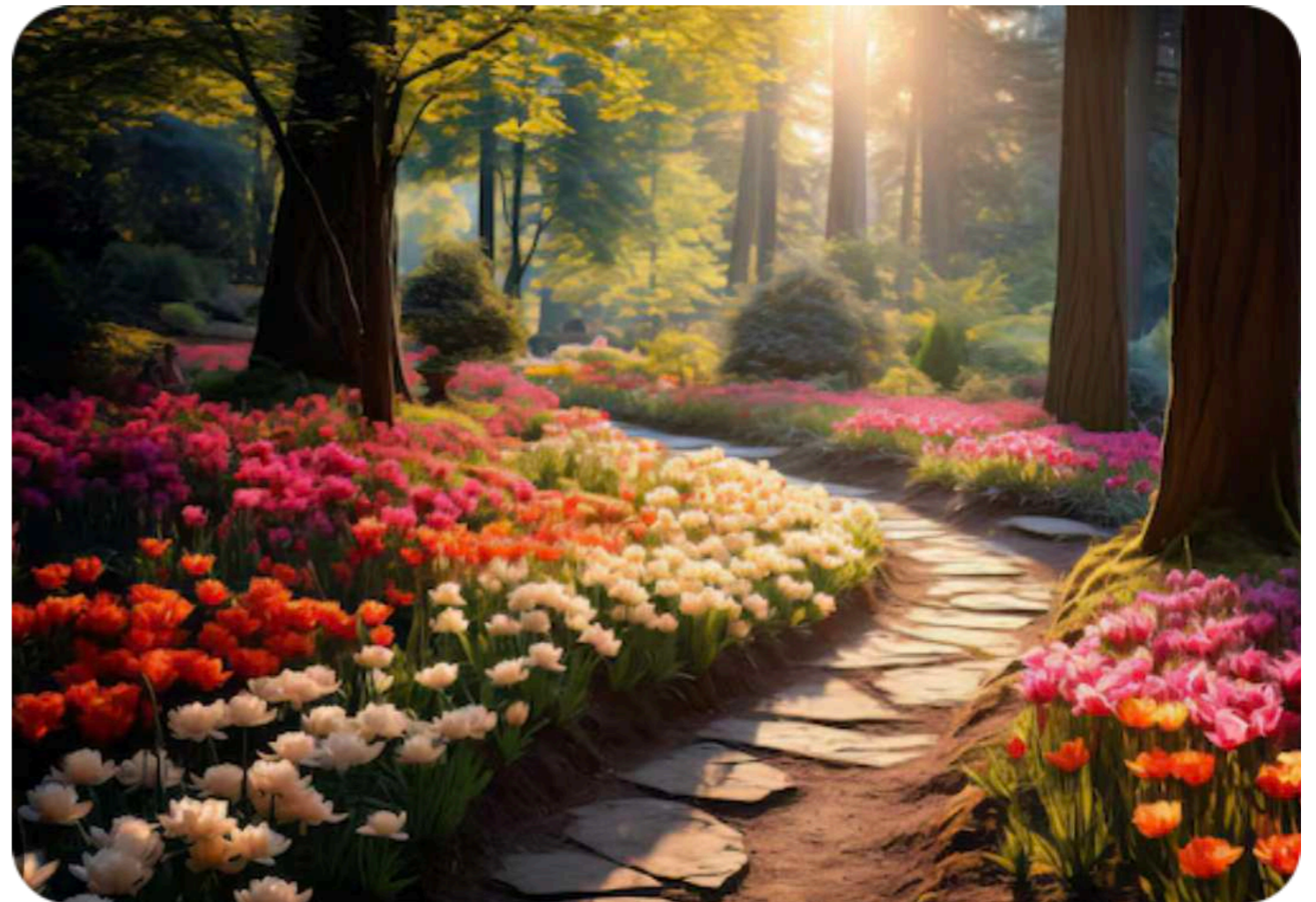


Each Eco-Community Development will provide most of the same amenities.. joined together by pathways —

Flourishing Pathways: Endowed with blooms and forestry, the paths wind from each home area to all of the amenities offered within the community. Pathways will be composed of stepping stones, cobble stones and or concrete mixtures infused with copper nano-particles and other crystalline structures for the purposes of recordings one's energy if they feel the need to walk bare foot for positive ionization practices.

Permaculture Setting: The art of permaculture, harnesses the ability to provide edible forests, exotic-animal attractants, and flower blossoms along the paths and interior roads of the estates. Each eco-community will compose a permacultured layout to provide produce, medicinal uses and other benefits of nature.

Retention Ponds: Eco-community design layouts include the implementation of permaculture which necessitates areas of water retention. Ecorouge community developments will take this a step further to facilitate stocked ponds for fishing, recreation, swimming, etc.



Garden Spaces: Aesthetic, flowering spaces carved out of nature, offers perfect jungle-like tropical environments for peaceful walks and sacred spaces through the community. Garden spaces may include artistic sculptures to highlight the ingenuie appeals of our creative nature.

ECO-COMMUNITY AMENITIES



Infinity Swimming Pools: Swimming area, suspended in air, and surrounded by the brilliances of nature, lined with lounge spaces and play areas, providing spaces of pure enjoyment, recreation and relaxation.

Waterfall Lounges: The specialized, manmade features create well-deserving peace and tranquility; sounds found in nature, conceal any outside intrusive sounds of the city and provide comfortable spaces and nooks for relaxation, reading, meditation, sharing special times with others, etc. With adjoining natural swimming holes composed of water treated with similar minerals and nutrients found in the natural

volcanic filtered waters, i.e. Magnesium, Potassium, Calcium, Copper, Zinc, Silver, etc. The powerful energy charges of waterfalls will help relive residents of the oxidative stresses of life, naturally healing and restoring ones' longevity.

Recreation Pavilion: Beautifully constructed pavilions are made of either bamboo or local materials, provide a space to cherish for times of peace, for athletic discipline, for gathering with others, for performances, etc.

Community Gatherings: EcoRouge will hold community gatherings for the residents and guests of all ages for fun and community engagement. Small events range from dance and music, performance, BBQ and swim, nature fun, education of the mysteries, etc.

Equestrian: Most eco-communities will entail an equestrian amenities for re-creation and or therapy. The services is available to all residents and guests of EcoRouge. This importance brings enjoyment and purpose to all who take part.

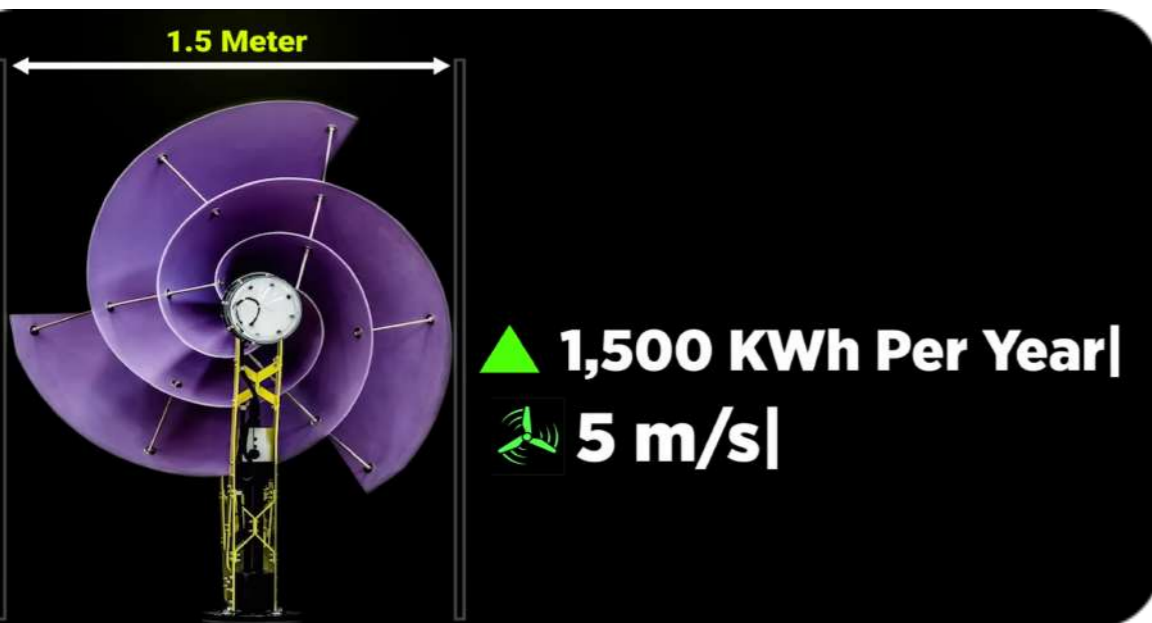


Buildings Structures . modern amenities

- * The incorporation of tempered glass wall homes and commercial facilities
- * The incorporation of bricks for temperature alignment and efficiency. Exposed bricks offers optimal and most efficient temperature regulating effects and cross ventilation wall positioning
- * Sustainable Powered Features
- * Circulating Water features for garden nourishment and mini-water fall design incorporation.
- * Optional Home Designs with additional features, i.e Infinity pool modern incorporation

Green Architects	Name	Contact
Winn Wittman	Winn Wittman	512-630-2724
GGO Architects		214-328-9091
Oglesby Greene Architecture	Ben Reavis	214-954-0430
Overland Partners	Jenna Acord	214-251-8866
	Project Manager, Kia Duckwork	
M Gooden Design	Christopher Anderson	214-932-9121
	Project Manager, Erik Torres	
Miró Rivera Architects		512-477-7016

Sustainable Power Features



WATER SOURCE Power *Geothermal Systems*

— Air Heat Pumps — connected to a ground loop allowing transfer of energy, and greatly reduce the consumption of energy, i.e. Electra

AIR SOURCE Power

— Air Heat Pumps — renewable energy system that utilizes the natural heat from the sun outside to provide heating and hot water

— Air Cooling Pumps

WIND SOURCE Power

SOLAR SOURCE Power

— Liam F1 — by the Archimedes is a more efficient means of powering the electricity than standard solar, due to the increased amount of KWh capabilities and incorporation of WIND

— Solar Panel — positioned at most efficient direction and angle for optimal sun absorption; slope of the roof for maximum natural air conditioning flow with the use of exhaust fans

ELECTRICAL SOURCE Power

— Hardware — high efficiency rating

WATER FILTRATION Systems

— Waste Water Management — collects rain water to use without the need for power filtered through sand, charcoal, etc., and access water used for gardens. Washer machine water separate and allocated for toilet flush, then channeled through filtration system



Interwoven throughout all of the properties of EcoRouge Estates, the art of permaculture serves as a staple for the communities of *Co-creation Communities*.

Permaculture is agricultural designed in harmony with nature. It offers enormous benefits: maintains the integrity of the natural forestation, and supports a permanent resources for food, medicinal use, and canopy shelter. While the raw food sources support optimal energy and improved health; the medicinal purposes of provide natural healing aids for both mind and body.

Agroforestry, and other companion planting techniques, provide a variety of food and medicinal resources for the community. In contrast to popular

agricultural systems, permaculture and agroforestry, are agricultural systems developed to produce permanent crop cultivation solutions. Our permaculturists design cultivation-layouts to grow and cultivate harmoniously, in accordance with the natural ecology of landscapes, by observing the natural growing patterns within the composition of the forests.

Using a whole-systems approach, permaculture design, essentially resolves any problems that arise within cultivation, and thus, serves purposes in a multi-functional manner. Permaculturists work with the innate tendencies of nature to produce a myriad of flowering, fruit and nut bearing plants and trees. The stabilized eco-system provides healthy

sources of food for us, birds, bees and butterflies.

Implementations of permaculture methodologies provide extraordinary benefits — turn waste into resources; enhance natural-fertilization capabilities; assist naturally occurring pollination processes; serve as repellent facilities, i.e. mosquito protection, and other insect deterrents; preserves the natural formation of the eco-system.

Since permaculture supports life vitality and sustenance — life-long provisions for the Co-creation Communities, for the surrounding communities and for export trade capabilities. Availing opportunities can be factored into the Ecorouge business model, to generate financial

PRESERVATION INITIATIVE

Preservation methods are imperative at this point in time, especially for our forestation still left in tact. Ecological approaches to all new developments is the essential message EcoRouge intends to spread throughout the globe.

Let us consider the ramifications of aimless development and the massive flow of money and power streaming into the region, and the importance of establishing crucial parameters for preservation during this inevitable process of development. Clearcutting is a thing of the past and should not be allowed, because deforestation causes environmental havoc. The act of deforestation releases carbon dioxide into the atmosphere, and decreases the production of oxygen, diminishing atmospheric oxygen levels. Lack of oxygen also causes low quality living, harvests sicknesses and diseases, and defects human potential. The imbalance our ecosystem engenders abnormalities, such as droughts,

flooding, disease, temperature or climate change, avalanches, etc.

Ecorouge establishes *Nature Reserves* and helps maintain and support existing *Nature Reserves*. Preserving the canopy of trees, delivers natural air conditioning for the earth, naturally cooling temperatures up to 20 degrees, and surges enriched oxygenation for the planet.

EcoRouge will use its connections with other companies spearheading eco-community development, to ensure preservation trends remain in effect, for the long-haul.

Developing in alignment with preservation of our forestry is initiated .. for our health and the health of the planet, by leaving nature as undisturbed as possible, accentuating the beauty of nature by re-planting, natural flowering and exotic growths.

ANTIQUATED DEVELOPMENT



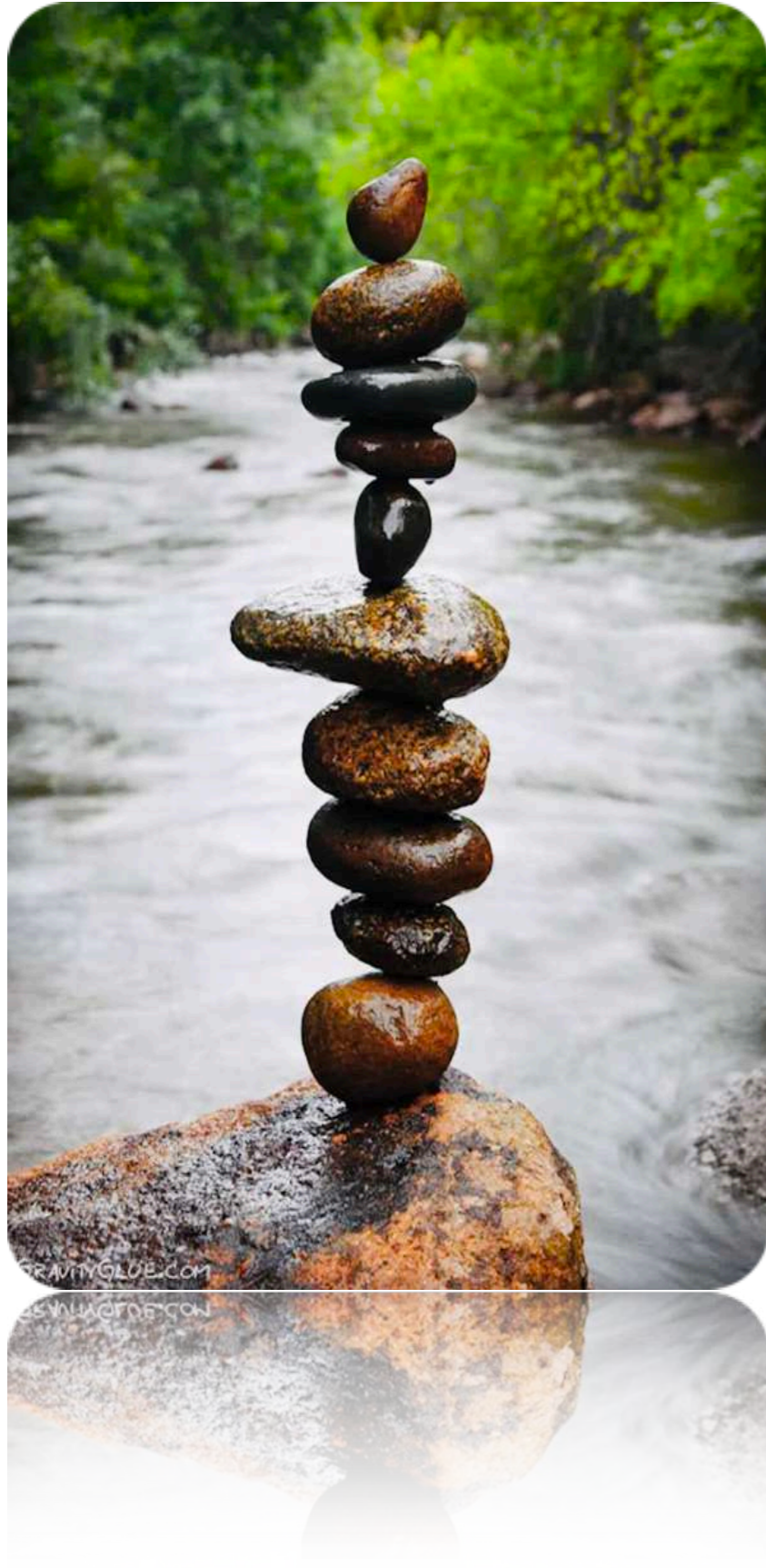
Clearcutting by developers should not be allowed. During the process of development from commercial buildings to residential homes, the NEED to consider the existing nature is vital to maintain the balance of our ecosystem, for the purification of our air and of our well-being. The pervasive clearcutting without the necessary regard for our ecosystem is generating an imbalance within our eco-system, within the developing areas of the world. Over-development is adding to the extreme changes of temperature occurring through out the world. In the midst of the summers incurring 3 digit degree temperatures, this is felt in the over-developed areas with minimal tree coverage and primally concrete. Though, once

within the natural landscape of nature, temperatures drop dramatically, relieving the unnecessary extremities of the dreadful heat.

EcoRouge land developers evaluate each land parcel as a whole and designs a community layout based on the natural orientations that exist within nature, considering areas for water retention, increased planting of trees and or permaculture designs, the carvings of minimal areas for building, and the resourceful use any nature taken for building.

In addition, a sound financial model can be formulated for any piece of land, in order to make a beneficial profits. Therefore, if a developer is clearcutting and packing in the same copy-cat abounding models, then the developer is ONLY considering profits. It is understood profits are essential, however, nature is most essential. Furthermore, it is quite simple to figure out profits while using eco-development practices. Moreover, most people today feel more comfortable and prefer contributing to sustainable ways.

ANALYSIS OF LAND



After signing of the Sales-Purchase Agreement (SPA), written by the company's attorney, the project executes a 30 day Due Diligence period.

- ◆ **Property Title** verification conducted by attorney
- ◆ **Property Survey** by topographer
- ◆ **Final Draft of Master Plan** conducted by Project Manager and/or Civil Engineer in collaboration with Project manager
 - ▶ A final blueprint of parcel segregation, for the development of lot parcels, building homes and structures, and amenities (internal roadway system, electrical and water main configurations) is in compliance with all governmental agencies — a thorough explanation of the property's master plan, a map of aligned sectors (visuals, data, costs and timeline) expounds final details of projects.
 - ▶ The attainment of all required permits from the Construction Permit Reception Office.
- ◆ **Soil Test**
 - ▶ 3 Core Samples
 - ▶ Percolation Test including septic tank
- ◆ The Establishment of **Insurance Policies**
- ◆ Verify all Taxes required schedule of payments

During this time, all consortiums and contracted crews are scheduled to execute the tasks of the master plan, a final cost analysis and time-line is generated.

Advantages

- ◆ *Property Easements* — public road access, grants easements for property accessibility and offers flexibility of land development options
- ◆ *No Zoning Restrictions* — the land may be used for residential and or commercial use
- ◆ *An Area of High-Demand* — The established property is located in a thriving and highly desired area. The expanding town in a paradisaal setting with all of the necessary amenities (groceries, gas stations, stores and boutiques, restaurants, adventure seeking activities, etc.).. engenders a growing need to provide property purchasing options. Providing an ecological solution is the best option for the multiplication and expansion of civilization. The flourishing actions enables the negotiations of pre-sales to begin at the onset of the project.
- ◆ *Consortium of Crews Ready to Go* — from a well driller to the real estate team, everyone is eager and excited, willing and ready to begin Project No. 1.

Flower Mound, Texas

The location of Hawks Hill is F M 2 4 9 9 between Waketon Rd and College Pkwy. The SPA 5 property is zoned for neighborhood retail and professional office space. The frontage access is extensive. FM2499 is Long Praire Road transporting +/- 65,000 vehicle a day and along Waketon Road transporting approximately 2500 vehicles per day. There is an open space throughout the development to increase usability.

The Magnificent 100 year old Pecan Tree on the S. W. Corner of Hawks Hill st the site of the new service station.



The Magnificent 100 year old Pecan Tree (State tree of Texas) on the N. W. Corner of Hawks Hill at Waketon Road and Long Prairie Road (2499).

The growing population over 80,000 people encompassed within the Flower Mound continue to look for homes and environmentally conscious which is extremely sparse in this area, considering the overdevelopment that has occurred in this once FLOWER MOUND.

PROJECT HAWK

OWNER'S CERTIFICATE

STATE OF TEXAS &
COUNTY OF DENTON

WHEREAS Hawks Ramsey, LLC is the owner of that certain 32.172 acre tract of land situated in the Jesse Watkins Survey, Abstract No. 1324, in the Town of Flower Mound, Denton County, Texas, and being a part of a tract of land described in deed to Hawks Ramsey, LLC as recorded in County Clerk's File No. 2007-51767 of the Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a PK nail found for the northwest corner of said Hawks tract, same being in the intersection of Nacketon Road (approximately 25 foot R.O.W.) and Rippy Road (approximately 25 foot R.O.W.);

THENCE along the common line of said Hawks tract and said Nacketon Road, as follows:

North 89 deg. 21 min. 40 sec. East a distance of 905.78 feet to a point for a northeast corner of said Hawks tract;

South 00 deg. 08 min. 35 sec. East, a distance of 28.75 feet to a 1/2 inch iron rod found with G&A cap for an internal corner of said Hawks tract;

North 89 deg. 51 min. 25 sec. East, a distance of 80.00 feet to a point for a northeast corner of said Hawks tract, same being the north end of a corner clip, same being in the southwest intersection of said Nacketon Road and Long Prairie Road (F.M. 2499) (variable width right of way);

THENCE South 45 deg. 08 min. 35 sec. East, along said corner clip, a distance of 55.36 feet to the most easterly northeast corner of said Hawks tract, same being the south end of said corner clip, same being in the west right of way line of said Long Prairie Road;

THENCE along said Hawks tract and said Long Prairie Road, as follows:

South 00 deg. 04 min. 35 sec. East, a distance of 143.54 feet to a 1/2 inch iron rod found for corner;

South 89 deg. 51 min. 25 sec. East, a distance of 5.00 feet to a disc monument found for internal corner;

South 00 deg. 08 min. 35 sec. East, a distance of 50.25 feet to a TxDOT Monument found for angle point;

South 02 deg. 40 min. 25 sec. West, a distance of 200.16 feet to a TxDOT Monument found for angle point;

South 00 deg. 08 min. 35 sec. East, a distance of 350.30 feet to a point for corner;

North 89 deg. 52 min. 00 sec. East, a distance of 10.20 feet to a point for corner;

South 00 deg. 08 min. 35 sec. East, a distance of 350.23 feet to a point for corner;

South 02 deg. 11 min. 20 sec. East, a distance of 104.62 feet to a point for corner;

North 85 deg. 45 min. 25 sec. East, a distance of 10.00 feet to a point for corner;

South 06 deg. 10 min. 30 sec. East, a distance of 104.17 feet to a point for corner;

South 10 deg. 18 min. 20 sec. East, a distance of 104.50 feet to a point for corner;

South 01 deg. 15 min. 01 sec. East, a distance of 2.94 feet to a point for the southeast corner of said Hawks tract, same being the northeast corner of Highland Court Addition, according to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in County Clerk's File No. 2015-16, Official Public Records, Denton County, Texas;

THENCE along the common line of said Hawks tract and said Highland Court, as follows:

North 88 deg. 40 min. 15 sec. West, a distance of 293.02 feet to an angle point, same being the beginning of a curve to the right with a radius of 595.00 feet and a Delta angle of 06 deg. 38 min. 57 sec.

Along said curve to the right, an arc distance of 69.05 feet and a chord bearing and distance of North 85 deg. 25 min. 52 sec. West, 99.01 feet to an angle point, same being the beginning of a curve to the left with a radius of 200.00 feet, a Delta angle of 11 deg. 10 min. 55 sec.;

Along said curve to the left, an arc distance of 39.03 feet and a chord bearing and distance of North 87 deg. 41 min. 53 sec. West, 38.97 feet to an angle point, same being the beginning of a curve to the right with a radius of 200.00 feet, a Delta angle of 22 deg. 00 min. 22 sec.;

Along said curve to the right, an arc distance of 77.11 feet and a chord bearing and distance of North 82 deg. 14 min. 41 sec. West, 76.63 feet to an angle point, same being the beginning of a curve to the right with a radius of 610.00 feet, a Delta angle of 00 deg. 46 min. 09 sec.;

Along said curve to the right, an arc distance of 6.19 feet and a chord bearing and distance of North 70 deg. 48 min. 56 sec. West, 8.19 feet to an angle point, same being the beginning of a curve to the left with a radius of 670.00 feet, a Delta angle of 18 deg. 19 min. 28 sec.;

Along said curve to the left, an arc distance of 214.28 feet and a chord bearing and distance of North 79 deg. 35 min. 36 sec. West, 213.37 feet to an angle point;

North 88 deg. 45 min. 20 sec. West, a distance of 20.12 feet to an angle point, same being the beginning, right with a radius of 40.00 feet, a Delta angle of 54 deg. 18 min. 25 sec.;

Along said curve to the right, an arc distance of 37.91 feet, a chord bearing and distance of North 61 deg. 35 min. 53 sec. West, 35.51 feet to an angle point, same being the beginning of a curve to the left with a radius of 80.00 feet, a Delta angle of 11 deg. 21 min. 22 sec.;

Along said curve to the left, an arc distance of 15.86 feet, a chord bearing and distance of North 40 deg. 07 min. 09 sec. West, 15.83 feet to an angle point, same being the beginning of a curve to the right with a radius of 40.00 feet, a Delta angle of 44 deg. 03 min. 46 sec.;

Along said curve to the left, an arc distance of 84.54 feet and a chord bearing and distance of South 31 deg. 31 min. 01 sec. West, 80.66 feet to a point for corner of said Hawks tract;

North 88 deg. 45 min. 20 sec. West, a distance of 390.58 feet to a 5/8 inch iron rod found for the southwest corner of said Hawks tract, same being in the approximate center line of at-grade Rippy Road;

THENCE North 01 deg. 03 min. 45 sec. West, along the approximate center line of said Rippy Road, a distance of 1408.21 feet to the POINT OF BEGINNING and containing 32.172 acres of computed land, more or less.

GENERAL NOTES:

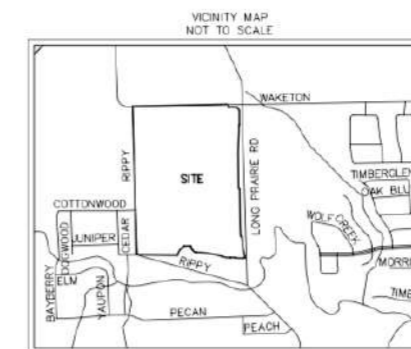
1. IRF = Iron Rod Found
2. All corners incrementated with Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap unless otherwise noted herein.
3. Lot 1 detail located on sheet 2.

RECORD PLAT LOT 1, 2 AND 3, BLOCK A HAWKS HILL ADDITION PHASE I

BEING a certain tract of land situated in the Jesse Watkins Survey, Abstract No. 1324 in the Town of Flower Mound, Denton County, Texas, described in deed to Hawks Ramsey, LLC as according to the deed thereof recorded in County Clerk's File No. 2007-51767 Real Property Records of Denton County, Texas, 25,3840 SQ. FT. OR 0.583 ACRE

JOB NO:	16-071	DATE:	09/12/2016	REV:	01/06/2017	SCALE:	1" = 100'	DRAWN:	M.C.M.
PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		623 E. DALLAS ROAD GRAFENE, TEXAS 76061 817-481-1868 (O) 817-481-1869 (F)		COMMERCIAL BOUNDARIES TOPOGRAPHY MORTGAGE		Texas Society of Professional Surveyors		SHEET 1 OF 2	
November 2016 SURVEY OF 1									
FIRM No. 100999-00 Member Since 1977									

LINE	LENGTH	BEARING
L1	28.75	S 00°08'55" E
L2	80.00	N 89°51'25" E
L3	35.30	S 45°08'55" E
L4	143.54	S 00°04'35" E
L5	5.00	S 89°51'25" W
L6	50.25	S 00°08'55" E
L7	200.16	S 02°40'25" E
L8	108.62	S 02°21'20" E
L9	10.00	N 85°45'25" E
L10	104.17	S 06°37'30" E
L11	104.50	S 10°18'20" E
L12	2.43	S 03°13'50" E
L13	28.93	N 88°42'10" W
L14	29.12	N 88°45'20" W
L15	5.00	N 01°03'40" N
L16	93.94	S 89°56'20" W
L17	89.00	N 89°51'40" E
L18	39.02	N 88°45'20" W
L19	18.82	S 45°08'55" E
L20	19.04	S 45°08'55" E
L21	69.52	N 78°43'17" E
L22	97.28	N 01°03'40" N
L23	49.85	N 12°27'22" E
L24	41.05	S 79°14'59" E
L25	91.96	N 89°51'25" E
L26	12.99	S 89°26'57" W
L27	218.69	N 00°06'10" N
L28	111.93	S 89°27'40" E
L29	89.00	N 89°51'40" E
L30	101.06	N 02°22'15" E
L31	167.70	N 00°08'51" N
L32	30.17	EAST
L33	167.80	N 00°08'51" N
L34	100.19	N 02°22'15" E
L35	27.65	S 89°45'34" E
L36	26.02	S 02°45'25" E
L37	118.25	S 89°45'34" E
L38	13.84	S 02°41'34" E
L39	77.02	S 08°12'46" N
L40	15.02	S 89°27'40" E
L41	159.53	S 02°45'25" E
L42	267.69	S 00°08'55" E
L43	15.00	WEST
L44	38.21	WEST
L45	149.28	WEST
L46	230.27	N 00°08'55" E
L47	20.00	N 89°51'25" E
L48	230.22	N 00°08'55" E
L49	20.00	N 89°51'25" E
L50	203.26	S 00°08'55" E
L51	309.00	S 89°27'40" E
L52	589.73	S 05°08'55" E
L53	26.07	WEST
L54	205.66	WEST
L55	203.00	WEST
L56	425.31	WEST
L57	425.36	WEST
L58	38.23	N 00°08'55" E
L59	13.40	S 00°08'55" E
L60	16.24	N 89°51'25" E
L61	15.00	N 89°51'25" E
L62	27.61	S 00°08'55" E
L63	323.36	S 00°08'55" E
L64	150.28	S 03°11'20" E
L65	150.24	S 03°11'20" E
L66	322.62	S 00°08'55" E
L67	150.21	S 00°08'55" E
L68	48.79	S 24°41'20" E
L69	38.53	N 06°19'30" E
L70	18.35	S 89°41'55" W
L71	49.69	N 89°41'55" W
L72	91.08	N 89°41'55" W
L73	28.61	N 00°13'40" N
L74	41.20	N 89°41'55" E
L75	23.27	S 40°20'30" E
L76	85.27	S 10°18'20" E
L77	104.79	S 06°19'30" E
L78	10.00	N 01°03'40" N
L79	15.00	S 89°41'55" E
L80	13.00	N 01°03'40" N
L81	5.00	S 00°26'16" E
L82	29.12	S 68°45'20" E
L83	11.34	S 88°43'15" E
L84	12.84	S 10°18'20" E
L85	15.01	S 88°45'20" E
L86	94.46	S 01°03'40" N
L87	37.20	S 88°45'20" E
L88	179.29	N 20°24'25" N
L89	183.86	N 63°44'59" E
L90	18.57	S 01°03'40" N
L91	139.93	N 63°48'59" E
L92	95.42	N 82°38'23" E
L93	24.28	S 33°56'04" E
L94	32.77	S 01°03'40" N
L95	72.74	N 01°03'40" N
L96	15.00	N 01°03'40" N
L97	15.00	S 89°41'55" E
L98	15.00	N 01°03'40" N
L99	15.00	S 89°41'55" E
L100	424.47	N 89°21'40" E
L101	379.29	N 89°21'40" E
L102	60.00	S 00°08'55" E
L103	22.94	S 00°08'55" E
L104	10.20	N 89°21'40" E
L105	12.94	N 89°21'40" E
L106	13.11	S 09°15' E
L107	141.58	S 89°53'45" W
L108	117.17	S 09°15' E
L109	14.84	S 24°12'25" E
L110	143.84	S 89°53'45" W
L111	129.60	S 09°15' E
L112	141.51	S 89°53'45" W
L113	118.54	S 09°15' E
L114	14.35	S 24°13'17" N



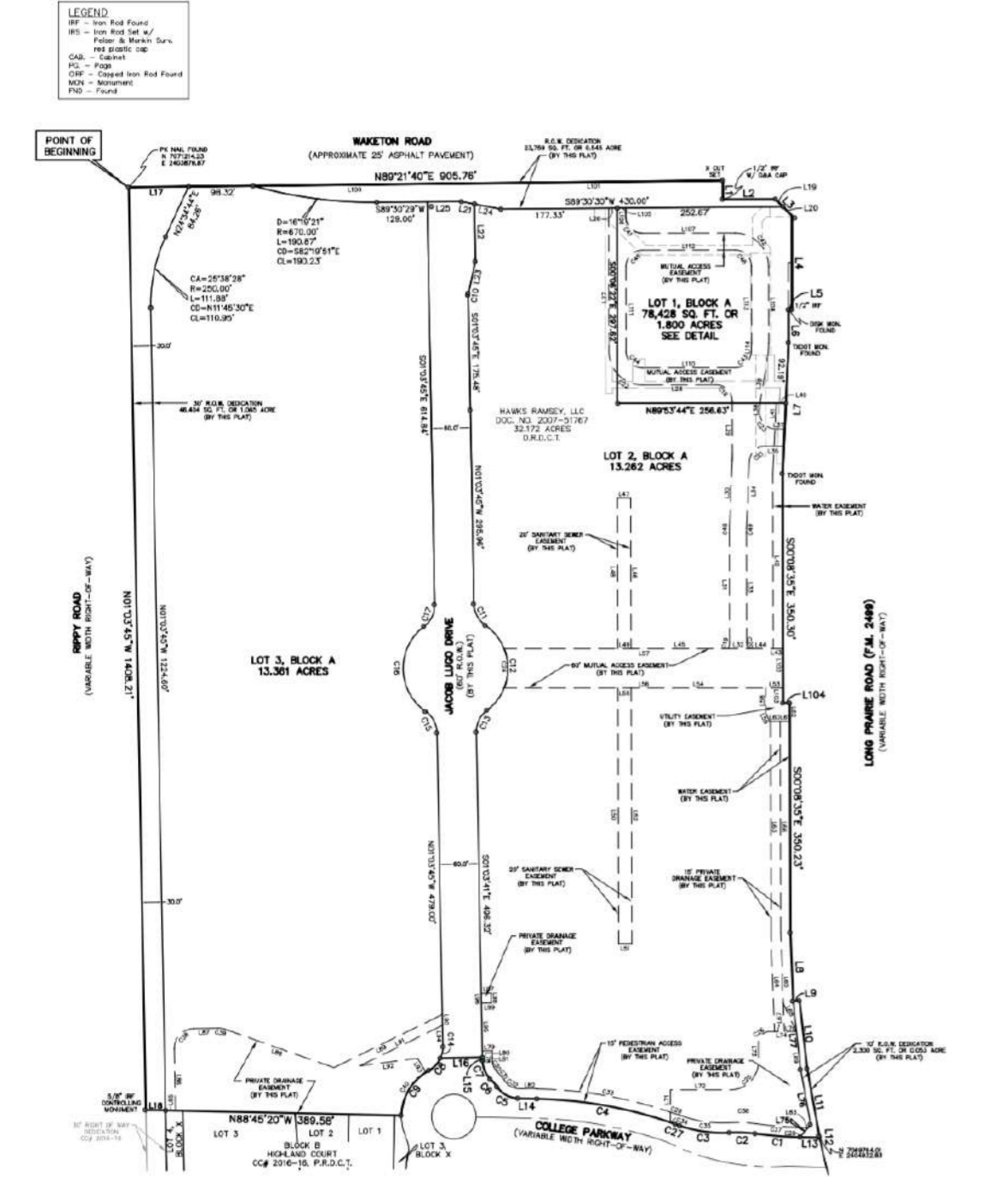
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	69.05	595.00	06°38'57"	S 89°25'52" E	89.01'
C2	39.03	200.00	11°16'56"	N 87°41'53" W	38.97'
C3	77.11	200.00	22°08'22"	S 89°41'41" E	76.63'
C4	214.28	670.00	18°12'28"	N 79°35'53" W	213.37'
C5	37.91	40.00	54°18'25"	S 61°35'53" E	35.51'
C6	15.86	80.00	11°21'21"	N 40°07'09" W	15.83'
C7	84.54	80.00	37°12'18"	N 43°11'20" E	80.66'
C8	20.12	40.00	54°18'25"	S 61°35'53" E	20.12'
C9	37.91	40.00	54°18'25"	S 61°35'53" E	35.51'
C10	15.86	80.00	11°21'21"	N 40°07'09" W	15.83'
C11	84.54	80.00	37°12'18"	N 43°11'20" E	80.66'
C12	101.06	80.00	108°13'07"	N 01°03'45" W	129.75'
C13	38.31	40.00	54°18'25"	S 61°35'53" E	35.51'
C14	17.91	39.82	25°43'50"	N 11°47'14" E	17.25'
C15	38.31	40.00	54°18'25"	S 61°35'53" E	35.51'
C16	161.13	80.00	108°13'07"	S 01°03'45" E	129.75'
C17	38.31	40.00	54°18'25"	S 61°35'53" E	35.51'
C18	39.27	25.00	88°58'27"	N 45°06'32" E	35.55'
C19	10.24	25.00	23°43'53"	N 11°43'50" E	10.26'
C20	10.24	25.00	23°43'50"	S 11°50'40" E	10.17'
C21	38.69	28.00	87°48'36"	S 48°21'33" W	34.85'
C22	86.11	61.00	90°00'00"	S 45°06'15" E	72.12'
C23	40.14	25.00	92°27'39"	S 45°32'00" E	36.10'
C24	61.00	80.00	45°22'50"	NORTH	60.00'
C25	67.77	43.00	90°18'20"	S 44°20'58" E	60.87'
C26	26.70	17.00	90°00'00"	S 44°41'55" W	24.04'
C27	8.19	610.00	06°48'39"	S 70°48'56" E	8.19'
C28	7.22	870.00	06°37'37"	N 70°44'23" W	7.22'
C29	3.69	1290.98	06°32'27"	S 88°43'47" E	3.69'
C30	19.62	28.00	44°42'46"	S 23°25'40" E	19.02'
C31	15.63	95.00	11°21'21"	N 40°07'09" W	15.80'
C32	23.70	25.00	54°18'25"	S 61°35'53" E	22.82'
C33	219.08	695.00	18°12'28"	N 79°35'53" W	218.15'
C34	7.69	595.00	06°48'39"	S 70°48'56" E	7.69'
C35	21.12	185.00	22°02'22"	S 62°18'41" E	20.85'
C36	41.96	215.00	11°16'56"	N 87°41'53" W	41.89'
C37	67.30	576.94	08°41'00"	S 89°25'52" E	67.26'
C38	47.65	38.00	89°53'44"	S 43°23'12" E	42.58'
C39	10.80	38.00	20°17'28"	N 80°53'08" W	10.74'
C40	79.14	80.00	58°49'18"	S 29°39'17" W	76.11'
C41	39.27	25.00	90°00'00"	S 45°15' E	35.35'
C42	65.11	51.00	90°00'00"	N 48°31'5" W	72.12'
C43	38.00	25.00	87°12'00"	N 46°17'50" E	34.48'
C44	39.27	25.00	90°00'00"	S 45°15' E	35.35'
C45	39.27	25.00	90°00'00"	S 44°33'45" W	35.35'
C46	39.27	25.00	90°00'00"	N 48°31'5" W	35.35'

BENCHMARK:
COORDINATES ARE BASED ON TOWN OF FLOWER MOUND GEODETIC CONTROL POINT MONUMENT NO. 7 NAD 83. - 2" aluminum cap stamped ToM set in the southwest corner of a concrete curb inset on the west side of Timber Trail Drive just north of College Parkway. Elevation 588.14

NOTE:
THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM AN UNPLOTTED TRACT.

FLOOD CERTIFICATE:
As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 04/18/2011 Community Panel No. 48121005400 subject lot is located in Zone X Unshaded. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



LEGEND:
IRF - Iron Rod Found
IRS - Iron Rod Set w/ Peiser & Mankin Surv. red plastic cap
C&A - Cabinet
PC - Flag
ORF - Copied Iron Rod Found
MON - Monument
FND - Found

POINT OF BEGINNING

GRAPHIC SCALE:
1 inch = 100 ft

PROJECT HAWK: FINANCIAL OVERVIEW

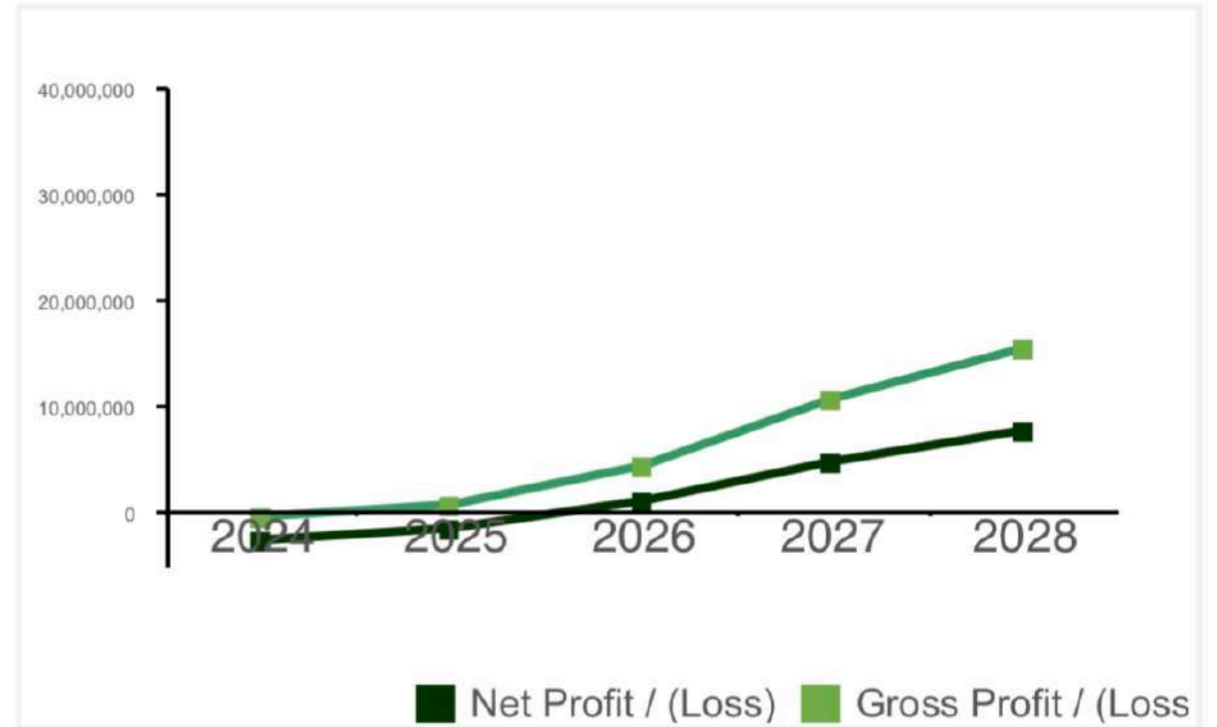
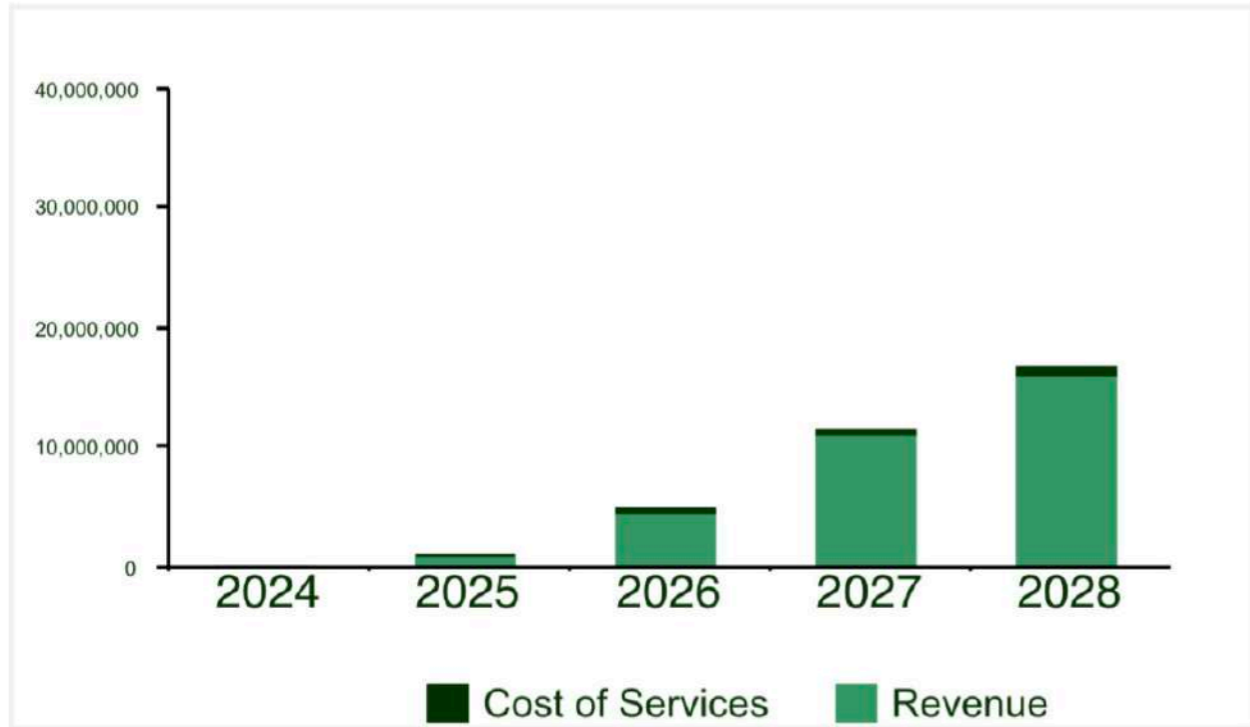
Hawk Properties	Costs		Value
26 Acres Raw Land	\$6,000,000.00		\$12,000,000.00
26 Eco-Homes	\$8,200,000.00		\$31,500,000.00
Infrastructure / Other	\$5,000,000.00		\$10,000,000.00
TOTAL	\$19,200,000.00		\$53,500,000.00
Loan Amount	\$19,200,000.00	LTV	35.89%
Home Sales	\$31,500,000.00		
Profit	\$12,300,000.00		

**Flower Mound,
Texas**

PROJECT HAWK: FINANCIAL PROJECTIONS

Project Hawk	Dashboard				USD
Profit & Loss Accounts	2024	2025	2026	2027	2028
Revenue	0	953,575	4,627,828.75	11,043,130.484	16,125,699.122
Cost of Services	108,000	132,471.5	211,626.575	345,886.11	453,788.657
Gross Profit / (Loss)	-108,000	821,103.5	4,416,202.175	10,697,244.374	15,671,910.465
Administrative Expenses	447,000	469,350	492,817.5	517,458.375	543,331.294
Selling & Marketing Expenses	144,000	246,557.5	700,922.875	1,354,360.048	1,962,635.712
Depreciation	663,765	631,226.75	600,315.413	570,949.642	543,052.16
Finance Cost	1,536,000	1,228,800	921,600	614,400	307,200
Share to 3rd Party	-579,753	-350,966.15	340,109.277	1,528,015.262	2,463,138.26
Tax	0	0	285,691.793	1,283,532.82	2,069,036.138
Net Profit / (Loss)	-2,319,012	-1,403,864.6	1,074,745.317	4,828,528.227	7,783,516.901
Balance Sheet	2024	2025	2026	2027	2028
Shareholders Equity	9,080,988	7,677,123.4	8,751,868.717	13,580,396.944	21,363,913.845
Long Term Liabilities	15,360,000	11,520,000	7,680,000	3,840,000	0
Current Liabilities	147,750	178,976.875	298,435.094	467,954.606	626,491.751
Equity & Liability	24,588,738	19,376,100.275	16,730,303.811	17,888,351.55	21,990,405.597
Land	18,611,535	17,993,308.25	17,405,992.838	16,848,043.196	16,317,991.036
Current Assets	8,227,203	3,632,792.025	1,574,310.973	3,290,308.354	7,922,414.561
Total Assets	26,838,738	21,626,100.275	18,980,303.811	20,138,351.55	24,240,405.597
Cash Flow Statements	2024	2025	2026	2027	2028
Operating Activities	-1,507,497	-741,410.975	1,794,518.948	5,568,997.381	8,485,106.207
Investing Activities	-17,025,300	-13,000	-13,000	-13,000	-13,000
Financing Activities	26,760,000	-3,840,000	-3,840,000	-3,840,000	-3,840,000
Total Activity	8,227,203	-4,594,410.975	-2,058,481.052	1,715,997.381	4,632,106.207
Opening Balance	0	8,227,203	3,632,792.025	1,574,310.973	3,290,308.354
Closing Balance	8,227,203	3,632,792.025	1,574,310.973	3,290,308.354	7,922,414.561
Project Cost					
Pre-Operational Expenses	25,000	13,000	13,000	13,000	13,000
Premises	35,000	0	0	0	0
Acquisition & Construction	19,200,000	0	0	0	0
Office Equipments	50,300	0	0	0	0
Total Project Cost	19,310,300	13,000	13,000	13,000	13,000
Working Capital					
Cost of Services	108,000	0	0	0	0
Administrative Expenses	447,000	0	0	0	0
Selling & Marketing Expenses	144,000	0	0	0	0
Total Working Capital	699,000	0	0	0	0
IRR	13%				
Payback	7.589				
Net Present Value	12,321,862.168				

PROJECT HAWK: FINANCIALS



PROJECT HAWK: FINANCIALS

Project Hawk

Basic Assumptions

Year	2024	2025	2026	2027	2028
Currency	USD	USD	USD	USD	USD

Project Cost Assumptions

Pre-Operational Expenses

Company Registration	500	0	0	0	0
Business Licenses	1,500	0	0	0	0
Legal & Professional Fee	4,000	13,000	13,000	13,000	13,000
Website (Domain & Development)	5,000	0	0	0	0
Branding & Advocacy	7,000	0	0	0	0
Initial Marketing	7,000	0	0	0	0
	25,000	13,000	13,000	13,000	13,000

Premises

Office Location (Advance Rent)	15,000	0	0	0	0
Office Setup	20,000	0	0	0	0
	35,000	0	0	0	0

Acquisition & Construction

Land Acquisition (26 Acres)	6,000,000	0	0	0	0
Infrastructure Cost	5,000,000				
Build Cost - 9 Homes	2,250,000				
Build Cost - 17 Homes	5,950,000	0	0	0	0
	19,200,000	0	0	0	0

Office Equipments

Laptops	15,000	0	0	0	0
Printers & Scanners	1,500	0	0	0	0
Servers (VPS)	800	0	0	0	0
Office Furniture	30,000	0	0	0	0
Construction Management Software (Advance of 2 Months)	1,000	0	0	0	0
Accounting Software	2,000	0	0	0	0
	50,300	0	0	0	0

Total Capital Expenditure

	19,310,300	13,000	13,000	13,000	13,000
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PROJECT HAWK: FINANCIALS

Income Assumptions

Eco-Homes

Homes Mix

3-Bedroom Home
5-Bedroom Home
Total Homes Sold

	1	2	3	4	
	1	2	6	9	
	0	1	4	9	13

Price Mix

-
3-Bedroom Home
5-Bedroom Home

	Increase	0.25%	0.25%	0.25%	0.25%
Per Home	950,000	952,375	954,755.938	957,142.827	959,535.684
Per Home	1,350,000	1,353,375	1,356,758.438	1,360,150.334	1,363,550.709

Maintenance Fee

-
Maintenance Fee

	Increase	0%	0%	0%	0%
Monthly	100	100	100	100	100

Cost of Services

Payroll Cost

108,000	113,400	119,070	125,023.5	131,274.675
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Direct Cost

Maintenance Cost

2%	2%	2%	2%	2%
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Administrative Expenses

Payroll Cost

300,000	315,000	330,750	347,287.5	364,651.875
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Indirect Cost

Office Rent
Property Insurance
Utilities
Telecom & Data
Construction Software Subscription
Professional Fees
Misc. Expenses

	Increase	5%	5%	5%	5%
Per Month	5,000	5,250	5,512.5	5,788.125	6,077.531
Per Month	5,000	5,250	5,512.5	5,788.125	6,077.531
Per Month	750	787.5	826.875	868.219	911.63
Per Month	500	525	551.25	578.813	607.753
Per Month	500	525	551.25	578.813	607.753
Per Month	500	525	551.25	578.813	607.753
Per Month	0	0	0	0	0

PROJECT HAWK: FINANCIALS

Selling Expenses

Payroll Cost		144,000	151,200	238,140	250,047	350,065.8
<u>Sales & Marketing Cost</u>	<i>Percentage of Revenue</i>	10%	10%	10%	10%	10%
Social Media Marketing	40%	4.00%	4.00%	4.00%	4.00%	4.00%
Website / SEO / PPC Marketing	40%	4.00%	4.00%	4.00%	4.00%	4.00%
Print / Offline Marketing	20%	2.00%	2.00%	2.00%	2.00%	2.00%

Financing

Owners Share Capital						
Owners		0	0	0	0	0
3rd Party Investment						
Investor-1		5,700,000	0	0	0	0
Investor-2		5,700,000	0	0	0	0
Share in Profit & Loss		20%	0%	0%	0%	0%
Bank Loan						
Loan Amount		19,200,000	0	0	0	0
Repayment Period		5	0	0	0	0
Annual Interest		8%	8%	8%	8%	8%

Others

Tax		21%	21%	21%	21%	21%
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PROJECT HAWK: COSTS & INVESTMENT

Project Hawk		Project Cost & Investment				
Year		2024	2025	2026	2027	2028
Currency		USD	USD	USD	USD	USD
Project Cost						
Pre-Operational Expenses		25,000	13,000	13,000	13,000	13,000
Premises		35,000	0	0	0	0
Acquisition & Construction		19,200,000	0	0	0	0
Office Equipments		50,300	0	0	0	0
Total Capital Expenditure		19,310,300	13,000	13,000	13,000	13,000
Investment Required						
Project Cost		19,310,300	13,000	13,000	13,000	13,000
<u>Working Capital</u>	<i>Months</i>					
Cost of Services	12	108,000				
Administrative Expenses	12	447,000	0	0	0	0
Selling & Marketing Expenses	12	144,000	0	0	0	0
Total Working Capital		699,000	0	0	0	0
Total Investment Required		20,009,300	13,000	13,000	13,000	13,000
Means of Financing						
Owners Share Capital		0	0	0	0	0
3rd Party Investment		11,400,000	0	0	0	0
Bank Loan		19,200,000	0	0	0	0
Total Financing		30,600,000	0	0	0	0

PROJECT HAWK: FINANCIALS

Project Hawk

Basic Assumptions

Year		2024	2025	2026	2027	2028
Currency		USD	USD	USD	USD	USD

Payroll Cost

	<i>Cost Centre</i>	2024	2025	2026	2027	2028
CEO	<i>Administration</i>	1	1	1	1	1
Executive Assistant	<i>Administration</i>	1	1	1	1	1
Financial Officer	<i>Administration</i>	1	1	1	1	1
Accountant (Outsource)	<i>Administration</i>	1	1	1	1	1
Marketing Director	<i>Sales & Marketing</i>	1	1	1	1	1
Sales Agent	<i>Sales & Marketing</i>	1	1	2	2	3
Permaculture Designer	<i>Cost of Services</i>	1	1	1	1	1
Security Guard	<i>Cost of Services</i>	1	1	1	1	1

Basic Salary - Per Annum

	<i>Cost Centre</i>	<i>Increase</i>	5%	5%	5%	5%
CEO	<i>Administration</i>	144,000	151,200	158,760	166,698	175,032.9
Executive Assistant	<i>Administration</i>	72,000	75,600	79,380	83,349	87,516.45
Financial Officer	<i>Administration</i>	72,000	75,600	79,380	83,349	87,516.45
Accountant (Outsource)	<i>Administration</i>	12,000	12,600	13,230	13,891.5	14,586.075
Marketing Director	<i>Sales & Marketing</i>	72,000	75,600	79,380	83,349	87,516.45
Sales Agent	<i>Sales & Marketing</i>	72,000	75,600	79,380	83,349	87,516.45
Permaculture Designer	<i>Cost of Services</i>	72,000	75,600	79,380	83,349	87,516.45
Security Guard	<i>Cost of Services</i>	36,000	37,800	39,690	41,674.5	43,758.225

Payroll Cost

CEO	<i>Administration</i>	144,000	151,200	158,760	166,698	175,032.9
Executive Assistant	<i>Administration</i>	72,000	75,600	79,380	83,349	87,516.45
Financial Officer	<i>Administration</i>	72,000	75,600	79,380	83,349	87,516.45
Accountant (Outsource)	<i>Administration</i>	12,000	12,600	13,230	13,891.5	14,586.075
Marketing Director	<i>Sales & Marketing</i>	72,000	75,600	79,380	83,349	87,516.45
Sales Agent	<i>Sales & Marketing</i>	72,000	75,600	158,760	166,698	262,549.35
Permaculture Designer	<i>Cost of Services</i>	72,000	75,600	79,380	83,349	87,516.45
Security Guard	<i>Cost of Services</i>	36,000	37,800	39,690	41,674.5	43,758.225
Total Payroll Cost		552,000	579,600	687,960	722,358	845,992.35

Payroll Cost - Cost Centre

Payroll - Administrative Expenses	<i>Administration</i>	300,000	315,000	330,750	347,287.5	364,651.875
Payroll - Cost of Goods Sold	<i>Cost of Services</i>	108,000	113,400	119,070	125,023.5	131,274.675
Payroll - Selling & Marketing	<i>Sales & Marketing</i>	144,000	151,200	238,140	250,047	350,065.8
Total Payroll Cost		552,000	579,600	687,960	722,358	845,992.35

PROJECT HAWK: FINANCIALS

Project Hawk		Notes - Profit & Loss				
Year		2024	2025	2026	2027	2028
Currency		USD	USD	USD	USD	USD
Revenue						
Eco-Homes						
3-Bedroom Home		0	952,375	1,909,511.875	2,871,428.482	3,838,142.738
5-Bedroom Home		0	0	2,713,516.875	8,160,902.002	12,271,956.385
Maintenance Fee						
Maintenance Fee		0	1,200	4,800	10,800	15,600
Total Revenue		0	953,575	4,627,828.75	11,043,130.484	16,125,699.122
Cost of Services						
Payroll Cost		108,000	113,400	119,070	125,023.5	131,274.675
Direct Cost						
Maintenance Cost		0	19,071.5	92,556.575	220,862.61	322,513.982
Total CGS		108,000	132,471.5	211,626.575	345,886.11	453,788.657
Administrative Expenses						
Payroll Cost		300,000	315,000	330,750	347,287.5	364,651.875
Indirect Cost						
Office Rent		60,000	63,000	66,150	69,457.5	72,930.375
Property Insurance		60,000	63,000	66,150	69,457.5	72,930.375
Utilities		9,000	9,450	9,922.5	10,418.625	10,939.556
Telecom & Data		6,000	6,300	6,615	6,945.75	7,293.037
Construction Software Subscription		6,000	6,300	6,615	6,945.75	7,293.037
Professional Fees		6,000	6,300	6,615	6,945.75	7,293.037
Misc. Expenses		0	0	0	0	0
Total Admin Cost		447,000	469,350	492,817.5	517,458.375	543,331.294
Selling Expenses						
Payroll Cost		144,000	151,200	238,140	250,047	350,065.8
Sales & Marketing Cost						
Social Media Marketing		0	38,143	185,113.15	441,725.219	645,027.965
Website / SEO / PPC Marketing		0	38,143	185,113.15	441,725.219	645,027.965
Print / Offline Marketing		0	19,071.5	92,556.575	220,862.61	322,513.982
Total Selling & Marketing Expenses		144,000	246,557.5	700,922.875	1,354,360.048	1,962,635.712

PROJECT HAWK: FINANCIALS

Project Hawk

Notes - Balance Sheet

Year		2024	2025	2026	2027	2028
Currency		USD	USD	USD	USD	USD

Share Capital

Capital		0	0	0	0	0
Share Capital		0	0	0	0	0

3rd Party Investment

Investor-1		11,400,000	11,400,000	11,400,000	11,400,000	11,400,000
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Bank Loan

Opening		0	15,360,000	11,520,000	7,680,000	3,840,000
Addition		19,200,000	0	0	0	0
Re Payment		3,840,000	3,840,000	3,840,000	3,840,000	3,840,000
Closing		15,360,000	11,520,000	7,680,000	3,840,000	0
Interest Expenses		1,536,000	1,228,800	921,600	614,400	307,200

Trade Receivables

Opening		0	0	0	0	0
Addition	0%	0	0	0	0	0
Closing		0	0	0	0	0

Trade Payable

Opening		0	0	0	0	0
Addition	0%	0	0	0	0	0
Closing		0	0	0	0	0

Tangible Assets

	Dep Rate					
Pre-Operational Expenses	5%	25,000	13,000	13,000	13,000	13,000
Acquisition & Construction	5%	13,200,000	0	0	0	0
Office Equipments	5%	50,300	0	0	0	0

PROJECT HAWK: FINANCIALS

Pre-Operational Expenses

Opening	0	23,750	34,912.5	45,516.875	55,591.031
Addition	25,000	13,000	13,000	13,000	13,000
Depreciation	1,250	1,837.5	2,395.625	2,925.844	3,429.552
Net Assets	23,750	34,912.5	45,516.875	55,591.031	65,161.48

Acquisition & Construction

Opening	0	12,540,000	11,913,000	11,317,350	10,751,482.5
Addition	13,200,000	0	0	0	0
Depreciation	660,000	627,000	595,650	565,867.5	537,574.125
Net Assets	12,540,000	11,913,000	11,317,350	10,751,482.5	10,213,908.375

Office Equipments

Opening	0	47,785	45,395.75	43,125.963	40,969.664
Addition	50,300	0	0	0	0
Depreciation	2,515	2,389.25	2,269.788	2,156.298	2,048.483
Net Assets	47,785	45,395.75	43,125.963	40,969.664	38,921.181

Total Addition	13,275,300	13,000	13,000	13,000	13,000
Total Depreciation	663,765	631,226.75	600,315.413	570,949.642	543,052.16
Total Net Assets	12,611,535	11,993,308.25	11,405,992.838	10,848,043.196	10,317,991.036

PROJECT HAWK: FINANCIALS

Project Hawk

Profit & Loss

Year	2024	2025	2026	2027	2028
Currency	USD	USD	USD	USD	USD
Revenue	0	953,575	4,627,828.75	11,043,130.484	16,125,699.122
Cost of Services	108,000	132,471.5	211,626.575	345,886.11	453,788.657
Gross Profit	-108,000	821,103.5	4,416,202.175	10,697,244.374	15,671,910.465
Administrative Expenses	447,000	469,350	492,817.5	517,458.375	543,331.294
Selling & Marketing Expenses	144,000	246,557.5	700,922.875	1,354,360.048	1,962,635.712
EBITDA	-699,000	105,196	3,222,461.8	8,825,425.951	13,165,943.459
Depreciation	663,765	631,226.75	600,315.413	570,949.642	543,052.16
EBIT	-1,362,765	-526,030.75	2,622,146.387	8,254,476.309	12,622,891.299
Finance Cost	1,536,000	1,228,800	921,600	614,400	307,200
Net Profit Before Share of DaMetal	-2,898,765	-1,754,830.75	1,700,546.387	7,640,076.309	12,315,691.299
Share of Profit to Investor	-579,753	-350,966.15	340,109.277	1,528,015.262	2,463,138.26
EBT	-2,319,012	-1,403,864.6	1,360,437.11	6,112,061.047	9,852,553.039
Tax	0	0	285,691.793	1,283,532.82	2,069,036.138
Net Profit	-2,319,012	-1,403,864.6	1,074,745.317	4,828,528.227	7,783,516.901
<i>Gross Margin</i>		86%	95%	97%	97%
<i>Net Margin</i>		-147%	23%	44%	48%

PROJECT HAWK: FINANCIALS

Project Hawk

Balance Sheet

Year	2024	2025	2026	2027	2028
Currency	USD	USD	USD	USD	USD
Shareholders Equity					
Share Capital	0	0	0	0	0
3rd Party Investment	11,400,000	11,400,000	11,400,000	11,400,000	11,400,000
Reserves	-2,319,012	-3,722,876.6	-2,648,131.283	2,180,396.944	9,963,913.845
	9,080,988	7,677,123.4	8,751,868.717	13,580,396.944	21,363,913.845
Long Term Liabilities					
Bank Loan	15,360,000	11,520,000	7,680,000	3,840,000	0
	15,360,000	11,520,000	7,680,000	3,840,000	0
Current Liabilities					
Trade Payables	0	0	0	0	0
Other Payables	147,750	178,976.875	298,435.094	467,954.606	626,491.751
	147,750	178,976.875	298,435.094	467,954.606	626,491.751
Total Equity & Liabilities	24,588,738	19,376,100.275	16,730,303.811	17,888,351.55	21,990,405.597
Long Term Assets					
Land	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Homes	12,540,000	11,913,000	11,317,350	10,751,482.5	10,213,908.375
Fixed Assets	71,535	80,308.25	88,642.838	96,560.696	104,082.661
	18,611,535	17,993,308.25	17,405,992.838	16,848,043.196	16,317,991.036
Current Assets					
Trade Receivable	0	0	0	0	0
Cash in Hand	8,227,203	3,632,792.025	1,574,310.973	3,290,308.354	7,922,414.561
	8,227,203	3,632,792.025	1,574,310.973	3,290,308.354	7,922,414.561
Total Assets	26,838,738	21,626,100.275	18,980,303.811	20,138,351.55	24,240,405.597
	-2,250,000	-2,250,000	-2,250,000	-2,250,000	-2,250,000

PROJECT HAWK: FINANCIALS

Project Hawk		Cash Flow Statement				
Year		2024	2025	2026	2027	2028
Currency		USD	USD	USD	USD	USD
Cash Flow From Operating Activities						
Profit After Tax		-2,319,012	-1,403,864.6	1,074,745.317	4,828,528.227	7,783,516.901
<i>Add:</i>						
Depreciation		663,765	631,226.75	600,315.413	570,949.642	543,052.16
Adjusted Profits		-1,655,247	-772,637.85	1,675,060.729	5,399,477.869	8,326,569.061
Changes in Working Capital <i>(Increase) / Decrease in Current Assets</i>						
Trade Receivable		0	0	0	0	0
<i>Increase / (Decrease) in Current Liabilities</i>						
Trade Payables		0	0	0	0	0
Other Payables		147,750	31,226.875	119,458.219	169,519.512	158,537.146
Changes in Working Capital		147,750	31,226.875	119,458.219	169,519.512	158,537.146
Cash Flow From Operating Activities		-1,507,497	-741,410.975	1,794,518.948	5,568,997.381	8,485,106.207
Cash Flow From Investing Activities						
Land		-6,000,000	0	0	0	0
Homes		-10,950,000	0	0	0	0
Fixed Assets		-75,300	-13,000	-13,000	-13,000	-13,000
Cash Flow From Investing Activities		-17,025,300	-13,000	-13,000	-13,000	-13,000
Cash Flow From Financing Activities						
Issue of Share Capital		0	0	0	0	0
3rd Party Investment		11,400,000	0	0	0	0
Bank Loan		15,360,000	-3,840,000	-3,840,000	-3,840,000	-3,840,000
Cash From Financing Activities		26,760,000	-3,840,000	-3,840,000	-3,840,000	-3,840,000
Opening Balance		0	8,227,203	3,632,792.025	1,574,310.973	3,290,308.354
Activity During Period		8,227,203	-4,594,410.975	-2,058,481.052	1,715,997.381	4,632,106.207
Closing Balance		8,227,203	3,632,792.025	1,574,310.973	3,290,308.354	7,922,414.561

PROJECT HAWK: FINANCIALS

Project Hawk

Valuation

Year

Currency

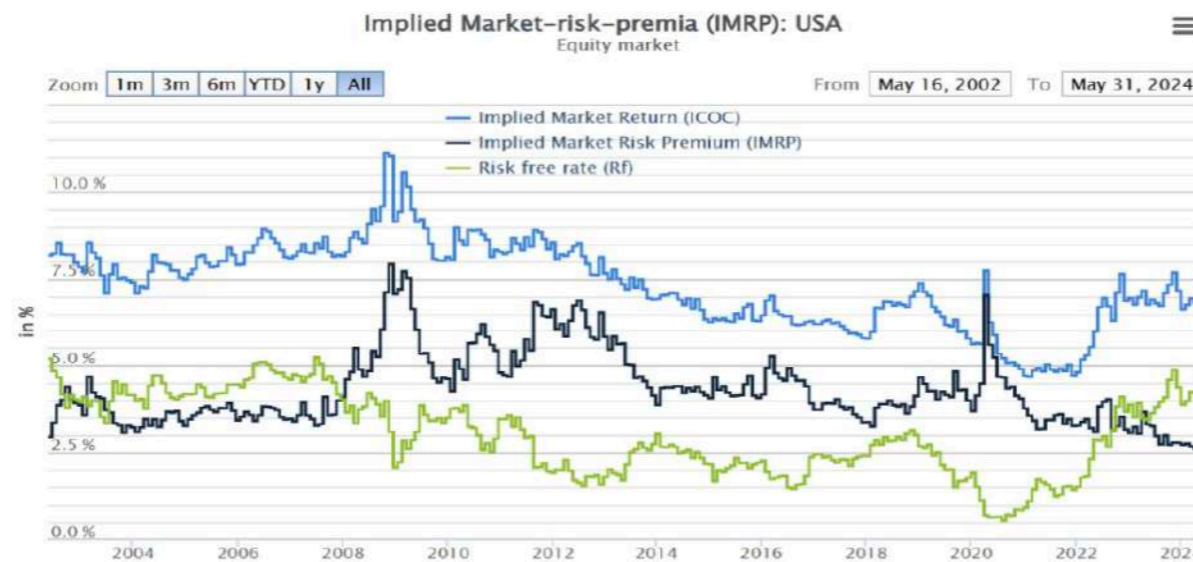
USD

Discounted Cash Flow Valuation

Year	Profit	Add: Depreciation	Less: Capital Expenditure	Add: Terminal Value*	Net Cash Flow
Year 0	0	0	-19,310,300	0	-19,310,300
Year 1	-2,319,012	663,765	0	0	-1,655,247
Year 2	-1,403,864.6	631,226.75	-13,000	0	-785,637.85
Year 3	1,074,745.317	600,315.413	-13,000	0	1,662,060.729
Year 4	4,828,528.227	570,949.642	-13,000	0	5,386,477.869
Year 5	7,783,516.901	543,052.16	-13,000	23,172,360	31,485,929.061

IRR	13.2%
Payback	7.589
Net Present Value	12,321,862.168

US - Market Risk Premia (market-risk-premia.com)



Market Return	6.98
Risk Free Rate	4.51
Market Premium	2.47

ECO-COMMUNITY — PROJECT NORTH HAWK

North Hawk, other known as Waketon Ranch is located in Flower Mound, Texas. The ideal location is in close proximity to I-35, Highway 121 and Highway 114, which are the main access points to the entire Metroplex. Since the property is positioned in the center of major standard store options, it is a prime location to begin the journey of an organic and wholistic approach to production and the selling of consciously-made goods, along with healing services and healthy activities to promote a more healthy minded planet. The ranch are is a few minutes away from the Gaylord Texan, Texas Motor Speedway, Vista Ridge Mall and DFW International Airport. The surrounding new developments include major shopping center stores, i.e. Barnes and Noble, Super Target, Best Buy and Lowe's.

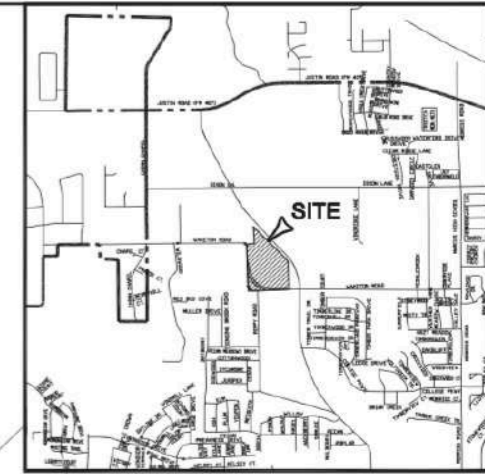


Flower Mound, Texas

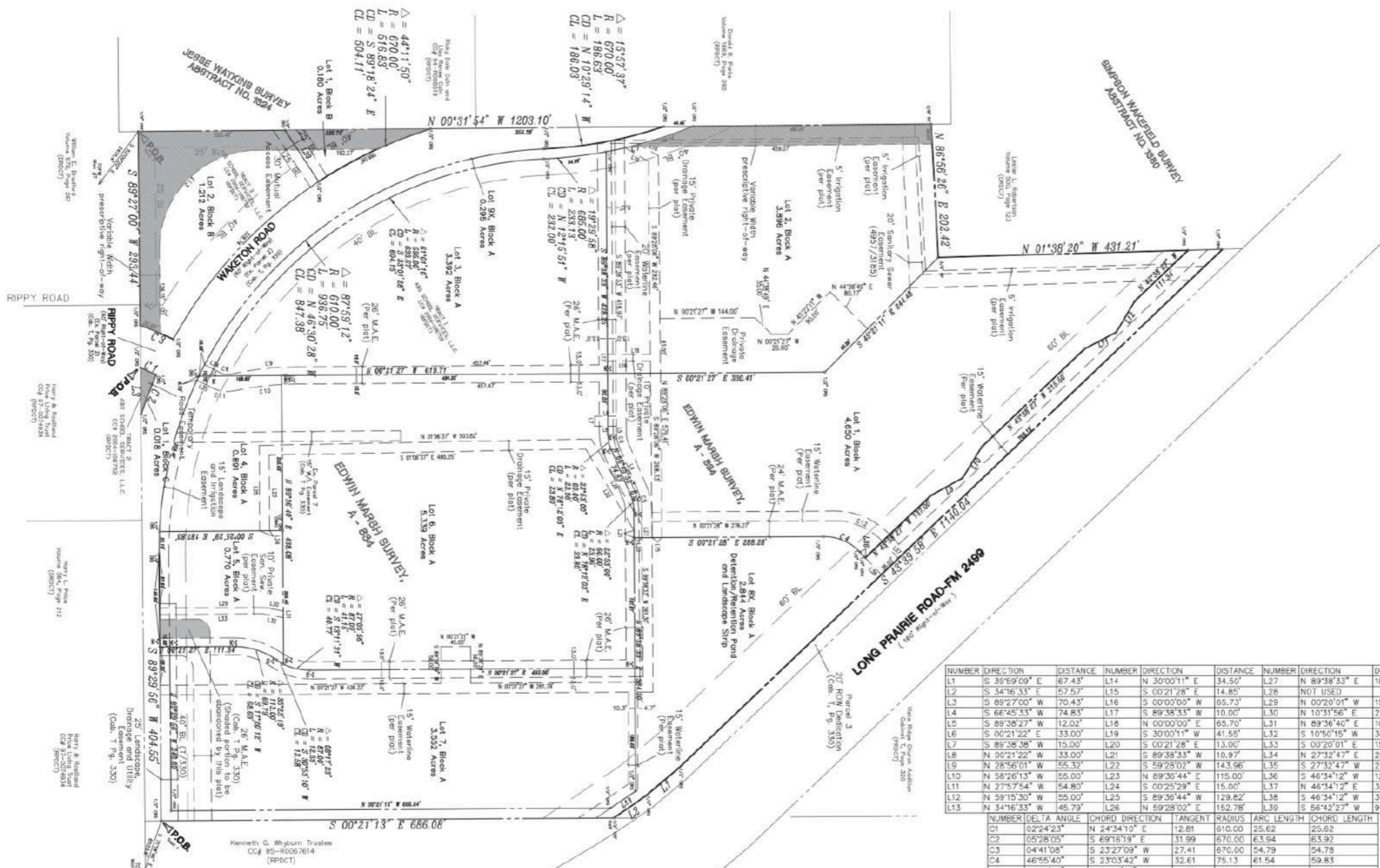
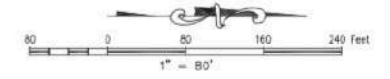
The property, zoned for office and retail, is located is situated in the heart of retail and office growth in Flower Mound and is in a fast growing area of Denton County.

It is time to show a vastly growing area how ecological commercial development can and must be executed.

PROJECT NORTH HAWK



Vicinity Map 1"=2000'



NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 36°59'09" E	67.43'	L14	N 30°00'11" E	34.50'	L27	N 89°38'33" E	18.46'
L2	S 34°16'33" E	57.57'	L15	S 00°21'28" E	14.85'	L28	NOT USED	
L3	S 89°27'00" W	70.43'	L16	S 00°00'00" W	85.73'	L29	N 00°20'01" W	158.20'
L4	S 66°45'33" W	74.83'	L17	S 89°38'33" W	10.00'	L30	N 10°31'56" E	29.98'
L5	S 89°38'27" W	12.02'	L18	N 00°00'00" E	65.70'	L31	N 89°36'40" E	10.30'
L6	S 00°21'22" E	33.00'	L19	S 30°00'11" W	41.55'	L32	S 10°50'15" W	30.74'
L7	S 89°38'38" W	15.00'	L20	S 00°21'28" E	13.00'	L33	S 00°20'01" E	157.46'
L8	N 00°21'22" W	33.00'	L21	S 89°38'33" W	10.97'	L34	N 27°32'47" E	26.80'
L9	N 28°56'01" W	55.32'	L22	S 59°28'02" W	143.98'	L35	S 27°32'47" W	25.26'
L10	N 58°28'13" W	55.00'	L23	N 89°30'44" E	115.00'	L36	S 46°34'12" W	12.01'
L11	N 27°57'54" W	54.80'	L24	S 00°25'29" E	15.00'	L37	N 46°34'12" E	35.52'
L12	N 59°15'30" W	55.00'	L25	S 89°36'44" W	129.82'	L38	S 46°34'12" E	35.31'
L13	N 34°16'33" W	45.79'	L26	N 59°28'02" E	152.78'	L39	S 56°42'27" W	93.22'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	02°24'23"	N 24°34'10" E	12.81	610.00	25.62	25.62
C2	05°28'05"	S 69°18'19" E	31.99	670.00	63.94	63.92
C3	04°41'08"	S 23°27'09" W	27.41	670.00	54.79	54.79
C4	46°55'40"	S 23°03'42" W	32.61	75.13	61.54	59.83
C5	22°53'00"	S 78°12'03" W	14.77	73.00	29.16	28.99
C6	22°53'00"	S 78°12'03" W	9.51	47.00	18.77	18.65
C7	01°48'41"	N 13°50'10" W	10.83	685.00	21.66	21.66
C8	39°33'01"	N 07°46'16" E	8.99	25.00	17.26	16.92
C9	11°38'47"	S 06°10'51" E	50.99	500.00	101.83	101.46
C10	11°38'47"	N 06°10'51" W	46.34	474.00	96.35	96.18
C11	39°33'01"	N 07°46'16" E	18.34	51.00	35.20	34.51
C12	46°55'40"	N 23°06'22" E	43.41	100.00	81.90	79.63
C13	90°01'06"	S 45°32'27" E	150.05	150.00	235.67	212.17

- 4) SPECIMEN TREE NOTE
 NO PERSON DIRECTLY OR INDIRECTLY, SHALL CUT DOWN, DESTROY, REMOVE OR MOVE OR EFFECTIVELY DESTROY THROUGH DAMAGING, ANY TREE DESIGNATED AS A SPECIMEN TREE ON THIS RECORD PLAT WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT AS AUTHORIZED AND ISSUED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND AFTER A PUBLIC HEARING; THE TOWN COUNCIL SHALL APPROVE AND ISSUE SUCH TREE REMOVAL PERMIT ONLY UPON A FINDING THAT THE SUBJECT REAL PROPERTY CANNOT REASONABLY BE DEVELOPED, BASED ON ECONOMIC AND/OR PRACTICAL CONSIDERATIONS WITHOUT REMOVAL OF THE SPECIMEN TREE(S) INCLUDED IN THE PERMIT APPLICATION. THE TOWN OF FLOWER MOUND MAY IMPOSE ADMINISTRATIVE, CIVIL, AND CRIMINAL PENALTIES FOR THE UNAUTHORIZED REMOVAL OF SPECIMEN TREES.
- 5) Parcels 4, 5 and 6 as described by the Record plat for Lot 1, Block A Universal Academy Addition, are abandoned per this plot and redefined as shown hereon.
- 6) Lot 1 and Lot 2, Block B and Lot 1 Block C are non-buildable lots.

- Notes:
- 1.) Bearings based on Town of Flower Mound Geodetic Control
 - 2.) No portion of subject property appears to lie in a special Flood Hazard Area according to Flood Insurance Map on Community/Panel No. 48121C0540 dated April 2, 1997. (per Universal Academy Addition plat, Cab T, Pg. 330)
 - 3.) Coordinates for the Southeast corner of Lot 7 (POB tract 1) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 00 & 00 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound. Southeast Corner (POB tract 1): N 70°12'53.8" E 2404661.7
 Bearing and distance from the POB tract 1 to Geo Point 6: S 71°18'46" E 6523.6'
 Bearing and distance from the POB tract 3 to Geo Point 7: S 53°09'20" E 2415.4'

LEGEND

- RF = REBAR FOUND
- CRS = CAPRIED REBAR SET
- BL = BUILDING LINE
- U.E. = UTILITY EASEMENT
- CF = CAPRIED REBAR FOUND
- P.O.B. = POINT OF BEGINNING
- CA = CONTROLLING MONUMENT
- CA = CONSTRUCTION MONUMENT
- C.O.A. = CONTROL OF ACCESS
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
- R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT

RECORD PLAT
 of
Waketon Ranch
 Lots 1 - 7, 8x & 9x, Block A;
 Lots 1 & 2, Block B; Lot 1 Block C
 27.038 Acres
 Being a Replat of the
 Universal Academy Addition
 an Addition to the Town of Flower Mound
 Denton County, Texas
 Cab. T, Pg. 330, P.R.D.C.T.
 in the
 EDWIN MARSH SURVEY, ABSTRACT NO. 834
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS

G & A Consultants, Inc.
 SITE PLANNING • PLATTING
 CIVIL ENGINEERING • LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 Phone: (972) 456-9713 • Fax: (972) 456-9715
 P.O. Box 1366 • Lewisville, Texas 75067

Ref: 02/07/06
 Ref: 02/22/06

DRAWN BY: S.M. DATE: 12/28/05 SCALE: 1" = 80' JOB NO: **05163B**

OWNER
 ABS School Services, L.L.C.
 233 W. Pearce Avenue, Suite 120
 Phoenix, AZ 85029
 (248) 297-0434

Intended Land Use: Office /
 Retail / Amusement

Flower Mound, Texas

PROJECT NORTH HAWK: FINANCIAL OVERVIEW

North Hawk Properties	Costs		Value
20 Acres Raw Land	\$7,000,000.00		\$17,946,700.00
5 Commercial Buildings	\$7,500,000.00		\$50,000,000.00
Infrastructure / Other	\$3,000,000.00		\$5,000,000.00
TOTAL	\$17,500,000.00		\$72,946,700.00
Loan Amount	\$17,500,000.00	LTV	23.99%
Building Sales (if sold)	\$40,000,000.00		
Profit	\$22,500,000.00		

**Flower Mound,
Texas**



Denton County, Texas

Denton County, constituting part of the Dallas-Fort Worth metroplex, is located in the Northern expansion areas of Dallas and is one of the fastest-growing counties in the United States. Denton County is known for well-known musical talent and developing artists, is home to festivals bringing forth world-renowned performers. While the Historic District holds community programs, museum tours, historical education, shopping and dining, the surrounding area populations are multiplying and expanding. Grounding a flourishing community into the “roots” of appropriate living is essential at this juncture of human evolution.

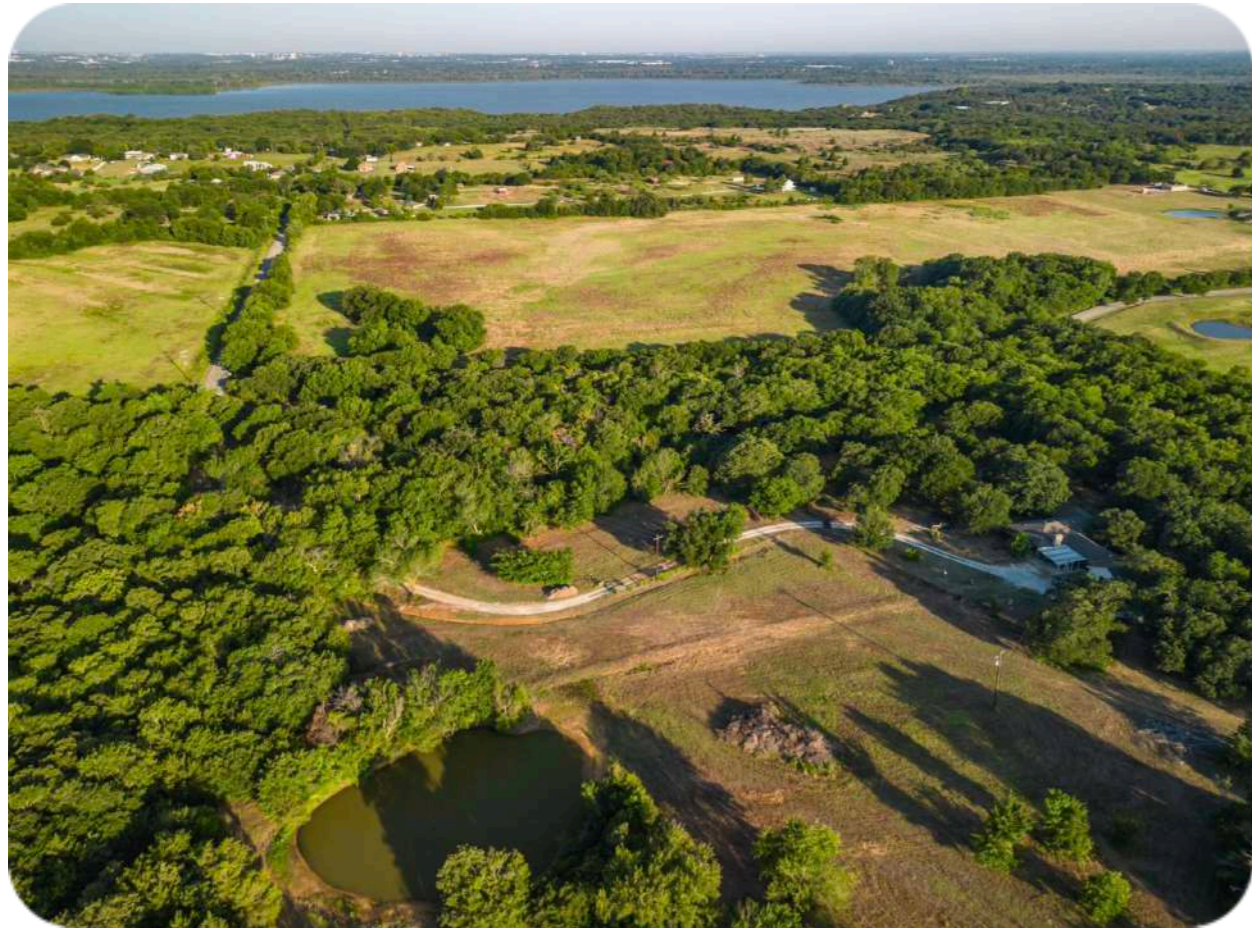
The 29 Acres of undeveloped Land situated near Lake Lewisville, 45 minutes from is one of the last remaining expansive parcels of land available. The land is positioned

south of Highway 380, entailing convenient access points with utilities already in place. Recommended for subdivision options, comprises fertile soil, with foliage and old growth trees, i.e oaks bordering pastures. The property comprises 2 ponds and a running water creek throughout the property, and is in close proximity to the well-known and popular lake Lewisville. The prime space is perfect for eco-community development and the incorporation of permaculture and continuing the growth of more abundant green spaces for wildlife and humans’ clarity of air.

This makes a optimal option for people looking to live more sustainable, and for water and nature enthusiasts.

Holds one 3-Bedroom home structure and one anterior apartment for potential use management use.

PROJECT DENTON 380



Denton County,
TEXAS



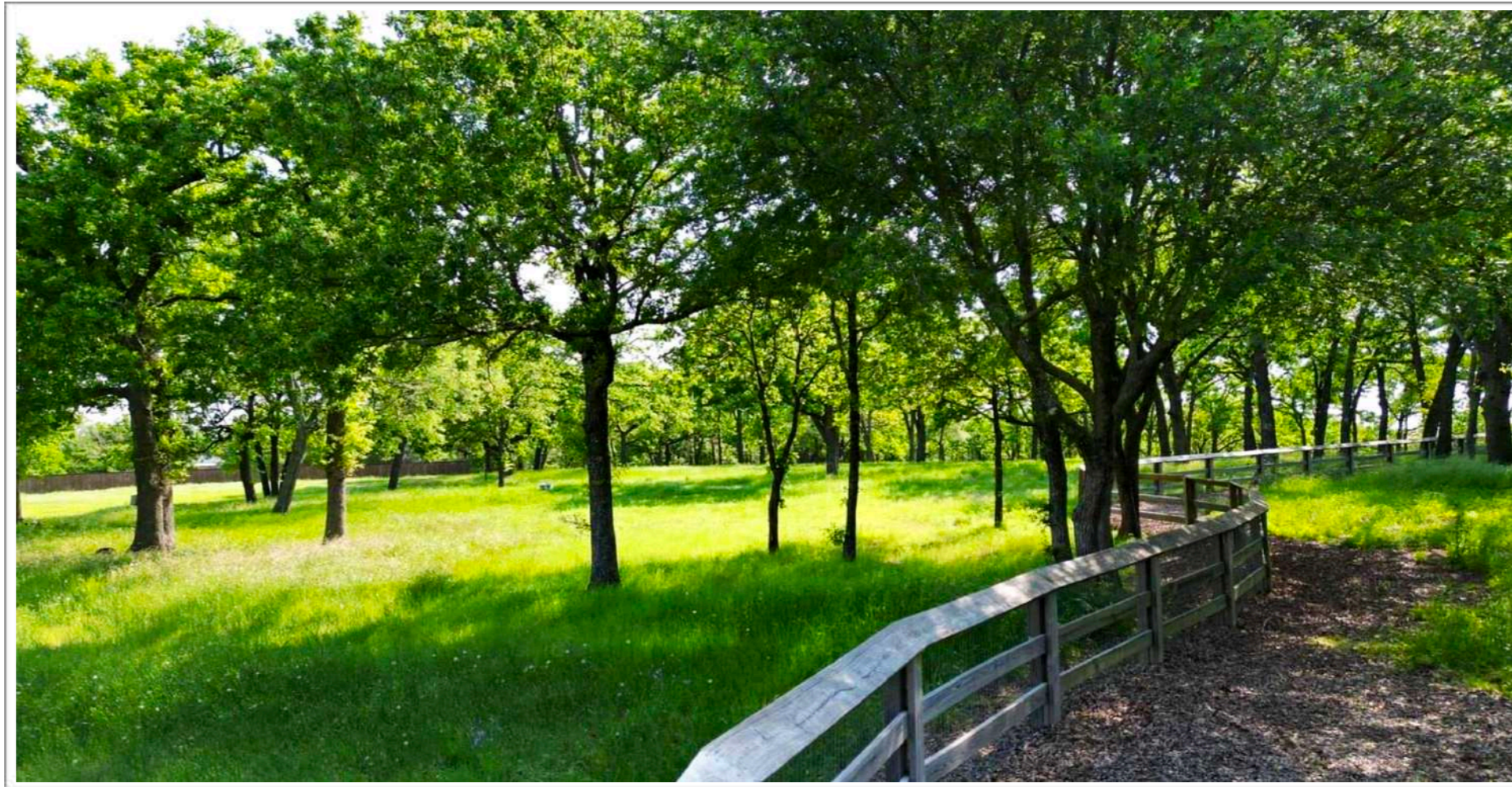
PROJECT DENTON 380: FINANCIAL OVERVIEW

Denton County,
TEXAS

Denton Properties	Costs		Value
29 Acres Raw Land	\$3,300,000.00		\$3,277,000.00
29 Eco-Homes	\$5,800,000.00		\$23,200,000.00
Infrastructure / Other	\$2,000,000.00		\$5,000,000.00
TOTAL	\$11,100,000.00		\$31,477,000.00
Loan Amount	\$8,300,000.00	LTV	26.37%
Home Sales	\$23,200,000.00		
Profit	\$12,100,000.00		

The historic town of Bartonville, over 130 years old, is one of the towns left.. not yet rundown by the “over-concretism” of development trending development that currently exists within its surrounding areas. Ecorouge is expanding its eco-community development initiatives though the preservation of nature. The eco-community development model can now show how rural areas can consider new development without harming the nature in our path. The historical landscape of nature within Bartonville exudes wholistic and serene lifestyles. The city is know for it fresh and organic Farmer’s Markets, as well as infamous equestrian arts.

The one of kind undeveloped property — *a piece of paradise on Country Court*. The 11 Acre property located west of Lewisville is centrally located. The lush land has easy access to the local essential amenities of Bartonville, and is in close proximity to the popular Tour 18 Golf Course.



Bartonville, Texas

With a a median home listing price of \$2.3 M, the 11-acre property will be perfect higher-end eco-homes of EcoRouge Estates. Planting more trees and plant life to create abundant green spaces, to provide beautiful and utopian-like surroundings. The design of permaculture tailors privacy within nature, yet enabling residents to still maintain close enough proximity to take part in the community.

The Existing Barn structure will become the foundation for the Equestrian Amenities offered with EcoRouge Estates Eco-community.

PROJECT BARTONVILLE 11

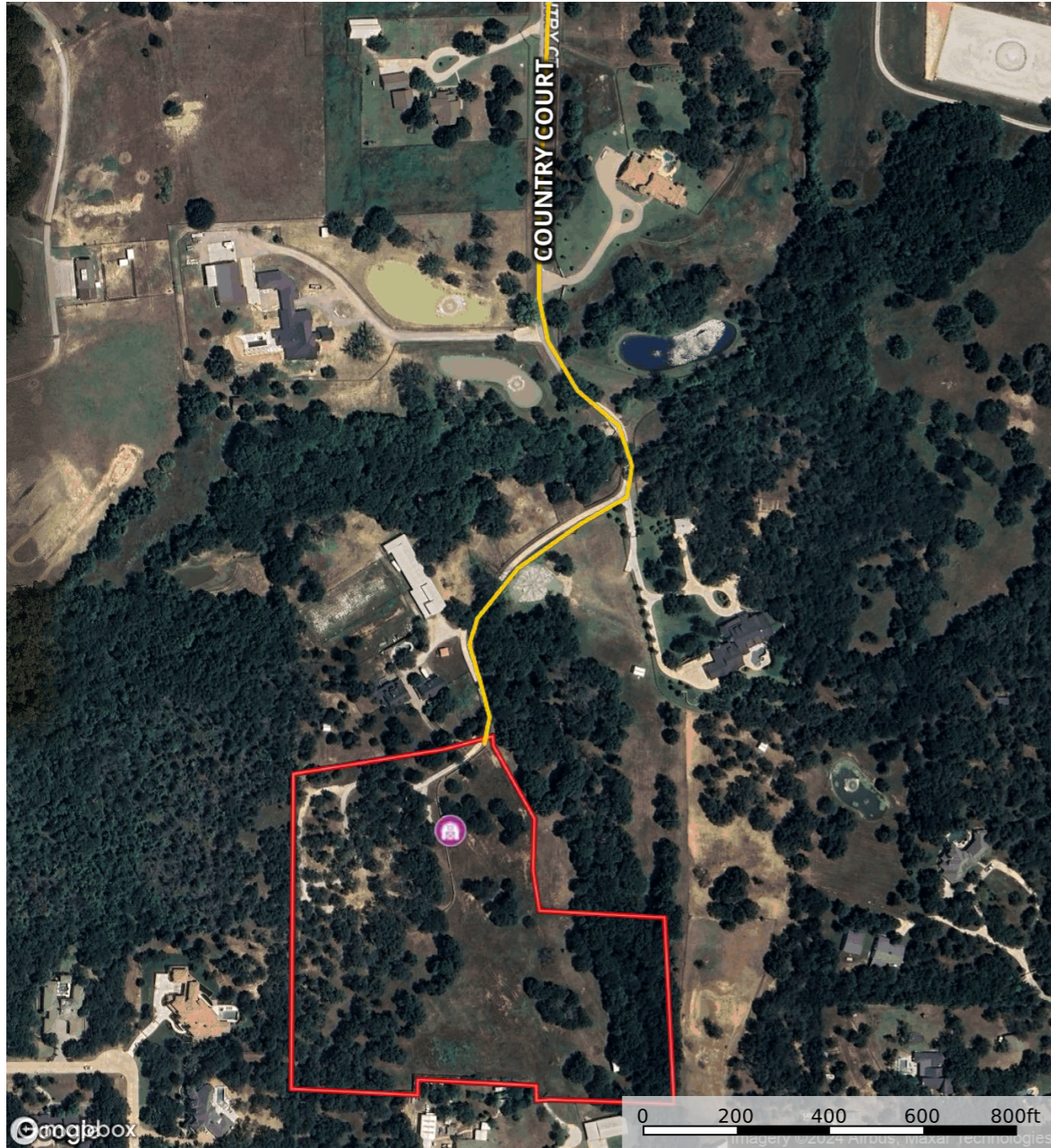


PROJECT BARTONVILLE 11

654 and 660 Country Court Bartonville, TX
Texas, 10.83 AC +/-



Bartonville, Texas



Barn Direction Boundary

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

PROJECT BARTONVILLE 11

Bartonville, Texas

TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

I have this date directed a careful and accurate survey made on the grounds of the property located in Denton County, Texas, being Lot 1-R2, Block A, of Eagle Nest Addition, an Addition to the City of Bartonville, Denton County, Texas, according to the Plat thereof recorded in Instrument number 2017-186, Plat Records of Denton County, Texas.

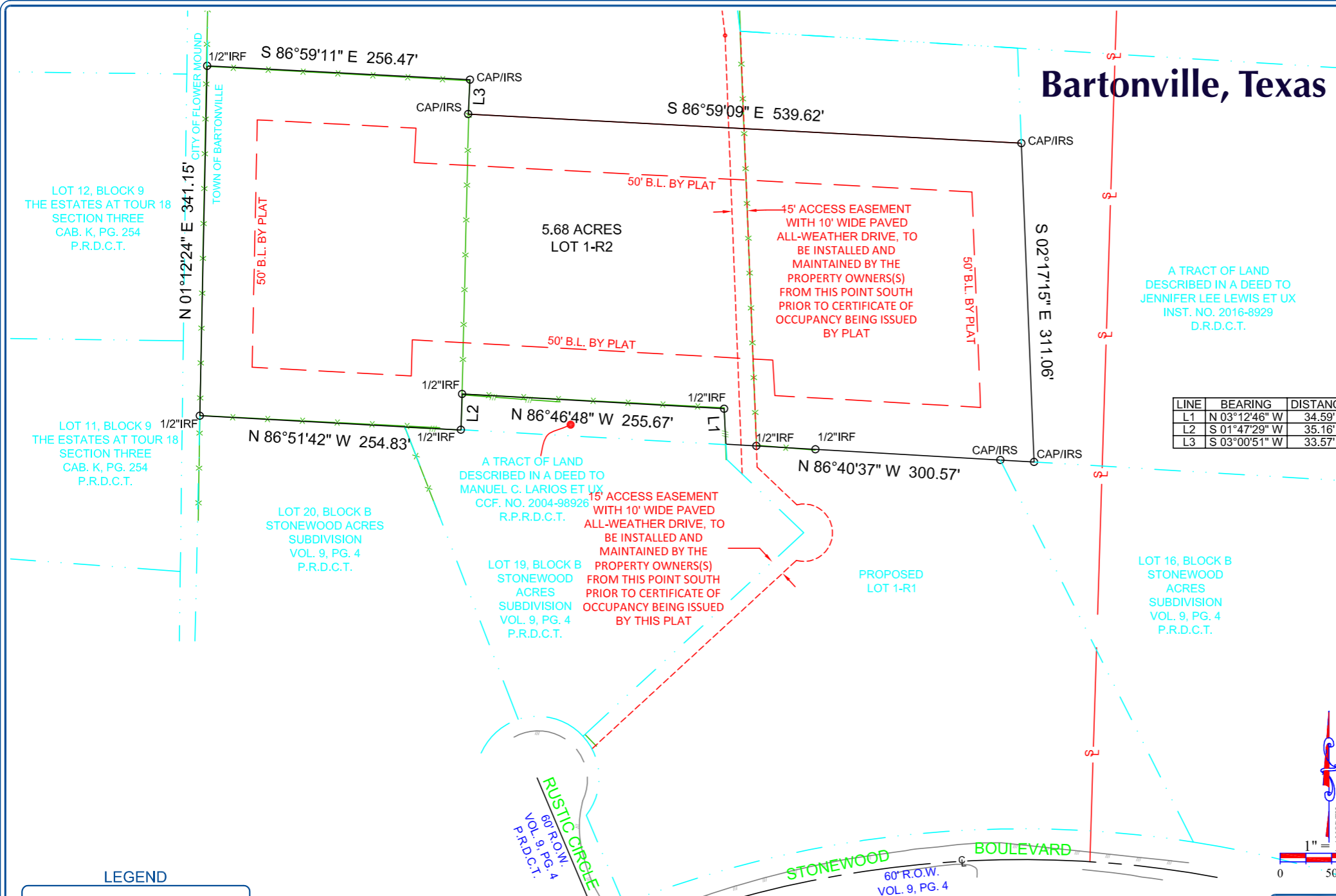
FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the Town of Bartonville, Community Number 481501 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 510 G of said map.

NOTE: This survey is certified to Advanced Planning, Inc.

NOTE: This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 3-28-2017. There are no visible or apparent intrusions or protrusions except as shown hereon.

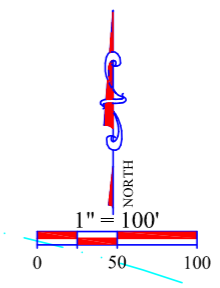
A TRACT OF LAND DESCRIBED IN A DEED TO JENNIFER LEE LEWIS ET UX INST. NO. 2016-8929 D.R.D.C.T.

LINE	BEARING	DISTANCE
L1	N 03°12'46" W	34.59'
L2	S 01°47'29" W	35.16'
L3	S 03°00'51" W	33.57'



LEGEND

- B.L. = BUILDING LINE
- R.O.W. = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- CAP/IRS = CAPPED IRON ROD SET
- CM = CONTROLLING MONUMENT
- POB = POINT OF BEGINNING
- = SURVEY LINE
- x — = WIRE FENCE
- o — = WOOD FENCE
- = CENTERLINE
- = ASPHALT



KAZ
SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 130050-10

DRAWN BY: MMF

DATE: 3-28-2017

R.P.L.S.
KENNETH A. ZOLLINGER

PROJECT BARTONVILLE 11

Exhibit A Subject Property



GENERAL NOTES:
 1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPEL "1/2" UNLESS OTHERWISE NOTED.

FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF BARTONVILLE, COMMUNITY NUMBER 48181 AND THE MAP INDICATES AS SCALED THAT A PORTION OF THIS PROPERTY IS WITHIN NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AND A PORTION OF THIS TRACT IS WITHIN "SHADED ZONE A" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR) WITH NO BASE FLOOD ELEVATIONS DETERMINED" AS SHOWN ON PANEL: 510 G OF SAID MAP.

- THE SUBJECT PROPERTY IS ZONED RU AND LIES WITHIN THE TOWN OF BARTONVILLE PER THE TOWN OF BARTONVILLE ZONING MAP.
- THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS OF RECORD.
- THE INTENDED DEVELOPMENT ON THE PROPOSED LOTS IS TO CONSTRUCT NEW HOMES, MODIFY PROPERTY LINES AND ADD AN EMERGENCY ACCESS EASEMENT TO SERVE SAID LOTS.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND PENALTIES WITHOUT INJUNCTION OF UTILITIES AND BUILDING PERMITS.
- THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR ACCESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE, AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE TOWN OF BARTONVILLE, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING ACCESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SUCH TIME AS AN ACCESS DRIVE IS CONSTRUCTED RUNNING THE ENTIRE WIDTH OF THE ACCESS EASEMENT.

LINE	BEARING	DISTANCE
1	S 88°42'25" E	21.05'
2	N 85°32'51" W	37.54'
3	N 22°31'11" W	53.51'
4	N 03°12'46" W	49.42'
5	S 01°47'28" W	55.19'
6	N 88°43'01" E	29.32'
7	N 25°42'53" W	23.21'
8	N 48°24'38" W	24.11'
9	N 17°24'10" E	25.28'
10	N 08°43'27" W	47.22'
11	N 51°00'42" W	16.26'
12	N 51°49'23" W	42.72'
13	N 28°00'03" W	22.88'
14	N 05°17'38" W	26.15'
15	N 41°18'24" E	37.91'
16	N 48°26'14" W	53.38'
17	N 02°13'47" W	40.51'
18	N 02°13'47" W	427.96'
19	N 05°40'17" W	59.42'
20	N 28°37'19" W	73.82'
21	N 03°12'25" E	101.01'
22	N 17°56'18" W	26.18'
23	N 02°49'00" E	20.52'
24	N 18°22'18" W	60.17'
25	N 11°33'21" W	33.78'
26	S 11°33'21" E	32.63'
27	S 18°22'18" W	79.88'
28	S 02°49'00" E	32.41'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	101.71'	246.87'	558.33'	S 63°49'34" W	207°11'56"
2	50.87'	83.89'	77.75'	N 02°26'00" W	60°11'36"
3	44.86'	69.28'	62.55'	N 52°56'29" W	60°25'24"
4	56.84'	80.50'	75.00'	N 51°55'27" W	60°26'25"
5	19.84'	18.06'	17.48'	N 25°57'42" W	51°54'04"
6	28.00'	100.43'	54.22'	N 00°36'36" E	108°08'30"
7	208.36'	56.70'	56.62'	N 89°36'28" W	0°32'07"
8	479.28'	51.76'	51.75'	N 00°57'21" W	0°27'27"
9	523.36'	60.67'	60.79'	S 08°24'51" E	104°07'08"

LEGEND
 MIN FIN - MINIMUM FINISHED FLOOR ELEVATION
 PUB. POINT OF BEGINNING
 INST. NO. & INSTRUMENT NUMBER
 DOC. NO. & DOCUMENT NUMBER
 GIRP - 1/2" IRON ROD POINT
 GARNET - 5/16" IRON ROD
 P.P.M.C. - REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
 P.D.C.T. - PLAT RECORDED DENTON COUNTY, TEXAS
 DATE OF RECORDING BY INSTRUMENT

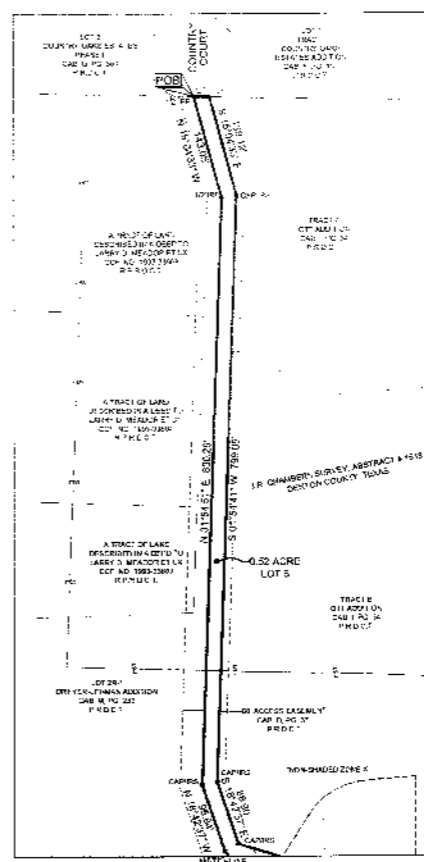
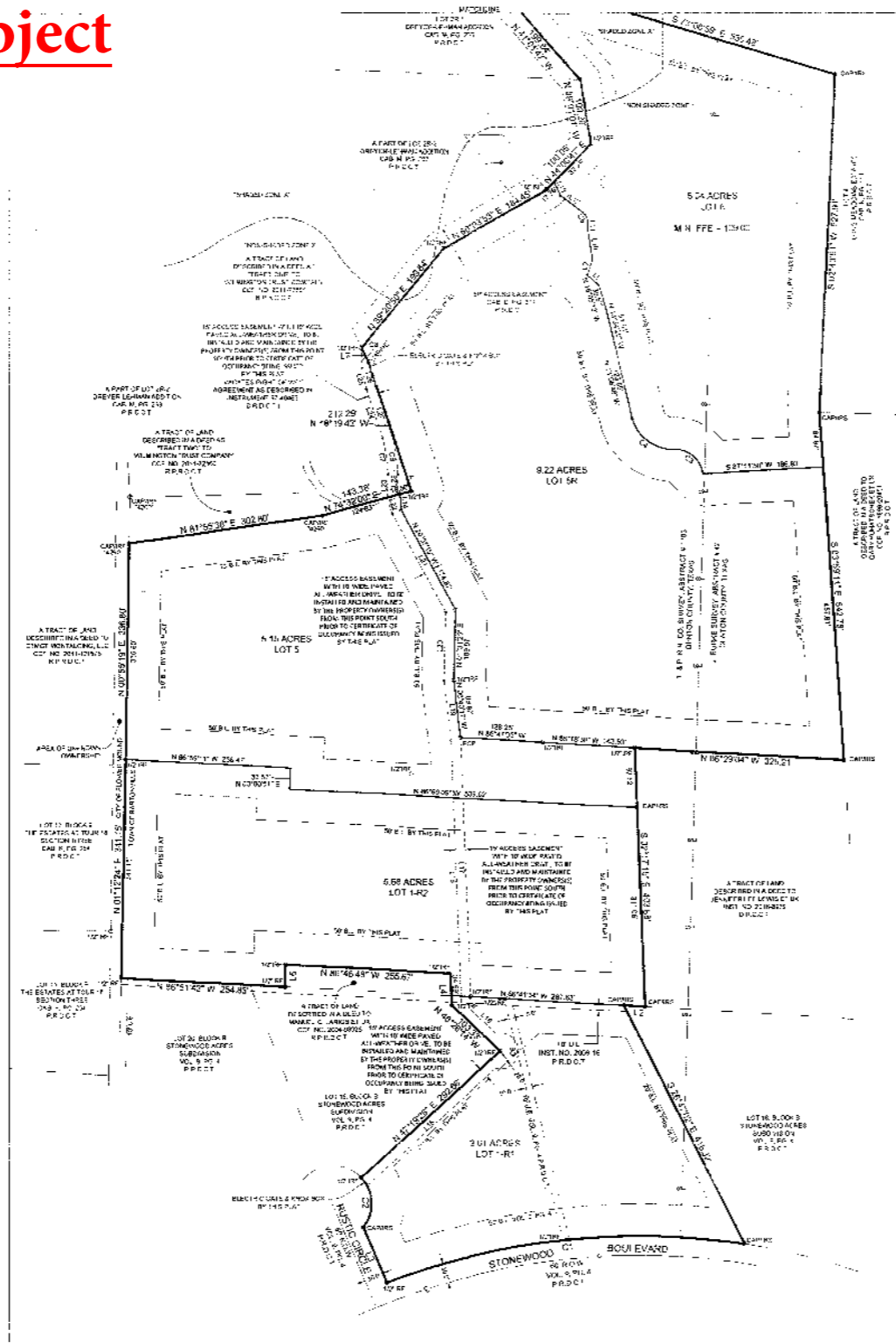
SURVEYOR
 KAZ SURVEYING, INC.
 1720 WESTMINGER STREET
 DENTON, TEXAS 76205
 PHONE: (817) 382-2444
 TOLL FREE: 1-800-222-1100

OWNER
 MARK A. ANDERSON AND TRACY L. ANDERSON
 187 STONEMOOD BLVD
 BARTONVILLE, TX 76208
 PHONE: (214) 289-8301

OWNER
 EAGLE NEST, L.P., L.L.C.
 201 COLLETT DRIVE COURT
 SOUTH ARLING, TX 76010
 PHONE: (817) 328-4774
 COORDINATOR: R. DAVID WATKINS

OWNER
 ZACHARY DALE RICH AND HOLLY MARIE RICH
 654 COLUMBIA COURT, TX 76220
 PHONE: (817) 225-1075
 CONTACT: ZACHARY DALE RICH

OWNER
 DREW VANDERLAAN
 2805 COUNTY COLLEGE ROAD, STE 10
 DENTON, TX 76213
 PHONE: (817) 390-9310



Bartonville, Texas

- S40363A - S01505, C31, EFD2
- 154830-A1303A T&PRR, TR 3.2.13Ac-ALL
 - 39039-A0042A J. Burke, TR 3.3.1Ac-ALL
 - 65293- Stonewood Acres B&KB Lot 17-ALL
 - 620127- Drake Addition Lot 2R-ALL
 - 627925- Dwyer - Lehman Addn Lot 2R-2 (SE 1/4)-A
 - 101464- Western Development Lot 2 (WPT)-ALL
 - 101465- " " Lot 5 (PT)-ALL
 - 173001- " " Lot 5 (PT)-ALL

MAJOR REPLAT
 LOT 1-R1, LOT 1-R2,
 LOT 5, LOT 5R, LOT 6
 EAGLE NEST ADDITION

BEING 29.78 ACRES OUT OF THE
 T & P R.R. CO. SURVEY, ABSTRACT # 1303, THE J.R.
 CHAMBERS SURVEY, ABSTRACT # 1518,
 AND THE J. BURKE SURVEY, ABSTRACT # 42,
 TOWN OF BARTONVILLE,
 DENTON COUNTY, TEXAS

Find for Record
 in the Office of Records &
 Denton County
 for: 04/12/2017 5:21:52 AM
 in the PLAT Records
 PUBLIC ACCESS ADDITION
 Doc Number: 28111-18
 Number of Pages: 2
 Amount: 100.00
 Date: 201704101000001
 By: CTR

KAZ SURVEYING
 1720 WESTMINGER STREET
 DENTON, TX 76205
 (817) 382-2444
 JOE NUMBER: 1300803P
 DRAWN BY: JK
 DATE: 11/12/2016
 R.P.L.S.
 KAREN M. COLLINS

PROJECT BARTONVILLE 11: FINANCIAL OVERVIEW

**Bartonville,
Texas**

Bartonville Properties	Costs		Value
11 Acres Raw Land	\$2,300,000.00		\$3,965,445.00
10 Eco-Homes	\$4,000,000.00		\$20,000,000.00
Infrastructure / Other	\$2,000,000.00		\$5,000,000.00
TOTAL	\$8,300,000.00		\$28,965,445.00
Loan Amount	\$8,300,000.00	LTV	28.65%
Home Sales	\$19,000,000.00		
Profit	\$10,700,000.00		



Ecorouge Endowment program



Ecorouge is committed to working towards a future founded on ethical and moral grounds, where the company's passion to safeguard the vitally important nature, help tailor societal development to grow in harmony with earth's nature and each other, and to advocate for responsible industrial practices, finding solutions to industrial wastes hazards. The company's commitment to responsibility, allocates 10% of its profits to financially support initiatives of preservation and global solutions.

The Ecorouge Endowment Program is a donation program to initiate the action-based humanitarian and environmental efforts of Campaign Brilliance:

- * *relief of suffering of women and children*
- * *archival of ancient texts*
- * *permanent preservation methods*
- * *alternative solutions for production, or solutions for areas contaminated of industrial wastes*

All efforts will be documented and captured on video, for the purposes of media advertising and collaborations with others, providing solutions. The financial operation of the on-line Brilliance Mission will be supported by the Endowment Program.

Ecorouge takes the "functional approach to doing business," and follows ESG regulations. ESG Reporting provides transparency and holds company's accountable to provide solutions for major global challenges we face today. A healthy mentality of a company is needed for collaboration and developing action-based solutions. Investor trend towards sustainable investing, especially in line with ESG Models, provide higher leverage for the support of ethical and responsible companies, with expansive growing opportunities.

ENVIRONMENTAL PRESERVATION:

Ecorouge properties designate 50% or more of lands for *Nature Reserves*. In addition, the company will replant as much as possible for beautification, preservation and nutritional purposes.

Ecorouge *Endowment* program



HUMANITARIAN EFFORTS:

Ecorouge is committed to supporting Saidika Organization, a non-profit community outreach program for to help the women and children suffering in the slums of Nairobi, Kenya. Working with leader, Mtumishi Dancan to support women’s human rights and business endeavor support. Short future plans include community center to facilitates volunteers from across the globe, as well as a safe place for women and children to get back on their feet. While long term future plans Present discussions of additional places to facilitate all-natural dying facilities for the ADD Center’s Well-Being Blends (see page 52).

Widows Can 2024

Saidika Organization, led by M. Dancan, focuses on a critical factor leaving women and children left behind.. depressed into poverty and abandonment. Kenya is ranked 33rd worldwide for the devastation of widows and families, with approximately 8 million widows subject to starvation, rape and social exclusion. While over 500 million children fall victim to Human Rights violation due to widowhood.



LET US JOIN TOGETHER

To provide relief — create a society where widows have rights of protection and participation. Essentially, strengthening the socio-economic dimensions of widows

PROJECT DESCRIPTION

Contribute to the Achievement of ..

- SDG 1: No poverty.
- SDG 2: Zero Hunger
- SDG 3: Good Health & Well-Being
- SDG 8: Decent Work & Economic Growth
- SDG 10: Reduced Inequalities
- SDG 16: Peace & Justice
- SDG 17: Strong Institutions & Partnerships for the Goals

PROJECT OBJECTIVE

By the end of 2024, widows supported by the project achieve a secure and enhanced foundation to generate income and effectively participate in society.

SPONSORSHIP PROGRAMS

Supporting Widows Can 2024 provides the outcasted women with opportunities to be able to support themselves and their children. While Level 1 supports their domestic everyday needs, the Level 2 program provides a Widows with an opportunity to work productively each day towards their visions and goals, enabling them to eventually financially support their families.

- | | |
|---|-----------------------|
| LEVEL 1: Supporting Domestic Affairs | \$120 / month |
| LEVEL 2: Supporting Domestic Affairs and Business Development | \$250 - \$400 / month |

Encourage Endowment program



3 OF THE 24 WIDOWS CAN WOMEN OF 2024

MARTHA MUSYOKI AGE: 36 BUSINESS TYPE : CLOTHES SELLER



SHORT BACKGROUND

Martha Musyoki is an enterprising clothes seller with a keen eye for fashion and trends. She began her journey in the retail clothing industry several years ago, starting with a small stall in a local market. Through her dedication and passion for fashion, Martha has grown her business into a well-known boutique that offers a wide range of stylish and affordable clothing for men, women, and children.

INTEREST

Martha is deeply interested in fashion and staying ahead of the latest trends. She enjoys curating a diverse collection of clothing that caters to various tastes and preferences. Her interests also extend to providing personalized styling advice to her customers, helping them find the perfect outfits that boost their confidence and express their individuality.

CHALLENGES

One of the primary challenges Martha faces is keeping up with the fast-paced changes in fashion trends and customer preferences. Additionally, managing inventory and ensuring a steady supply of new and popular items can be demanding. Competition from larger retail stores and online shopping platforms also presents a significant challenge.

+254111989116
@saidikaorg
https://saidikaorganization.org/

INSPIRATION

Martha draws inspiration from her customers' positive feedback and the joy they express when they find clothing that makes them feel good. She is also inspired by successful fashion entrepreneurs and designers who have built iconic brands. Her passion for fashion and desire to empower others through style keep her motivated.

FUTURE PLANS

Martha plans to expand her business by launching an online store to reach a broader audience beyond her local community. She aims to create her own clothing line that reflects her unique style and caters to the needs of her customers. Additionally, Martha plans to host fashion events and workshops to engage with her community and share her knowledge and passion for fashion.

MONTHLY FINANCIAL SUPPORT PACKAGES

BASIC PACKAGES (LEVEL I) -\$120

Basic package will support Martha with monthly domestic use etc.

ADVANCE D PACKAGE(LEVEL II) -\$310

Will support Martha to business to growth, monthly by restocking her business, paying business labour , online need for growth

DORICE NEREA AGE: 33 BUSINESS TYPE : FOOD VENDOR (KIOSKI)



SHORT BACKGROUND

Doris Nerea is a dynamic and dedicated hotelier with over a decade of experience in the hospitality industry. She founded her boutique hotel with the vision of creating a unique and personalized experience for travelers. Her journey began with a small bed and breakfast, which quickly gained a reputation for its exceptional service and warm ambiance, leading to the establishment of a full-fledged hotel that now stands as a beacon of hospitality excellence.

INTEREST

Doris is deeply passionate about sustainable tourism and cultural preservation. She is committed to integrating eco-friendly practices within her hotel operations and promoting local culture and traditions through various initiatives

CHALLENGES

One of the significant challenges Doris faces is maintaining high standards of service while scaling up her business. Balancing operational efficiency with personalized guest experiences requires continuous innovation and staff training

+254111989116
@saidikaorg
https://saidikaorganization.org/

INSPIRATION

Doris draws inspiration from renowned hospitality leaders who have revolutionized the industry with their innovative approaches. She is also inspired by the stories of travelers whose lives have been enriched by their experiences at her hotel. These motivations drive her to continually elevate her hotel's offerings and ensure every guest leaves with memorable experiences.

FUTURE PLANS

Doris plans to expand her hotel chain to multiple locations while retaining the personalized touch that distinguishes her brand. She aims to incorporate advanced technology to enhance operational efficiency and guest satisfaction

Furthermore, Doris is committed to strengthening her hotel's sustainability initiatives, making it a model for eco-friendly hospitality practices globally.

MONTHLY FINANCIAL SUPPORT PACKAGES

BASIC PACKAGES (LEVEL I) -\$120

Basic package will support Doris Nerea with monthly domestic use etc.

ADVANCE D PACKAGE(LEVEL II) -\$300

Will support Doris Nerea to business to growth, monthly by restocking her business, paying business labour , online need for growth

EUNICE OTULO AGE: 48 BUSINESS TYPE : EGGS DEALER



SHORT BACKGROUND

Madam Eunice is a resilient entrepreneur operating in the egg-selling business within Olympic Estate, a bustling community known for its dynamic yet challenging environment. Her journey into entrepreneurship began with a deep-rooted interest in the agricultural sector, particularly poultry farming, which supplies her primary product – eggs.

INTEREST

Eunice is deeply interested in maintaining the highest standards of egg quality and customer satisfaction. She takes pride in offering eggs that are not only fresh but also sourced sustainably, supporting local farmers and promoting healthy eating habits within her community.

CHALLENGES

One of Eunice's primary challenges is managing seasonal variations in egg production and ensuring consistent supply throughout the year. Additionally, competing with larger distributors and maintaining competitive pricing while upholding quality standards poses ongoing challenges in the market.

+254111989116
@saidikaorg
https://saidikaorganization.org/

INSPIRATION

Eunice plans to expand her business by diversifying her product offerings, possibly including specialty eggs like organic or free-range options. She aims to enhance her distribution network to reach more customers while maintaining her commitment to quality and sustainability.

FUTURE PLANS

Eunice remains undeterred, leveraging her resilience and entrepreneurial spirit to navigate the complexities of running a business in a slum setting. Her determination to succeed and her commitment to serving her community continue to drive her forward, making her a notable figure in Olympic Estate's entrepreneurial landscape

MONTHLY FINANCIAL SUPPORT PACKAGES

BASIC PACKAGES (LEVEL I) -\$120

Basic package will support Eunice with monthly domestic use etc.

ADVANCE D PACKAGE(LEVEL II) -\$330

Will support Eunice to business to growth, monthly by restocking her business, paying business labour , online need for growth

Connections

Ecorouge is associated with a consortium of leaders and businesses in the Dominical area, who are making positive changes on a global scale. Within the network, collaborative connections have been established with industry leaders in the area. Founder, Monica Rougelot, connected with real-estate developers in the Southern Pacific Costa Rica, i.e. Trevor Yoder, founder of *Osa Development*, Joshua Kanter, founder of *Dominical Property* and *Uvita Luxury Real Estate*, etc. Collectively, our vision of a better future aligns, along with other esteemed leaders.. the founders of Singularity group, head engineer of Google, and other top-level investors, who have determined Dominical as the new destination for their Innovation Hub.

The information regarding the current developments is disclosed at this time, and is scheduled to publicize on January 1st of 2024. The upcoming science and technology university, called Symbiotic, focuses on continuing the development of the most revolutionary breakthroughs in medical healing devises (i.e. bionic heart, digital retina, etc.). The Innovation Hub intends to be...

- ▶ *the global center* for the engineering of revolutionary technology

- ▶ *the global center* to solve the most damaging problems by recruiting the smartest people in the world to come together and figure out solutions
- ▶ *the global center* for establishing the new life-long learning center formats

The synchronistic meeting of similar visions was merely a synergistic connection, while conversing about expanded perceptions to help build a better future through conscious co-creation. The network formation is an alignment of ethical matters, including the mission to advocate environmental damage, and the desire to provide solution; and the focus of the re-creation of community development, to enhance mindsets through life-long learning center formats.

For instance, the high level of contamination occurring due to the lack of conscientious efforts, prompts people like the founder of EcoRouge, to pivot to a mode of problem-solving. With over 180 trillion apparel products made in 2022, from high-end to fast-fashion brands, all mostly using cheaper forms of production methods, toxins from dyes and viscose textiles continuously pollute, on a mass scale, the local communities' water and air supply, causing disease and literally killing people of the

community. A *responsible* company does not contribute to these patterns within consumerism.

EcoRouge vows to advocate against major contamination occurring on the earth — our habitat serving to sustain life. Problems can be solved with furthering focus on the use of more natural-based materials and on containment solutions for toxic waste. There are a myriad of solutions need to be considered.

In addition, the synergy of companies lies in the development of new life-long learning center formats, and the drive to help actualize the change needed for advancement in line with purity, love and purpose.

Discussion of Concerns:

- ◆ *Maintain the preservation of nature during upcoming influx of development*
- ◆ *Allocate land and housing for the locals*
- ◆ *Global matters, i.e. education system, industrial waste contamination*
- ◆ *The rapid rate growth of AI, social implications and solutions, restoring balance*

“ *Adding decades of health is the greatest gift we can offer humanity. I believe that converging exponential technologies will enable us to make 100 years old the new 60.* ” — Peter Diamandis

Ecorouge Estates adopts a business model to enhance wealth. Based on our market research and projected sales, we expect to generate a substantial revenue by our 3rd year of operation. With a growth rate of 10% per year, we anticipate steady expansion and increased profitability. Profits are generated through multiple streams of revenue.

Financial goals are achieved by strictly abiding by, and remaining within, the budget of the financial parameters set forth. We have carefully planned our budget, considering factors: land acquisition, construction costs, costs of amenities, cost involving retreats, therapy services and excursions, administrative and property management, marketing expenses, on-going management and maintenance of staffing requirements. With a team of dedicated professionals to turning profit in alignment with preservation, our ability to deliver exceeds customer service expectations and maintains high standards of quality across all of our offerings.

Founder of EcoRouge, *M. Rougel* is poised, and deeply connected, and has determined EcoRouge to become a leading player in the real-estate development of ecological neighborhoods, while vastly contributing to the acts of forestry preservation. With our unique blend of ecological neighborhood amenities, by staying true to our commitments, and fostering a sense of community, we are confident in our ability to achieve long-term success and growth.

During the development of the properties, the launch of a promotional campaign featuring New Ecological Real Estate Opportunities — Sustainable Living Solutions, will gain attraction through the advocacy and promotion the Co-creation Communities and Blue Zone community life-style. A momentum of land sales is already set in the areas, and EcoRouge intends to provide a systematic and seamless process of land sales, to accommodate experiences of ease during transactions.



Key Activities



Our first key activity is the development of ecological real estate properties. The company has identified lands in developing areas to begin the process of establishing vacant ecological lands with an abundance of amenities available for purchase. This also involves obtaining necessary permits and constructing properties with sustainable materials, while maintaining preservation, and ensuring construction activities cause minimal disruption to the local environment. Unique amenities include: *Nature Reserves* and permaculture throughout the estates, internal roads, walking paths to each amenity, waterfall lounges, and common areas.

Retreat Planning

We plan and organize healing retreat packages for Ecorouge's Blue Zone Retreats. This involves coordinating with wellness experts to design personalized treatments and activities. We also manage the logistics, such as accommodations and meal planning, to ensure a seamless experience for our retreaters.

Therapeutic Services

We offer therapeutic services to heal the mind, and body, for Ecorouge's Blue Zone Therapy. Local therapists focusing on the arts, nature and recreation, provide personalized treatments tailored for the clients' needs.

Nature Adventure Experiences

We offer unique nature adventure experiences. This includes planning and coordinating outdoor activities, such as horse-back riding and waterfall tours. We work closely with local guides to ensure safety and provide an authentic Costa Rican experience.

Marketing and Sales

We conduct marketing and sales activities both online and at our physical locations. This includes managing our website, social media platforms, onsite sales team, and planning special events for the promotion of ecological neighborhood living and the Campaign of Brilliance. We also attend real estate and wellness expos to promote our offerings.

Customer Service

We provide excellent customer service to ensure customer satisfaction. This involves responding to inquiries, managing bookings, and resolving any issues that may arise.

OPERATIONS

Total Sales	Customer Satisfaction Rate	Website Traffic	Environmental Impact	Repeat Customers
<p><i>Total Sales KPI</i> measures the total revenue generated from the sale of property lots and homes, property rentals, retreat & therapy packages, and adventure experiences. We collect this data from our sales records and our Customer feedback, logged in Ecorouge's technological hub, and supporting written book-keeping methods.</p>	<p><i>Customer Satisfaction Rate KPI</i> measures the percentage of customers who rate their experience as satisfactory or better. The data is collected through personable conversations with the customers, customer surveys and online reviews. The Ecorouge staff and personnel of <i>Co-creación Pacífica</i> will be able to summarize experiences with customers and guests within the clients' profile of Ecorouge's technological hub.</p>	<p><i>Website Traffic KPI</i> measures the number of visitors to our website. Our technology specialist collects this data using web analytics tools.</p>	<p>The <i>Environmental Impact KPI</i> measures our environmental footprint, including the amount of waste generated and energy consumed. The data is collected through internal audits and energy monitoring systems incorporated into Ecorouge's Technology Hub, which is gathers data for the reporting to the ESG.</p>	<p><i>Repeat Customers KPI</i> measures the number of customers who come back for more purchases. We collect this data from our customer database and use our success rate as testimonials.</p>
<p><i>* It is important as it provides an overview of the financial health of our business.</i></p>	<p><i>* It is crucial for Ecorouge to consider and open channels to adapt integration of customer feedback, as it indicates the quality of our products and services and affects customer retention and word-of-mouth referrals.</i></p>	<p><i>* The effectiveness of our online marketing efforts and the level of interest in our offerings serves as an important measure to factor for the purposes of positive online progression.</i></p>	<p><i>* The reflection of our commitment to sustainability and affects our reputation and customer appeal.</i></p>	<p><i>* Measuring customer loyalty and satisfaction with our products and services is critical for the positive evolution of Ecorouge Estates and the communityh Co-creación Pacífica.</i></p>

Key Performance Indicators (KPIs)

Quality Control

At EcoRouge Inc., we are dedicated to ensuring the highest quality in all our real estate products and services. Our ecological real estate properties are designed and constructed with the utmost attention to detail, innovations and aesthetics, ensuring they meet the highest standards of sustainability and value. We have a dedicated team of experienced architects and engineers who oversee every aspect of the construction process, ensuring that all materials used are environmentally friendly and that the construction process is as sustainable as possible, and inline with preservation.

Our Blue Zone Retreat and Packages are carefully curated to provide the most rejuvenating experiences for our clients to heal and revitalize. EcoRouge works with experienced wellness professionals who are experts in their fields and who share our commitment to sustainability, wellness and advancement. We regularly review and update our retreat and therapy packages to ensure they are effective and meet our customers' needs.

Our Blue Zone Adventures are designed to provide an enriched and extraordinary experience, in the most exciting and engaging ways. We work with local guides who are knowledgeable about the local flora and fauna, and who are committed to preserving the natural beauty of the area. We regularly review and update our adventure experiences to ensure they are fun, exciting, and safe for our customers.

Within the Co-Creation Communities, while continuing to increase the knowledge base, the aim of the personnel is to continue to provide, and further develop, value-added services.

Implementation Plan

Our implementation plan is as follows:

- *Land Acquisition* — Selected properties are purchased, and adopted to serve as sites for our ecological neighborhoods, retreat and therapy centers, growing the Co-creation Communities.
- *Infrastructural Amenities* — We invest in the construction of infrastructural amenities such as roads, bridges, and utilities.
- *Sustainable Earth Homes & Villas* — EcoRouge uses ecological methods to build structures and real estate home properties that are designed to be sustainable and environmentally friendly.
- *Retreat Center Structures and Amenities* — Retreat center structures, villas and amenities, ensuring they are designed to create a heavenly environment and built with the highest standards of taste and craftsmanship.
- *Water and Electricity* — Providing water concessions, electricity and internet systems, tremendously benefits the land buyer, alleviates the ordinary hassles for the customer, and provides pleasureable, seamless and efficient transition to the ownership of their land.
- *Bridge and Roads* — Bridges and roads are built to equip the land and home owner with easy and smooth access to our properties and amenities.
- *Salaries* — Hiring a team of experienced professionals who share our commitment to preservation and sustainability.

Through careful planning and implementation, we aim to create a sustainable and rejuvenating living experience that preserves the natural beauty in nature.

COMMERCIAL

ADD CENTERS HOLDINGS

“ The mass purchasing of the mass production of products made by the mindless and irresponsible corporations, leads to human and earth contamination. ” — M. Rougel

COMMERCIAL

Businesses renting space in the eco-commercial spaces provided by ADD Centers will be vetted according to type of service and or product. The businesses must follow a series of ethical standards to be considered to be part of the ADD Commercial Community.

examples...

Ninjutsu

Yoga

Art Therapy

*Fine Art
Exhibition*

*Organic
Products*

Tai Chi

Ashtanga

Well -Being Blends

ADD Centers Holdings facilitates initiations of centers for well-being. Once, the eco-community developments are established, ADD Centers are incorporated for additional avenues of income. The specialized fields will bring together link-minded people who desire to progress with a common vision of wholeness and complete well-being. From new product development to new methods in education, or life-learning formats, and to healing and therapeutic centers, all who take part are given autonomous creative leverage, for the purposes of empowerment of individuality in a genuine and meaningful manner.

I. Blue Zone Recreation —

Commercial avenues also include a variety of means for healing, sustenance and longevity, which is achieved through therapy, alternative modalities to ignite stimulation of growth, adventure, fun and love.

II. Re-Creation Based Education —

There are a myriad of ways of learning, including learning in a state of harmony and re-creation. A society built on stress, hurry and worry, only depletes energetic levels and leads confusion of ones' purpose, states of withdrawal, and lowered motivation levels. Teachers inspiring their students, the wholly participation of adults, unveils the hidden potential in all of us. Focusing on what a person can offer, will only advance us as a whole, and plant seeds of will for all learners. Rooting education in an experience-based, creative, logical and wholistic manner will build genuine ambition, composed with deep meaning and purpose, within our societal structure. This is achieved with the continuous "watering" and love of the our planted seeds.

III. Well-Being Blends —

The development of new product design within the textile and apparel industry. New methods implement not only develop all-naturally made products, yet also aid in the healing and detoxification of the earth, of our lands. Mainstream methods of appeal and textile production are completely destructions communities and grossly contaminating our earth's land and water supply, causing sickness and diseases.. Efforts made within Well-Being Blends



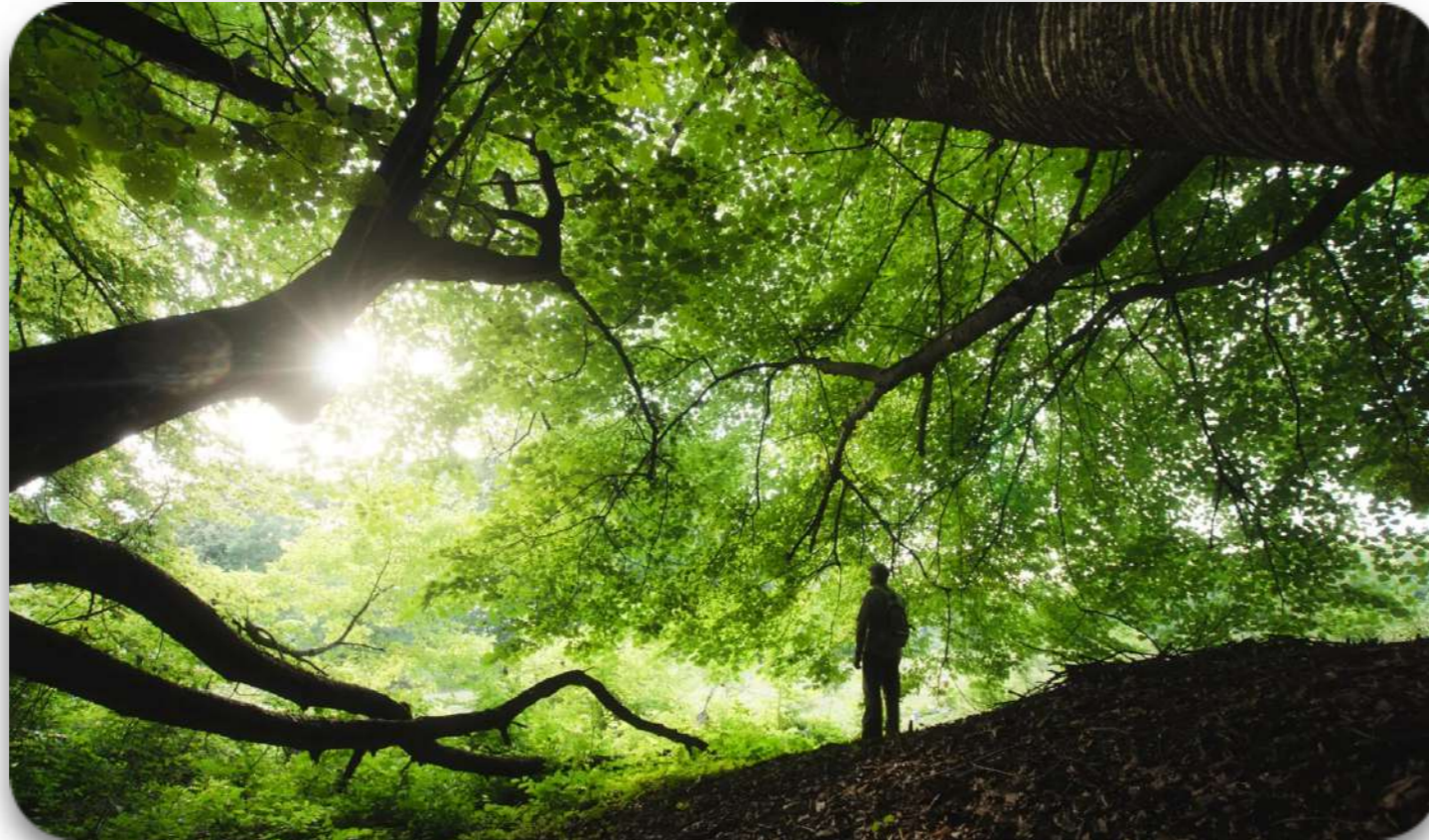
Blue Zone Recreation

Blue Zone Guides are in alignment with the light consciousness available to us all, to serve as a source of enlightenment and inspiration. Naturally, light consciousness guides our thinking into the light, and prepares a foundation for health to transpire. For therapeutic purposes, by tapping into the light codes, and tuning-in to the higher intelligences of creation, whereby all vibrational matter, living and non-living, of a lower intelligences follow. For instance, with strong intentional thoughts and the sounds of words driven by emotion, the cells of lower intelligences (lower vibrations) will follow the higher intelligences (higher vibrations) within the creative power structure. After routine practice, of re-forming and re-creating habits through words, thoughts and actions, acts of manifestation set the stage for the once beaten-down-person to overcome their darkness.

Manifestation of mental and physical healing is also accelerated when experiencing joy and excitement, or when existing in states of high vibration, which is typically experienced during high elevations of adventure. From artistic expression to exploration, acts of self expression and mental awareness, enable us — *to become in tune with the flow*. A state of mind when creative endeavors and healing occurs.

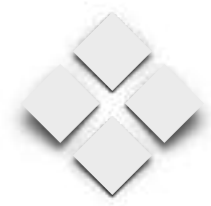
Blue Zone ReCreation can be achieved anywhere, by bringing in the components and lifestyle that makes it a Blue Zone:

- ♦ *Blue Zone Therapy*
- ♦ *Blue Zone Retreat*
- ♦ *Blue Zone Adventures*



Centers of Healing: Healing occurs in a myriad of ways, and occurs when healthy practices are performed with intention. Retreats offered will accommodate a variety of issues people face: depression, stress, illness, disease, etc., by incorporating the latest innovations in technology and nature. Each retreat and or therapeutic service will be tailored to a specific overwhelming need, to incorporate therapeutic mind-transforming techniques and healing remedies available for the problem at hand, from relieving chronic stress to overcoming cancer. The most authentic and caring therapists, councilors, sacred hosts and or shamans available to guide retreaters and therapy-seekers to achieve a high value of enlightenment.

Permaculture Setting: The art of permaculture, provide edible forests for nutrition enriched consumption and medicinal purposes, exotic-animal attractants, and flower blossoms along the paths and interior roads of the estates.



Art Therapy

Play Therapy

Sound Healing

Vibrational Therapy

Frequency Healing

Chakra Healing

Breath-work

Hypo-therapy

Equestrian Therapy

Natural & Revolutionary

Remedies

Problem

Currently, many individuals feel lost, out of control, hopeless and joyless, due to pre-conditions of their environmental upbringing, the consumer demands of society, fractured thinking patterns, *etc.*, which all lead to a sense of false-hood. The lack of harmonious resonance, signals people to seek further than what is said, and to open their minds to expanded understandings, which ultimately, leads to a knowledge which is already part of our fundamental makeup. It is difficult for the masses to be free and re-create, within the terms societal limitations, status quo scenarios, unnecessary hardships, irrelevant criticisms, and more, which all cause great damage upon one's esteem and fractures the aura. Our sense of confinement bolstered by our friends' and families' limiting perspectives, generate a variety of inhibited thought processes, undermining the innate spirit longing for harmonious expression to freely reach its true potential. Enervation leads to mental and physical sickness and disease.

Solution

Healers and therapists provide a scheduled plan of services, tailored to the clients' needs in order to achieve the client's desired goals. After a thorough assessment of client's needs, preferences, learning styles, *etc.*, a prescribed practice, involving one, or multiple, modals of therapy, in combination with powerful natural remedies — a plan is projected for each individual's needs and goals. Therapy forms range from the arts to transcendental and vibrational earth resonances: Art Therapy, Sound Healing, Hypo-therapy, Frequency Healing, Equestrian Therapy, Water Therapy, Natural and Revolutionary Remedies, *etc.* Using cyclic and repetitive therapeutic practices, begins the onset of the reprogramming our thought patterns — to re-create new mental constructs that empower us to think free of our pre-set conditions.

Mental thoughts are extremely powerful, and channeling the neurons new pathways through healing modes of creating art, resonating through sound or vibrational therapy, augments pathways to new dimensions within mind and thus body. Plans include a schedule for clients to regularly return, for the purposes of on-going practice, life integration methods and further opportunities to expand.



Blue Zone Therapy

powers of energy through diction, and other techniques, the natural life-force imbues the soul and mind with new streams of thoughts and perspectives. By following new neural pathways, and gradually releasing old, unsupportive thought processes, leads individuals to an optimal state of mind, carving a path for the new possibility of physical healing to take place. Therapeutic practices breed a new way for individuals to passionately grow, and free oneself from self imposed bondages.

Therapeutic services are offered for anyone seeking out solutions to improve, or heal, their mental and physical well-being. Services are available to individuals, couples, families, children, work environments or relationships, etc., to help soothe and advance the mental and physical resonation of our life-force energies.

Using advanced, ancient understandings of cellular re-creation and restoration, through harnessing the

Therapeutic services are not intended to overburden, yet relieve stress and offer soft and gentle guidance within alignment with “the light.” Planting one small seed at a time, within one’s zone of proximate understanding, fortifies comfort for the learner, in their process of healing. The gentle alignment process allows opportunity for the therapy to open up pathways of understanding their fullest potential.

“Psychological well-being sculpts a path to advancement. Planting the seeds of heart-based initiatives can begin with healing the internal dialogue.” — M. Rougel

BLUE
ZONE
RECREATION

RETREAT



Retreats are available for vacationers seeking out the zen vibe and exploring nature, and for those seeking out alternative healing remedies for mental and physical cleansing, and incorporate Blue Zone Therapeutic Services.

Exclusive retreats, uniquely designed to harness the inner powers within our human potential.. in a positive manner. Tapping into our ability to connect within, with nature and with each other. Each retreat is created with the intention..

... to heal on one, or more, specific affliction(s)

... to align with mind, body and spirit within our natural habit, which feeds us a myriad of minerals and nutrients

Retreat Packages include varying therapeutic services and activities, to remedy any issues in need of attention. Retreats can encompass Blue Zone Therapeutic methods, especially tailored to the intended retreat, ranging from sole relaxation to art and high vibrational therapy, to adventure quest seekers.

Intentional retreat experiences become a remarkable imprint on one's path. The natural inclination to recreate life practices in a fun and loving manner, along with the incredible experiences, provides life-long memories. In fact, afterwards, during re-integration into the normal world, social groups are formed and life-long connections are made. Sharing the experiences of the *Co-creation Communities* with other friends, certainly will magnetize growing sparks of interest.

Experiences discovered on retreats resemble the journey of the Celestine Prophecy and inevitably takes a person to the next, more pristine and powerful path of their life's journey. For many, during the course of the retreat, each and every moment is powerfully synchronistic. Since the guest is on the path to a Pure Life, the universe naturally responds with extremely coincidental occurrences, in a sense to help validate — one's innate path. Experiencing our Pure Life resonates with the universe, where stress does not.

BLUE
ZONE
RECREATION

RETREATS

Given the high demand for luxury style rentals, private and exclusive getaways are provided for retreat and vacation seekers.

The luxury tree-house style villas are designed for the guests to experience the surrounding nature, boasting with flourishing forestry and tropical nature. Villas are made of tempered glass walls for panoramic views, which allows guests to fully embrace the enriched, natural setting of nature. Each villa is privately tucked within nature, situated along the running water creek, walking distance to the premises' infinity pool and dining areas. The elegant composition of villas, outdoor spaces, yoga pavilion, sacred gardens, pathways, waterfall lounges, etc., provides a feeling of ultimate bliss. Absorbing the high vibrations of nature, its powers enable guests to purify their mind and bodies from everyday stresses, transforming one to a state of clarity and refinement.

Blue Zone Villas offer panoramic sites of our beautiful nature. Stone pathways are carved from the tree-house ascension villas to the common areas and are enveloped with beautiful pleasantries of vibrant, exotic plant life.. blossoming flowers and trees.. fruit-bearing plants and trees, and other powerful herbs and edible vegetation filtering throughout.

The *opulent* **Blue Zone Villas** are available for rental and retreat packages. Normal costs of luxuriant accommodations, which are positioned deep in the mountains, necessitating difficult travels, still range from \$450 to \$1,200 per night. The **Blue Zone Villas** offering nature luxury stays for healing and experiencing the pure life for mental relief, within an easy to



photograph by Oxygen Jungle Villas

Oxygen Villas

access location, will provide a solid stream of income for the varying purposes. Retreats, serves as a major stream of revenue — prepared packages provides a steady, annual income.

Luxurious experiences and treatments offered include: massage services, therapeutic experiences, healthy and nutrient-enriched dining services, nature trails, boating and fishing, musical and dance entertainment, etc.



Blue Zone Villas accommodate the guests of the **Blue Zone Retreats**. Retreats are created for guests to feel relief from distressful issues: depression, anxiety, stress, illness and disease, unnecessary agony, mental and emotional fatigue, energy depletion, *etc.* Societal demands of rushing, and hustle-up mentality, eventually leads to living in distress, to induce states of disease. Retreats will help guests relax, enter a state of calm and centeredness, and align with ease and harmony. The variety of healing and re-creation modalities will assist with any healing processes needed for one to maintain sustained peace and harmony.

Blue Zone Retreats

Value-added Retreat Packages

- ◆ Ancient methods used to heal, center oneself, and align the chakras
- ◆ Blue Zone Adventures are incorporated into Blue Zone Retreats offering a variety of adventures: nature excursions, equestrian sun-set riding, music and dance, *etc.*
- ◆ For those who desire, rituals shared by the indigenous Shamans and true healers of today enable retreaters tap into their heart centeredness.

Annual Retreat Packages.. examples

Proven rapid recovery rates using the following practices & implementations —

- ◆ Re-regenerative Healing Copper Current stimulating Stem Cell — Rapid Recovery Rates
- ◆ Mind + Body + Soul Alignment
- ◆ Mind + Body + Soul CONNECTION to the Light Source
- ◆ Spiritual Innovation of the Light — the Initiates and the pillars of creation

Adventure quests are available for all members of the *Co-creation Communities*, and for anyone looking for pure enjoyment of nature's bliss.

Equestrian centers house beautiful, thoroughbred breed horses with full-time equestrian management of the horses and the center. The center provide horse-back riding adventures throughout nature trails and scenic routes. Equestrian services may also be used by therapists or retreat hosts for therapeutic reasons. Equestrian Therapy heals on a vibrational level and is considered as an extraordinary tool for healing and psychological benefits.

Blue Zone Adventures encompasses expanding opportunities. The serving members can use, and grow Blue Zone Adventures in cohesion with all sorts of healing re-creational purposes. All additional business developments are factored into the business model, for all to share in the profits of the bountiful enjoyments of adventure.

Blue Zone Adventures



photograph by OpenArt



Re-Creation Based Education

Mental Enhancement within the LLEs can include the standard necessary academic studies, combined with necessary practices for mental clarity, such as meditation, breath work, visualization, etc. In addition to the standard academics and mental enhancement strategies, it is important to understand the basic understandings of the mechanics behind quantum-physics. Though this space of knowledge is currently explorative, there is enough empirical evidence to delineate its value, to help guide individuals and communities with an understanding of their own empowerment. The space of knowledge enables spirituality, or the super-natural, to be explained through quantum physics, science and math. Everything, including sound, can be observed, measured and explained.

Physical Enhancement within the LLEs focus on skill and aptitude development for all who take part, and should be equal in importance, or implemented more so than current standards, in order to avoid lack of motivation, vicious cycles of digital dependencies. The enhancement of well-being and enteric lifestyles will ensue. Practices such as Tai Chi, Karate, Jiu-jitsu, Track and Field, Fencing, Archery, Fishing, Ball Sports, Dance and Cheer, Yoga, Gardening, Community Efforts, etc., are to be incorporated into LLEs with a more balanced approach for the development of the whole being.

The Temple of Knowledge: In one or more of the eco-communities, an enclosed simple and sacred structure, houses a small library of esoteric texts, ancient knowledge, metaphysics, books of knowledge covering ancient advancements and other vitally important information, artifacts, etc., with intentions to keep guarded and safe. The library of wisdom, where spirituality is understood through science, math and frequency on a quantum level, will be assessable by the members of *Co-creation Communities*. The temple of knowledge is envisioned as a jewel-like structure with copper roof top to tap into the natural energies of the earth. The spiritual knowledge base will naturally attract the right individuals to tap into nature as Tesla did, the preserved portions of the lands may be used for this sort of experimentation, contained in a safe manner. The discovery of *our potential* is a limitless path and *Co-creation Communities* intends to attract similar mindsets. The common thread of mind consciousness for all who are attracted to discover truths on a deeper level.

A common sacred space carved out for people to sit, read comfortably and peacefully, hold small group gatherings and expand through practices and or philosophical conversations.

Centers of Learning: Life-long learning centers surround the Temple of Knowledge. Centers include spaces for mind, spirit and body advancement — *i.e.*, tai chi or other energy harnessing disciplines, art (visual, musical), understanding powers of the earth, natural consumption and cooking, in collaboration with Symbiotic, which will provide academic advancements needed.

If teaching and learning is conducted in a harmonious manner, learning, and the desire to learn, can become a life-long pursuit. Centers for learning are established within the eco-community developments, for example. outdoor learning spaces, such as pavilions, specific spaces carved out for specific leaning, and indoor learning spaces, common space structures to facilitate a variety of needs.

Life-long Learning Environments, or LLEs, are formed to inspire innate potentials and stimulate growth of the whole individual, and includes a balanced approached to learning encompassing wholesome experiences for both mental and physical development.

Current learning models within the federal system bases its approach solely based on the logical side of thinking which develops a strong left-sided thinking style and centers our children, or our future, within the confinements of ego derivation, as well as life-long sedentary alignment. An education system with a heavy basis on left-minded approaches has led us to our current global state of disregard for true meaning. For example, the global apparel industry profits trillions of dollars profiting form cheap production measure, which is literally killing human beings, and their habitat, on the other side of the world. Ego-ic thinking

also leads to our tendencies to dismiss a child's perspectives and think one is inadequate if he or she does not fit into the mold created. In addition, the majority of the time spent sitting down, trains YOUNG children to be confined to their seats for numerous hours at a time. After decades of sedentary postures, the adult remains in this state.

There are a vast array of solutions which will be implemented to help change this direction of disregard for the real truth. LLE's incorporate wholesome approaches to learning, which includes both logical and intuitive -based learning, as well as engaging, explorative and experience-based learning. Subject matter harnessed through real-life experiences and exploration give way for long-term understanding and memory retention of the information. Intuitive based-learning enables students to feel comfortable reaching for solutions through creative thinking, as well as provides fundamental tools for enhancing abilities of discernment and advanced characterization. Wholesome approaches also include practices to fully engage the learners, by teaching within their zone of proximity, by tapping into the learners field of engagement, by ensuring the learners are fully heard and understood, building on what is already known, etc.



Well-Being Blends

Business Expansion

For communities to thrive, sustainable methods extend to other avenues of business and trade. The founder of Ecorouge Estates, Monica Rougelot, has determined a vital measure which must be taken within the business of product development, commerce and trade, in order to prevent the continuance of human and environmental destruction. Since industrial wastes is poisoning lands and water supplies on a mass scale, the founder has determined new methods to implement within the textile industry — the production of naturally made and dyed organic textiles. The methods involve the cultivation of certain plants, and for the all-naturally dying processes, the implementation of ancient techniques, through which can operate in tandem with eco-community living.

It is important to understand that the type of business expansion, involving the growth nature, will only add beauty , healing to the lands, and income with a sense of purpose to the surrounding communities. Through the growth and cultivation of the organic sources needed for the alternative ingredients used within the textile production and dying process, which can devised within a permacultured scheme, and generate a beautiful landscape, composed of arrays of colours — in order for enriched, nature-based environments to emerge.

Community members may desire to take part in the new innovational ways of product development which embraces nature in a wholistic and sacred manner, for either voluntary or monetary purposes. By working closely with nature for the development of products, the ability to harness the healing benefits of the earth is at hand.



OVERVIEW OF TEXTILE INDUSTRY

In looking at the apparel industry alone, the birth of synthetic dyes in 1856, has lead to community destruction across the globe is caused by industrial waste due to product and power development. The standard means of production are haphazard and toxic, which results in the destruction of living conditions, the destruction of our environment and the destruction of lives.

Over 100 years later, the apparel industry beings generating billions, bringing product development to countries, such as Bangladesh China, Malaysia, Indonesia, etc. Decades later, the global apparel market is now revenue at an all time high of almost 2 trillion dollars. Last year, 150 billion apparel products were produced, while ninety percent of our apparel is produced from the contamination of synthetic dyes and other contaminating textile production habits.

Currently, the earth holds 8.1 Billion people, and we are multiplying and expanding more so that ever before on the history of this planet. What do you think the apparel companies are going to do?

The destruction of our habitats project states of unhappiness and disease upon the masses. Experts in Textile Industry, reveal that it takes 200 times the amount of water for the fabrications of textiles, i.e. 200 tonnes of water for every tonne of textiles produced, returning to nature a “toxic chemical soup” composed of hazardous chemicals mordants. Textile factories poisons the water supplies for the indigenous communities living on their lands. The contamination remains to be permanent and is causing generations of diseases, numerous cancers, morbid illnesses, skin sores, etc., for community members and for the billions of people wearing the toxic clothing. For the devastated communities, basic hygiene, such as washing their hands, only makes sicknesses worse. While contaminated water supplies feeds into their food chain, the infliction of toxins causing sickness and deathly disease is on a mass scale. Given the billions of people covering their bodies on a daily basis with clothes made of toxic contaminants, this major problem effects most of the global population.

It is ignorant to think there are no solutions, or alternative methods, as a means of production, without this vast amount of contamination. Moreover, it is completely unethical to allow, and to continue to contribute, to essentially the murdering of people.

Problem



Jian River in Luoyang of China RED river picture

AREAS OF COMMUNITY DEVASTATION



Poisonous contamination of rivers and lakes occurring, and expanding, across Asia, Indonesia, India, Africa, etc. Before garment factories arose, communities lived by growing crops and fishing in their lakes.

Textile factories are literally destroying their habitats. Abdus Salam elaborates on the environment he grew up in.. a clean and thriving atmosphere, and now, fish cannot survive the black sludge. The vast contamination is also causing people to loose their livelihoods. Crop cultivation and local fishing is now a thing of their past. After the textile

industry set up shop to make their trillions of dollars; now, if one ate anything grown on their land, one would dye, now if one bathed or drank the water, one would dye.

The devastation of contamination upon our earthly lands and waters, is forcing people to have to flee their homes, from a place their ancestors once appreciated and enjoyed for its natural beauty and naturally abundant qualities. Massive contamination infiltrating the waters circulates into the vast open water supply on our earth. It does not just go away. Since water circulates, it continues to pollute and cause disease, expanding toxicities into other parts of the earth.

The toxic waters starve the waters of their natural oxygen supply and prevents processes needed to sustain life, contributing to the off-setting of our ecosystem and to “global warming” scenarios. Over 72 toxic dyes have been identified to accumulate in the waters, prevents light to play its natural role in photosynthesize and depletes oxygen levels, thereby killing all aquatic plant and animal life.

AN ANSWER

Kano's Kofar Mata Dye-Pits is a prime example of utilizing ancient methods to provide a solution for our current problems of major contamination occurring.

Well-Being Blends will incorporate the cultivation enormous fields of Baba Indigo Plants to provide the key ingredient needed in this healthy way of producing dyes for textiles.

Well-Being Blends will eventually purchase plots of land next to the areas of massive contamination in places like Bangladesh, Indonesia, Africa, etc., and plant Sunflowers to begin the process of detoxification, as well as begin to try and grow the plants needed for other colours of all-natural dying ingredients. Not only to initiate the healing process of the toxic wasted areas, but also to show the other "large corporations" producing textile and apparel companies that there are better ways to utilize our resources on this earth. Something has got to give here. BILLIONS of people (who are multiplying) are purchasing TRILLIONS of products a year, creating MASSIVE WASTE DUMPS UNINHABITABLE FOR LIFE. THIS IS AN ABSOLUTE DISGRACE. If something is not done to start making changes, we will have a future of disease and toxic mental states spewing throughout the globe. It is time to start moving in a more appropriate direction to help heal all of this fowl contamination (currently multiplying).



ALL
NATURAL
TEXTILE
—
SUPPLIERS



SEACELL — a patented technology providing an eco-friendly fiber for soft, comfortable and silky feeling fabrics. Furthermore, fibers are rich in minerals, antioxidants and vitamins and are good for your skin and the environment.

SMARTCEL — produced using a closed-loop production through which NO chemicals are released. The 100% biodegradable natural material is a comfortable and hygienic fabric composes antibacterial and order-minimizing properties. The functional textile provides for a better quality of life, and is enriched with vital zinc oxide which protects skin against irritations, UVA and UVB rays.

... The selection base of textiles are continued during process of R&D

“
Harvesting vast amounts of Indigo Plants will provide a distribution channel of easy to access ingredients used for all-natural dyeing methods. The cultivation of plants also generates enough yield for Ecorouge's All Natural Dyeing House to facilitate all-natural dyeing methods.

All Natural Dyeing Methods of fabrics have been used for thousands of years. By combining and advancing upon these ancient methods with current science and understanding, ADD Centers will expand upon the variety of colour dyeing options and hue grades, and will spearhead into the commercial development of all-natural dyeing practices through approximately 6 months of R&D within a laboratory setting.

When all-natural dyeing solutions determined, either the cultivation of or sourcing of ingredients will be inculcated. Each season a selection of organic fabrics with the selected all-natural colours will be available for the apparel market. Moreover, Well-Being Blends will be implemented within a classic, versatile and comfortable collection of apparel products for adult, teenage and children's markets.

Avenues of sales will range from Amazon, to local boutiques and any department stores or major labels looking to incorporate organically made products. The promotion campaign includes a bold yet UNFORGETTABLE expose to launch the use of Well-Being Blends on a global scale. The shocking content surrounding the clothing brand and Well-Being fabrics launch is not disclosed at this time, however the information will be revealed to all investors and business stratagems to involved.

Well-Being Blends generate a myriad of benefits for both humanity and for the earth. While most all-natural ingredients promote beneficial properties, i.e. anti-fungal, UV protections and other healing attributes. Moreover, the cultivation of all-natural dyeing sources in itself, heals and enriches the earth.

Well-Being Blends tap into the earth's natural abundance capabilities, employs community development avenues, contributes to reversal of toxicities and climate concerns, as well as increases oxygen. Wearing garments made of pure fibers and dye-ingredients will drastically improves overall mental and physical health. The days of wearing cloaks of toxic materials to only stimulate disease and impair ones' health can be over. Due to the fact of current impractical methods inundating our world, only to completely devastate vulnerable communities and murder people with discussing toxicities, one must have belief the understanding of the devastating disease-causing practices on a mass scale will become known, and Well-Being Blends WILL BE the branch company to spearhead this concept into the mainstream market of textile and apparel.

All-natural dyeing sources can be used for alternative purposes, including body care, food colouring solutions, to replace the current use of toxic-based colourants used in body care and coloring of preserved foods and drinks. This avenue will be explored as well within the Well-Being Laboratory Facilities.

ALL NATURAL TEXTILE DYEING FACILITIES

EcoRouge intends to share the all-natural alternative dyeing methods with dyeing facilities across the globe. In order to safe-guard the earth from the continued destruction caused by the poisonous toxic wastes of the standard synthetic textile dyeing companies, which constitutes almost 100% of our textiles dyeing facilities and are unfortunately expanding across the globe.

The business will have monthly lab and facility costs, including machinery and equipment, raw resources and materials needed for advanced dyeing methods, research and development, organic textiles, salaries and marketing. Once this is achieved, the Well-Being textile will then enter the market of sales and trade.

The funding will be used to develop an all-natural textile dyeing facility. The facility will generate naturally-dyed textiles of a variety of naturally derived textiles, called Well-Being Blends. The process of dyeing includes ancient methods combined with modern day techniques to efficiently produce safe dyes for textiles. Products, fabrics and apparel, are created with ethics of earthly preservation in mind. A collection of fabric options sold in bulk, along with an organic label for everyday wear, will be available for market.

The facility will accommodate for the natural dyeing processes of its organic textile resources, called Well-Being Blends, as well as provide all natural-dyeing services for anyone or company looking for all-natural approaches to their textile-dyeing needs. In addition, the organic-label of everyday wear will be sold via e-

commerce sites, such as the company's own on-line store, Amazon, Shopify, etc, as well as presented to major department stores. The branding for the organic clothing is ingenious, and is not divulged at this time. Though, we are quite certain, the presentation used for the mission of using naturally-derived products, is positively surprising enough to make its "known" imprint and go viral.

The purpose of the efforts made by Ecorouge IPD, is to provide a more reasonable and responsible way of product making for the sake of our earth. It is vital for us to seek out ways to provide earthly preservation. Considering, traditional textile dyeing companies are devastating lands which were at one time — fertile and bountiful. The lands have been destroyed by the out-dated methods used within the textile industry, which have poisoned various parts of the earth, now considered as hazardous parts of the earth, which are now uninhabitable by man, agriculture or fish. A couple of decades ago, the community members fished in their lakes and ate from their lands, and they are now being forced to move away from their homelands; due to the unethical standards used within the MAINSTREAM means of production, which is expanding. Currently, there are almost 8 billion people on the earth and an apparel industry generating trillions of dollars per year, which is growing. IT IS IMPERATIVE that we begin a SANE approach to the utilization of our resources and our means of production. The dyeing of textiles is one of the most devastatingly poisonous situations occurring. Their constant, an increasing growth, is steadfast, which has

already resulted in complete destruction of its surrounding lands and now consistently expanding. The standard methods used within textile industry, result in poisoned lands and waterways, where the toxins are circulating into other waterways. The toxins not only poison and kill the fish and aquatic life, the circulation of poisonous waters eject into larger waterways, including the ocean, contaminating our fishery; contaminating the ground water supplies, which contaminates the soil. Any vegetation is deemed poisonous and will kill you if you eat it. A couple of decades ago, the community members ate fish from their lakes, and the fertile soil provided for abundant plant life with beautiful jungle-like growth. The current textile companies are literally killing our planet. In addition, the clothes it produces is embedded with pure toxins. Scientific abstracts, scholarly articles, and studies are showing random sicknesses and diseases humans' incur are directly related to the specific toxins that are composed within textiles (our garments). Studies show - the specific toxins killing the surrounding areas of the textile facilities - cause specific morbid sicknesses and diseases in rats with minor exposure.

An all-natural textile dyeing facility is a small step in the right direction and will shared to help mitigate current earthly crises.

The plan for business growth includes the advocacy of current production trend awareness, and the positive effects of the alternative dyeing processes.

ALL
NATURAL
TEXTILE

SUPPLIER
NO. 1

Dubai is known as a top commercial center, with a high growth in the textile luxury goods. It is ideal for textile enterprises due to the gateway to the Middle East and exports to more than 50 other nations.

Dubai is advantageous for investors due to the highly profitable market, as well as the ease of business endeavors. The government strongly supports business and provides study infrastructure and cheap taxes.

Business Development —

The formation of Well-Being Blends — *All Natural Dying Supplier*

— documents

submitted by Attorney Jonathane Ricci Management Services, an international business formation expert

Trading License —

- . Business licenses established in Textile City, Dubai (reserved for businesses engages in the textile and garments sector)
- . Register in the immigration department and labor department (MOHRE)
- . Textile Trading License

Breakdown of a Textile Business License Cost in Dubai

Government Fees	Fees in AED
Initial Approval	120
Trade Name	620
Tasheel Preapproval	350
Tasheel MOA	345
Trade License Cost	11,960
Foreign Trade Fees	2000
Corporate PRO Services Fees	6000
Total Cost of Textile License	21,395

Growth Strategy

The plan for business growth includes the advocacy of current production trend awareness, and the positive effects of the alternative dying processes.

The plan for business growth includes the initial “surprising” marketing launch to attract customers for sales of Well-Being Blends and Rougel’s organic label. Ongoing marketing efforts include the advocacy of current production, or “product-making” trends, awarenesses, and the advocacy of the positive effects the alternative natural-dying processes have on the planet. The attention to important matters will go unnoticed, while studies show the standard consumer prefers more sustainable approaches to living and use of their products. By year 3, the company milestone encompasses the goal to provide a cost effective organic label for a mainstream stores, where most customers shop for reasons of convenience and price. The acceptance of the organic options will drive consumer demand for naturally-made products, which will drive production demand for naturally-made textiles. By year 5, the company will seek for ways to expand into the 3rd countries, who are currently affected by the poisonous contamination incurred by today’s outdated production methods. The establishment of alternative textile-facilities will make way for more reasonable and responsible means of

production. The methods used for all-natural process not only help alter the current toxic trend, but it the planting of the products needed resources inevitably heals the planet. For instance, buckthorn is one amongst the thousands of naturally-grown ingredients used for all-natural dying methods. The mere growth of the components needed for natural dyes, heal the earth and foster healthy methods.

EcoRouge continues to seek for ways to solve problems, provide for consumer needs and increase revenues within business. Historically, the company founded ways to solve niches in the businesses of apparel and construction. Today EcoRouge has determined the most important needs for people and the planet we live on.

The business of EcoRouge IPD was developed to provide solutions within production of material goods. With the understanding how vastly destructive the current textile production and dying industry is on earth’s lands, combined with the expertise in apparel label development, it has become EcoRouge’s life long mission to do everything in our power to carve a new path towards the healing of nature and healthy ways, into our future.

We WILL NOT sit here and do nothing, as the textile production and dying

industry

continues to destroy our lands and impose sickness and disease amongst the workers, members of their communities and the masses. The preservation of the earth, the correct utilization of our abundant resources, and the correct and healthy-oriented means of production — is our mission. Intentions derive from a divine calling to take action and do the right thing. EcoRouge’s incessant focus on developing lands and products in the right manner and providing naturally-derived products for the consumer base.

After thorough planning and team building, it is now time to take actions according to plans with intentions to safeguard the planet from continued harm, provide naturally-derived products for the people, provide healthy and wholesome work environments for the workers, and find cost effective means of operation production and utilization of resources the earth’s resources, to achieve a positive impact for the planet, people and generate profit. Our approach to business envelopes WIN-WIN scenarios for all.

Solution

Problem

TOXIC DYE	CONTAMINATION CAUSES
Disperse Red 1	<ul style="list-style-type: none"> - Mutagenic - Carcenogenic - Lymphocyte and human hepatoma (the worst kind of liver cancer) - * hepatitis related ?
Basic Red 9	<ul style="list-style-type: none"> - Intestinal carcinogenic aromatic amine (ammonia base used in pesticides) - Allergic dermatitis - Skin irritations - Mutations - Cancer sarcomas and tumors in the liver, bladder, mammary glands, and hematopoietic system

ALL NATURAL DYING SOURCES	BENEFITS
<p>Annatto / Bixa Orellana (Achiote Tree)</p> <ul style="list-style-type: none"> . Spectrum of Colour: red, orange, peach, yellow . Native: Caribbean Central American down to Brazil 	<ul style="list-style-type: none"> - Used to treat burns, vaginal infections and as an insect repellent - Used to treat diabetes, diarrhea, fevers, fluid retention, heartburn, malaria and hepatitis - Used as an antioxidant and bowel cleanser
<p>Nance (<i>Byrsonima crassifolia</i>)</p>	
<p>Cochineal (<i>Dactylopius coccus</i>)</p> <ul style="list-style-type: none"> . Native to South and North America . Spectrum of Colour: crimson, scarlet, magenta, orange . Origin: Codex Osuna 	<ul style="list-style-type: none"> - Used for food colorants and cosmetics
<p>Madder Root (<i>Rubia Tinctorum</i>)</p> <ul style="list-style-type: none"> . Spectrum of Colour: shades of red, pinks to fiery scarlets and deep burgundies . Origin: Ancient Egypt and Greece 	<ul style="list-style-type: none"> - Used for cosmetics - The Alizarian compound allows for fade-resistant fabrics - Revolutionized the dye industry in 1886
<p>Bamboo</p> <ul style="list-style-type: none"> . Native: Asia 	<ul style="list-style-type: none"> - Fast growing
<p>Bedstraw Root (<i>Gallium Rubiaceae</i>)</p>	
<p>Beet Roots (<i>Beta Vulgaris</i>)</p> <ul style="list-style-type: none"> . Spectrum of Colour: shades of red, red-purple, pink, yellow 	<ul style="list-style-type: none"> - Generates a variety of colours
<p>Buckthorn <i>Rhamnus Saxatilis</i></p> <ul style="list-style-type: none"> . Using the bark of the shrub . Spectrum of Colour: shades of reds, yellows, earth greens . Origin: ancient method of Europe 	<ul style="list-style-type: none"> - Provides an array of varying colourations, by mixing with other natural-based dyeing sources
<p>Cinnabar</p> <ul style="list-style-type: none"> . Spectrum of Colour: fiery reds 	<ul style="list-style-type: none"> - Used in cosmetics
<p>Brazilwood (<i>Caesalpinia Echinata</i>)</p> <ul style="list-style-type: none"> . Native to Brazil and South America . Spectrum of colour: deep red hues, burgundy, magenta 	<ul style="list-style-type: none"> - Cultivation is endangered. - Employs for the development of the of the highly prized violin bows.
<p>Kermes</p> <ul style="list-style-type: none"> . Spectrum of Colour: scarlet to maroon . Origin: Egypt 	
<p>Chokecherries (<i>Prunus Virginiana</i>)</p> <ul style="list-style-type: none"> . Native to North America . Spectrum of colour: bright red to dark purple 	<ul style="list-style-type: none"> - Contains natural antioxidants which help preserve colour

Problem

TOXIC DYE	CONTAMINATION CAUSES
Disperse Orange 1	- Cytotoxic - Mutagenic



Solution



ALL NATURAL DYING SOURCES	BENEFITS
Coreopsis . Spectrum of Colour: yellows, oranges, pinks, corals and rusts	
Annatto / Bixa Orellana (Achiote Tree) . Spectrum of Colour: orange-red, orange, peach, yellow . Native: Caribbean Central American down to Brazil	- Used to treat burns, vaginal infections and as an insect repellent - Used to treat diabetes, diarrhea, fevers, fluid retention, heartburn, malaria and hepatitis - Used as an antioxidant and bowel cleanser
Cochineal (<i>Dactylopius coccus</i>) . Spectrum of Colour: Orange, crimson, scarlet . Origin: Codex Osuna	- Used for food colorants and cosmetics
Blackthorn . Spectrum of Colour: range of oranges, rich shades of blues and purples, black	- The compound Tannin provides deep rich colours - Easy to grow
Logwood <i>Haematoxylum Campechianum</i> . Spectrum of Colour: oranges, browns, grays, deep purples and blues . Native: Central America	- Provides a variety of colours.
Fustic (<i>Chlorophora Tinctoria</i>) combined with Madder Root . Spectrum of Colour: shades of fiery orange . Origin: Mayans . Native: Caribbean and Central America	- Provides an array of varying colourations, by mixing with other natural-based dye sources

YELLOW

DYES

P

roblems

TOXIC DYE	CONTAMINATION CAUSES
Sudan I (Solvent Yellow 14) - Azo	Intestinal carcinogenic aromatic amine (ammonia base used in pesticides)

S

olution

ALL NATURAL DYING SOURCES	BENEFITS
Dandelions	
Coreopsis . Spectrum of Colour: yellows, oranges, pinks, corals and rusts	
Goldenrod . Spectrum of Colour: vibrant yellows	
Sunflowers . Spectrum of Colour: saturated yellows	-Stabilizes soil content through its ability to detoxify soil
Fustic (<i>Chlorophora Tinctoria</i>) . Spectrum of Colour: shades of yellow, green, orange . Origin: Mayans . Native: Caribbean and Central America	- Provides an array of varying colourations, by mixing with other natural-based dyeing sources, ie. combined with indigo creates shades of green, combined with madder root creates shades of fiery oranges
Elderberry Leaves . Spectrum of Colour: Bright yellows, mustards	
Chamomile <i>Matricaria Chamomilla</i> . Spectrum of Colour: buttery soft to vibrant yellows, earth greens . Origin: ancient Egypt	- colors remain vibrant
Osage Orange . Spectrum of Colour: golden yellow, russet golds, metallic	
Annatto / Bixa Orellana (<i>Achiote Tree</i>) . Spectrum of Colour: yellow, peach, orange and red . Native: Caribbean Central American down to Brazil	- Used to treat burns, vaginal infections and as an insect repellent - Used to treat diabetes, diarrhea, fevers, fluid retention, heartburn, malaria and hepatitis - Used as an antioxidant and bowel cleanser
Buckthorn (<i>Rhamnus Saxatilis</i>) . Using the bark of the shrub . Spectrum of Colour: shades of yellows, earth greens and reds . Origin: ancient method of Europe	- Provides an array of varying colourations, by mixing with other natural-based dyeing sources
Pomegranate Skins . Spectrum of Colour: brownish yellows	

GREEN

DYES

Problems

TOXIC DYE	CONTAMINATION CAUSES
Azo and Nitro Type	Carcinogenicity effects over time



photograph by Natural Habitat Adventures

Solution

ALL NATURAL DYING SOURCES	BENEFITS
Chamomile <i>Matricaria Chamomilla</i> . Spectrum of Colour: buttery soft to vibrant yellows, earth greens . Origin: ancient Egypt	- colors remain vibrant
Buckthorn <i>Rhamnus Saxatilis</i> . Using the bark of the shrub . Spectrum of Colour: earth green, yellow and red . Origin: ancient method of Europe	- Provides an array of varying colourations, by mixing with other natural-based dying sources
Elderberry Leaves blend with Iron . Spectrum of Colour: shades of olive green	- Provides an array of varying colourations, by mixing with other natural-based dying sources
Fustic (<i>Chlorophora Tinctoria</i>) combined with Indigo . Native: Caribbean and Central America . Spectrum of Colour: shades of green . Origin: Mayans	- Provides an array of varying colourations, by mixing with other natural-based dying sources

BLUE
INDIGO
BLACK

DYES

Problem

TOXIC DYE	CONTAMINATION CAUSES
Azure-B	<ul style="list-style-type: none"> - Cytotoxic Effects - Central Nervous System damage of intracellular enzymes which effects human behavior



Solution

ALL NATURAL DYING SOURCES	BENEFITS
<p>Indigo combined with other natural ingredients</p> <ul style="list-style-type: none"> . Spectrum of Colour: shades of blues, indigos, blacks Origin: Kofar Mata 	<ul style="list-style-type: none"> - Restores quality of land and soil content nearby contaminated areas
<p>Blackthorn</p> <ul style="list-style-type: none"> . Spectrum of Colour: lack, range of oranges, rich shades of blues and purples 	<ul style="list-style-type: none"> - The compound Tannin provides deep rich colours - Easy to grow
<p>Logwood <i>Haematoxylum Campechianum</i></p> <ul style="list-style-type: none"> . Spectrum of Colour: deep purples, blues, oranges, gray and browns . Native: Central America 	<ul style="list-style-type: none"> - Provides a variety of colours.
<p>Alkanet Root (<i>Anchusa Officinalis</i>)</p> <ul style="list-style-type: none"> . Spectrum of Colour: a range of vibrant blues to deep purples . Origin: De Material Medica — journals from 1500 years ago from ancient Greece . Native: Mediterranean region 	<ul style="list-style-type: none"> - Ergonomic feeling for well-being - Easy to grow — grows wild - Stabilizes bumble bee populations

Problem

TOXIC DYE	CONTAMINATION CAUSES
Crystal Violet Dye	<ul style="list-style-type: none"> -Mitotic poisoning -chromosomal damage -carcinogenic agent -generates fish tumors - hepatocarcinoma - liver cancer - Sarcoma in organs, especially reproductive organs - Chemical cystitis - Respiratory and renal failure

Solution

ALL NATURAL DYING SOURCES	BENEFITS
Tuyska Leaves	
Blackthorn . Spectrum of Colour: rich shades of purples, blues, blacks, and oranges	<ul style="list-style-type: none"> - The compound Tannin provides deep rich colours - Easy to grow
Beet Roots (<i>Beta Vulgaris</i>) . Spectrum of Colour: shades of red, red-purple, pink, yellow	<ul style="list-style-type: none"> - Generates a variety of colours
Logwood <i>Haematoxylum Campechianum</i> . Spectrum of Colour: deep purples, blues, oranges, gray and browns . Native: Central America	<ul style="list-style-type: none"> - Provides a variety of colours.
Logwood <i>Haematoxylum Campechianum</i> . Spectrum of Colour: deep purples, blues, browns and oranges . Native: Central America	<ul style="list-style-type: none"> - Provides a variety of colours.
Cabbage . Spectrum of Colour: pale pastels to deep purples	<ul style="list-style-type: none"> - Resistant to fading
Alkanet Root (<i>Anchusa Officinalis</i>) . Spectrum of Colour: a range of vibrant blues to deep purples . Origin: De Material Medica — journals from 1500 years ago from Ancient Greece; Native to the Mediterranean region	<ul style="list-style-type: none"> - Ergonomic feeling for well-being - Easy to grow — grows wild - Stabilizes bumble bee populations

Solution



ALL NATURAL DYING SOURCES	BENEFITS
<p>Beet Roots (<i>Beta Vulgaris</i>) . Spectrum of Colour: shades of red, red-purple, pink, yellow</p>	<ul style="list-style-type: none"> - Generates a variety of colours
<p>Avocado Pits . Spectrum of Colour: shades of pink</p>	
<p>Brazilwood (<i>Caesalpinia Echinata</i>) . Native to Brazil and South America . Spectrum of colour: deep red hues, burgundy, magenta</p>	<ul style="list-style-type: none"> - Cultivation is endangered. - Employs for the development of the of the highly prized violin bows.
<p>Guava . Spectrum of Colour: pastel pinks to deep magentas</p>	
<p>Hibiscus</p>	
<p>Madder Root (<i>Rubia Tinctorum</i>) . Spectrum of Colour: shades of red, pinks to fiery scarlets and deep burgundies . Origin: Ancient Egypt and Greece</p>	<ul style="list-style-type: none"> - used for costmetics - The Alizarian compound allows for fade-resistant fabrics - Revolutionized the dye industry in 1886
<p>Cochineal (<i>Dactylopius coccus</i>) . Spectrum of Colour: crimson, scarlet, magenta, orange . Origin: Codex Osuna; native to South and North America</p>	<ul style="list-style-type: none"> - Used for food colorants and cosmetics



Solution

ALL NATURAL DYING SOURCES	BENEFITS
Logwood <i>Haematoxylum Campechianum</i> . Spectrum of Colour: browns, grays, deep purples, blues, oranges, . Native: Central America	- Provides a variety of colours.
Coffee . Spectrum of Colour: creamy tans to deep browns and espresso	
Cocoa	
Euchalptis	

Competitive

ADVANTAGE

At this point in time it is vitally important for corporate owners to tend to the environmental issues we face today due to the continuation of poor habits of industrial wastes and contamination. In the big scheme of things, the current efforts made to reverse toxic trends is minute in comparison to the possible outcomes available to us.

It takes the right mixture of perceptions, understandings, ideas, actions, with a touch of genius and ingenuity, to make a company enter the mainstream way of thinking. Though, without the proper “hook” within the launch of the company, promotion of the company and its brand falls into the bracket where the demand is just not high enough to become an entity with expansion capabilities, rather submit to a state of chasing sales and making ends meet.

EcoRouge understand that In order to magnetize the “demand” for natural-products, it will require a lot more than a nice website. EcoRouge has

methodically planned out marketing approaches along with a sequence of continued efforts to sustain brand awareness on a global level. Drawing attention to what’s most important along the way, along with clever everyday designs, compels the audience to consider .. our impact as a whole. The initial attraction of a potential customer will first led by the key component EcoRouge provides.. of its initial “surprising” marketing stunt and its continued marketing approached composed of appeal and style. Considering our “surprising” marketing launch, which is not divulged at this time, and its intention to attract an awareness to the importance of naturally-derived products, to buy into our new-found ways that can supply for everyday wear, will enable EcoRouge’s Well-Being Blends and Rougel’s organic label to reach the next level needed to succeed within the textile and apparel industry. Through this, Ecorouge is able to make a positive impact on our planet and provide healthy choices for the people.

Moreover, organically made textiles offer healthy benefits for people wearing the products. Natural-made textiles offer protective and nurturing properties; depending on the fiber and use of dye, the benefits range from UV ray protection, to anti-climatic, anti-microbial, enriched with anti-oxidants, vitamins and minerals, etc. Organic fabrics are typically more soft and comfortable and aid people with sensitive skin issues. Standard textiles, cause skin irritations, sickness linked to hepa-related diseases, etc., while naturally-derived textiles relieve skin irritations, such as eczema and neurodermatitis. The production and use of naturally-made products help promote overall health for the customer and for the people working at the facilities. envelopes WIN-WIN scenarios for all.

TECHNOLOGY

Our reliable web hosting service through ApVerticals and GoDaddy. The systems will interact with one another through easily applied links and syncing methods provided by the selected website developer. Although seemingly complex, the organization and compatibility features will generated seamless, organized and effective operations for Ecorouge Inc.

IR	Investor Relations	ecorouge.org
PDS	Project Development System	TBD
PMS	Property Management System	ecorougeestates.com
SMS	Service Management System	bluezonerecreation.com
CRM	Customer Relationship Manager	co-creaciónpacífica.com
PRM	Personnel Relations Manager	co-creaciónpacífica.org
Eep	Ecorouge Endowment Program	campaignbrilliance.org
SMP	Social Media Platforms	ALL

IR Investor Relations	*	A system to connect with investors and build investor relations for the purpose of collaboration and or financing and or shareholding options .
Updates of Website ecorouge.org	Ecorouge Inc.	A website for to set forth of ideas, established plans and display of plan operational details.
	WELCOME	— who we are, our experience and our approach
	ECOLOGICAL NEIGHBORHOODS	— a downloadable PDF for investors who invest in sustainability
	INVESTOR DECK	— a downloadable PDF for investors to peruse property options and ideas
	CONTACT	— “drop us a line” to communicate with the founder, open to collaboration
	Implementation	The System has been developed and is updated as needed.
	Management	Additional information regarding plan details are updated every Sunday at 7am.
	Selection	A website to present the information of established plans, which allows for immediate access of critical information regarding plan details, projects in progress and in preparation.
	Expected Contributions	The easy-access system provides a variety of communication channels and place to display all of the company’s details of actions.

DMS Development Management System		*	<p>A software program to integrate the various sectors of real estate development and construction. Below are software programs currently being analyzed for optimal capabilities to best serve all project developments for Ecorouge Estates.</p>
PROCURE	NORTHSPYRE	SAGE 300 CONSTRUCTION & REAL ESTATE	
	Implementation	<p>The integration of software, mobile accessibility and customizable reporting will become a comprehensive system for Ecorouge’s real estate project developments and financial management, which will be implemented by the selected software company and representatives.</p>	
	Management	<p>The Project Manager will oversee the day-to-day operative use of the software system and integrate its capabilities to effectively meet each projects needs.</p>	
	Selection	<p>The selected PDS software manages each projects’ development and construction of real estate properties, in a streamlined and progressive manner — effectuating a systems-approach to the various forms, with multiple moving parts, of development and construction of real estate properties.</p>	
	Expected Contributions	<p>The PDS include system capabilities, <i>i.e.</i> scheduling, blueprint drafting, document management, job costing, <i>etc.</i>, which facilitates an organized and efficient means of project and construction developments.</p>	

TECHNOLOGY

<p>PMS Property Management System</p>	<p>*</p>	<p>A system to manage all of the properties of Ecorouge Estates.</p>
<p>Development of Website & Mobil App</p> <p>ecorougeestates.com</p>	<p>Ecorouge Estates Inc.</p>	<p>A website to house, present and sell the real estate properties offered by Ecorouge Estates.</p>
	<p>LISTINGS</p>	<p>— property listings with navigation map — provides real-time updates, <i>i.e.</i>, development for pre-sales, active, under contract, sold, <i>etc.</i> — the potential client may be able to schedule a viewing, where they will fill out a <i>client profile form</i> to be stored in the CRM system, which is linked and embedded in the client profile data system of co-creaciónpacífa.com</p>
	<p>BLUE ZONE VILLAS</p>	<p>— listings of villas for rent, this information is linked from bluezonerecreation.com.</p>
	<p>REALTORS</p>	<p>— real estate agents available for clients, with options for the client to communicate directly</p>
	<p>RESERVES</p>	<p>— outlines and summarizes each <i>reserve</i>:</p> <ul style="list-style-type: none"> . <i>Celestina Reserves</i> . <i>the Barú Reserves</i> . <i>Uvita Reserves</i>
	<p>CONTACT</p>	<p>— options to communicate with members of the staff</p>
	<p>BLUE ZONE RETREATS</p>	<p>— link to bluezonecreation.com</p>
	<p>CAMPAIGN BRILLIANCE</p>	<p>— link to campaignbrilliance.org</p>
	<p>Implementation</p>	<p>The PMS showcases property listings and will be implemented by the website developer. The Marketing Manager will collaborate with other realtor sites for the purposes of cross-promotions of Ecorouge Estates properties.</p>
	<p>Management</p>	<p>The system will be regularly updated and managed by the Marketing Manager, to ensure listings are accurate and up-to-date. All Ecorouge personnel utilizing the system will be trained to use it effectively.</p>
	<p>Selection</p>	<p>The PMS helps the management, organization and status of all of the Ecorouge real estate properties, efficiently. This system handles property listings, bookings of viewings and other operational tasks.</p>
	<p>Expected Contributions</p>	<p>The system will provide real-time updates on property availabilities, property status, and bookings. Through collaboration efforts with other local realtor businesses, the Marketing Manager will propose collaboration opportunities with other online realtor platforms: to give the partnering companies an opportunity for their realtor's to attain leads and sell to profit.</p>
	<p>Partnership Opportunities</p>	<p>Latitude 9 Real Estate 2 Costa Rica Real Estate Exclusive Homes Costa Rica Dominical Property Real Estate Blue Zone Realty International Dominical Real Estate Costa Rica Luxury Real Estate Uvita Luxury Real Estate</p>

		SMS Services Management System	*						
Development of Website	Blue Zone Recreation	A website developed to house all of the Blue Zone Recreational activities and available packages.		Implementation	The SMS is developed by the web developer to manage all scheduled services of BLUE ZONE Recreations.				
	Your BLUE ZONE Recreation	<ul style="list-style-type: none"> — when a client fills out a <i>client profile form</i> on bluezonerecreation.com, it is stored here in the database, for the guest members to login to see their BLUE ZONE reservations — when a <i>client profile form</i> is filled out, the information is stored in the CRM system, which is embedded in the client profile data system of co-creaciónpacífica.com and synced with Your BLUE ZONE Recreation PORTAL — for the personnel of Ecorouge to view their scheduled appointments and reservations, all reservations made here are synced with the My Vocation PORTAL embedded in co-creaciónpacífica.org site; <i>i.e.</i>, the system automatically schedules maid service with Ecorouge's maid personnel on the day of Blue Zone Villa checkout; automatically schedules dinner reservation with Ecorouge's cook and waiters' schedule to alert the staff of required services; automatically schedules therapy service with Ecorouge's selected therapists, etc. 			Management	The Marketing Manager updates and verifies correctness of rental and service listings, and partners with local tour and wellness businesses with online capabilities to collaborate and orient cross-promotional opportunities of BLUE ZONE Recreation. The interactive system is used by the clients to make their BLUE ZONE Reservations.			
	BLUE ZONE Villas	<ul style="list-style-type: none"> — listings of the ascension villas available for rent — the client may be able to schedule a period of time to reserve the villas; this process first entails filling out a <i>client profile form</i>, and proceeds to payment 				Selection	The SMS seamlessly and efficiently manages all of the scheduling of rentals and BLUE ZONE Recreation services.		
	BLUE ZONE Cafe	<ul style="list-style-type: none"> — presents the restaurants menu, with ingredients used straight for the Barú Reserve — guests and members can make reservations to eat, or for private functions — the request of a reservation will prompt the guest to fill our a <i>client profile form</i> 					Expected Contributions	The SMS will automate our operations, reducing manuel work and increasing efficiency. It will also provide real-time updates on availabilities of rental reservations and services. This action links to the internal client database (co-creaciónpacífica.com) and the internal scheduling system (bluezonerecreation.com synced with co-creaciónpacífica.org). When a client makes a reservation, the booking automatically schedules the appropriate staff needed to provide the service. The selected personnel is alerted and automatically views their booking on their My Vocational PORTAL on co-creaciónpacífica.org ; <i>i.e.</i> the cook's schedule will show a reservation made and request their attendance to serve, and prompts other associated personnel to be available fulfill requested service; similar to the scheduling of a therapist appointments, or maid service after each rental is completed.	
	BLUE ZONE Adventures	<ul style="list-style-type: none"> — equestrian reservations — waterfall tours reservations — other adventures TBD — the client will make the reservation by filling out a <i>client profile form</i> 						Partnership Opportunities	Nacarosta Wildlife Adventures Rainmaker Conservation Park Nauyaca Waterfall Nature Park Hacienda Barú Lodge Uvita 360 Monkey Ride and Private Rides Dominical Information Body Health and Healing Molecule of Happiness Farm of Life Holistic Lacey
	BLUE ZONE Retreats	<ul style="list-style-type: none"> — retreat packages — clients schedule selected retreats here, after filling our a <i>client profile form</i> and making payment, or simply add the reservation to their existing client profile 							
	BLUE ZONE Therapy	<ul style="list-style-type: none"> — services by holistic practitioners, healers, therapists, counselor, etc. — clients can make reservations for therapy or specialty services 							

Development of Website & Mobile App	<i>Co-creación Pacífica</i>	A website and mobile app for the residents and guests of Ecorouge Estates.
co-creaciónpacífica.com	Your HOME	<ul style="list-style-type: none"> — when a client fills out a <i>client profile form</i>, they have the ability to login to their portal to acquire any information related to their business association — land owners and home owners will have access to their property's information and status updates, <i>i.e.</i>, planos, topography map, master plan, appraisal value, <i>etc.</i> — while in the process of purchasing, building a home, <i>etc.</i>, the property owner will be able to see an updated status within the process
PORTAL	Your BLUE ZONE Recreation	<ul style="list-style-type: none"> — when a client fills out a <i>client profile form</i> on bluezonerecreation.com, it is stored here, for the guest member of <i>Co-creación Pacífica</i> to be able to login to see their BLUE ZONE reservations here if desired — this portal is synced with the Your BLUE ZONE Recreation PORTAL in bluezonerecreation.com
PLATFORM	HOA	<ul style="list-style-type: none"> — summaries of maintenance services — payment options. — showing community land progress — other
	LET'S ADVANCE	<ul style="list-style-type: none"> — a community forum, where residents can make suggestions to help or improve the community of <i>Co-creación Pacífica</i> and the premises of Ecorouge Estates in some way, or give positive feedback — there will be an option for suggestions to be privately sent if desired
	TEMPLE OF KNOWLEDGE	<ul style="list-style-type: none"> — all members of <i>Co-creación Pacífica</i> gain access to Ecorouge's archival of mystical knowledge — a log of methods and practices used to augment healing and other advancements — a list of books and musical sources, philosophies, holistic healing practices, natural remedies, ancient understandings, the understanding of permaculture, natural power sources, spirituality, <i>etc.</i>
	ON-LINE COMMUNITY	<ul style="list-style-type: none"> — a place for property owners, residents, clients, guests, and personnel to openly communicate about whatever they feel is needed, with an agreement and understanding of respect and honor for others — within this sector, private communications can be formed via the formation of groups, <i>i.e.</i> by retreats hosts for group retreats and post-retreat reintegration periods, as well as life long support systems, therapy groups, <i>etc.</i>, or electively between each user
	CONNECT	— members are able to connect with the personnel of Ecorouge

CRM

Customer Relations Manager

A system created for customers to manage their property updates, their online profile and communicate directly with other community members and with Ecorouge's personnel.

Implementation

The CRM system is an online system to suit the business' needs. The system will be implemented by the website developer. The CRM system will be used by the residents and guests to receive updated information and engage with community members and the personnel of Ecorouge. All *client profile forms* are stored here.

Management

The CRM system is overseen by the Marketing Manager, and interactively used by the community members and personnel.

Selection

The CRM system manages the interactions with current and potential customers. The system stores all *client profile forms*, and will help improve business relationships and streamline internal systems of operations.

Expected Contributions

The CRM system will provide a portal for customers to access their information and receive updates. The system will improve customer service by providing personalized experiences, while Ecorouge openly invites their feedback. It will help us track customer interactions, identify trends, and make data driven decisions.

<p>Development of Website & Mobile App</p> <p>co-creaciónpacífica.org</p>	<p>Co-creación Pacífica</p>	<p>A website and mobile app comprising a portal and platform for the personnel and members of <i>Co-creación Pacífica</i>.</p>
<p>PORTAL</p>	<p>My VOCATION</p> <p>SCHEDULE</p> <p>PAY</p> <p>CONTRACT</p> <p>My CLIENT</p>	<p>— a staff member or contract worker uses this space to log helpful information specific to their agreed upon service, or project, with Ecorouge Inc., <i>i.e.</i> methods to be used, capabilities to add to their schedule (preparation time, additional tasks, or events, <i>etc.</i>), places to upload materials and content for the services and or projects (books, methods, music, <i>etc.</i>)</p> <p>— overall project schedule — personnel's' designated appointments derived form reservations made by clients</p> <p>— their personal payroll , payment schedule, history of pay, tax forms, <i>etc.</i></p> <p>— details concerning the arranged contract</p> <p>— linked to the database of <i>client profile forms</i> in <i>co-creaciónpacífica.com</i>, for the personnel agent to keep track of their clients' experiences, update any services, update relevant information to help their client, and future plans for their clients — here they have viewable access of their <i>clients' profile</i>, and editable access of their personal business experiences with their client</p>
<p>PLATFORM</p>	<p>TEMPLE OF KNOWLEDGE</p> <p>ON-LINE COMMUNITY</p>	<p>— all members of <i>Co-creación Pacífica</i> gain access to Ecorouge's archival of mystical knowledge — a log of methods and practices used to augment healing and other advancements — a list of books and musical sources, philosophies, holistic healing practices, natural remedies, ancient understandings, the understanding of permaculture, natural power sources, spirituality, <i>etc.</i></p> <p>— a place for property owners, residents, clients, guests, and personnel to openly communicate about whatever they feel is needed, with an agreement and understanding of respect and honor for others — within this sector, private communications can be formed via the formation of groups, <i>i.e.</i> by retreats hosts for group retreats and reintegration period and community support post-retreat, therapy groups, <i>etc.</i>, or electively between each user</p>

PRS

Personnel Relations System

A system used by the personnel of Ecorouge to manage their vocational services within Ecorouge.

<p>Implementation</p>	<p>The portal of the PRS is used for the personnel of Ecorouge to view their personal vocational information and their <i>clients' profile</i> experiences. The platform is used by the community members (guest, resident and mainly personnel) to view the latest advancements used in healing, the newly uncovered knowledge, and access to an on-line community for support.</p>
<p>Management</p>	<p>The system is updated and overseen by the Marketing Manager, and updated by the personnel of Ecorouge.</p>
<p>Selection</p>	<p>The portal of the PRS is designed specifically for the personnel of Ecorouge to manage their vocational aspects, track the needs of the community, and store and track information for their clients within it clients' profile. The platform of the PRS is synced with the platform of the CRM system.</p>
<p>Expected Contributions</p>	<p>The portal is used to receive routine updates of scheduling and payments, as well as store important information regarding their clients' needs and progress within each clients' profile.</p>

TECHNOLOGY

<p>Eep Ecorouge Endowment program</p>	<p>*</p>	<p>A program to help with the company's advertising, online presence, advocacy missions and communications of.</p>
<p>Development of Website</p> <p>campaignbrilliance.org</p>	<p>Campaign Brilliance</p>	<p>The donation of time and 10% of annual capital for the advocacy of earthly preservation: humanity and habitat.</p>
	<p>MISSIONS</p>	<p>.....</p> <p>— features the latest updates and features current advocacy missions and attributed donations, <i>i.e.</i> ecological living, water pollution solutions, affordable housing, acts of preservation, <i>etc.</i></p>
	<p>Reserves</p>	<p>— showing updates on the development of Ecorouge's Natural <i>Reserves</i>:</p> <ul style="list-style-type: none"> . <i>Celestina Reserves</i> . the <i>Barú Reserves</i> . <i>Uvita Reserves</i> <p>— <i>i.e.</i> capturing exotic animals, tropical fruits and other benefits and remedies from the botanical rainforest <i>reserves</i></p>
	<p>BLOGS</p>	<p>— blogs regarding the benefits of ecological living and other related discussions</p> <p>.....</p>
	<p>Implementation</p>	<p>The Eep system is a donative service. The website is developed by the web developer and updated by the Marketing Manager.</p>
	<p>Management</p>	<p>The Marketing Manager will feature an online presence of Ecorouge Estates and Blue Zone Recreations, in conjunction with Ecorouge's advocacies and solution-based methods missioned through Campaign Brilliance in formation with the <i>Co-creación Pacífica</i> community.</p>
	<p>Selection</p>	<p>The informational sourced website updated with the latest missions of Campaign Brilliance along with blogs and interactive features.</p>
	<p>Expected Contributions</p>	<p>Missions to preserve the purity of the earth will increase brand awareness and customer engagement . The Eep will also provide a platform to receive feedback from followers, potential clients and members of the <i>Co-creación Pacífica</i>.</p>

<p style="text-align: center;">SMP Social Media Platforms</p>	<p style="text-align: center;">*</p> <p>Social Media Platform visibility is essential for Ecorouge to market on a global scale.</p>	
<p>FACEBOOK</p> <p>TICKTOCK</p>	<p>INSTAGRAM</p> <p>WHATSAPP</p>	<p style="text-align: center;">TWITTER</p> <p style="text-align: center;">OTHER</p>
	<p style="text-align: center;">Implementation</p>	<p>SMP accounts are created by the Marketing Manger.</p>
	<p style="text-align: center;">Management</p>	<p>The Marketing Manager will post advertisements Ecorouge Estates and Blue Zone Recreation, and advocacies of Campaign Brilliance.</p>
	<p style="text-align: center;">Selection</p>	<p>SMP is an effective tool for marketing and communication, whereby the platforms enable the promotion of properties and recreational activities, as well as our advocacies. The platforms enable the personnel of Ecorouge to interact with existing and potential clients.</p>
	<p style="text-align: center;">Expected Contributions</p>	<p>SMP will increase brand awareness and customer engagement. The platforms will provide an opportunity for clients to share their experiences and boost our reputation.</p>

GROWTH STRATEGY

Market Development

As Ecorouge Estates Inc., our initial focus is on ecological development for the thriving real estate market. We have identified this location as a prime spot for our Community Development and Retreat Centers, given its natural appeal and thriving tourism industry.

Our market development strategy involves leveraging digital channels to reach a wider audience. We will invest in a robust online presence, optimizing our website for search engines, and employing social media marketing to increase visibility and brand recognition. This will allow us to attract potential clients from across the globe, positioning Ecorouge Estates as a global brand in ecological real estate development.

Simultaneously, we will explore potential physical locations that can serve as satellite offices or information centers. These locations can help us establish a local presence in new markets, providing a platform for face-to-face interaction with potential clients and partners, and strengthening our brand's credibility.

Product Development

As an ecological real estate development company, our 'product' is the communities neighborhoods and retreat center activities we create. We focus on incorporating unique features and amenities that set our developments apart from the competition. Our aim is to provide a product that not only meets but exceeds market expectations.

As we routinely research the latest trends and innovations in real estate development and hospitality, our offerings we ensure are always fresh, relevant and appealing. We seek feedback from our clients to use this information for refinement and improvement of our services and developments. By doing so, we ensure our product remains desirable and competitive to driving business growth.

Moreover, we invest in sustainable development practices, as we recognize the increasing importance of environmental responsibility in today's market, creating eco-friendly communities and retreat centers. Our product accommodates a wide range of needs: luxury property and home buyers, as well as property ownership for the locals, while contributing to the preservation of the environment. This approach will not only enhance our brand image but also attract a segment of the market that values sustainability.

Partnerships

Strategic partnerships significantly contribute to the growth of EcoRouge Estates. As we collaborate with people and businesses that align with our vision, we add value to our operations. We continue to seek partnerships with people and local businesses to help provide services and products to our developments, thereby enhancing our offerings. Partnering with surrounding local companies with impressive SEO capabilities will augment business for EcoRouge Estates Inc. as well.

Additionally, we will continue to establish relationships with realtors, travel agencies and tour operators who can promote our retreat centers as part of their packages. This will help us reach a wider audience and attract a steady stream of guests to our retreat centers.

Finally, we will explore opportunities for joint ventures with other real estate developers. These partnerships can provide access to new markets, share risks and costs, and bring in additional expertise, thereby fostering growth and expansion. Through these strategic partnerships, we aim to establish Ecorouge Inc. as a leading name in real

Our growth strategy encompasses a comprehensive approach to market development, product development, and partnerships. By executing this strategy effectively, we are confident that substantial growth can be achieved – establishing a strong presence in the real

Management Structure

Retreat Hosts

Responsible for the planning and execution of the Healing Retreat Packages and Nature Adventure Experiences. This includes coordinating with instructors, therapists, and guides, and ensuring that guests have a memorable experience. Below are hosts who have expressed interest, and many more quality options as well:

- ◆ Lacey Budge
- ◆ Mary Ellzey
- ◆ Laura Brehem
- ◆ Flora and Fauna, *Shamans*

Therapists

Therapists practicing holistic and nature-based therapeutic methods and remedies, with an apparent knowledge base and understandings of the various healing modalities of mental well-being, utilizing Blue Zone Therapy practices: Art, Music, Sound, Vibrational, Equestrian, Hypno, etc.

Marketing Manager

Responsible for promoting the company's properties, homes and services, managing the online and physical distribution channels. This includes developing and implementing marketing strategies, managing social media platforms, and overseeing the company's website, and lead specialist.

Property Maintenance Personal

- ◆ Equestrian Manager
- ◆ Land Maintenance Supervisors
- ◆ Permaculturists
- ◆ Landscape Artists
- ◆ Cooks
- ◆ Maids
- ◆ Drivers

NETWORK

Realtors

- Keller Williams, Empower Team

Developers

- Trevor Yoder, *founder and CEO OSA Development LLC*

Known Talent

- Kaya Usher, *Author, Musician*
- Peter Diamonds, *Serial Entrepreneur, Founder of Singularity*
- Ray Kurzweil, *Author, Principal Researcher at Google*

Management Structure

At Ecorouge Inc., the organizational hierarchy is designed to foster collaboration and ensure smooth operations. At the top of the hierarchy is the Chief Executive Officer (CEO), responsible for the overall strategic direction of the company. Reporting directly to the CEO is the Chief Operations Officer (COO) and the Accountant Manager, who manage financial and operational aspects respectively. The Project Manager reports to the COO, overseeing the development of ecological real estate properties. The COO handles the on-site development and Blue Zone Recreation. Lastly, the Marketing Manager (hired through the Ecorouge Endowment Program) who reports to the CEO, is in charge of promoting the company's services and advocacies, and managing the online and physical distribution channels.

The decision-making process at Ecorouge Inc. is founded on open communication and teamwork. Major decisions are made collectively during executive meetings with the CEO, Accountant Manager, the COO, Project Manager and Marketing Manager. Each manager is responsible for making decisions within their respective departments, with the CEO having the final say on significant matters. This structure ensures that all perspectives are considered and that decisions align with the company's vision and mission.

Chief Executive Officer, CEO

- ◆ responsible for setting the company's strategic direction, making major corporate decisions, and building and maintaining relationships with partners and stakeholders
 - Monica Rougelot, *founder and CEO*

Accountant Manager

- ◆ Management of the company's financial operations, including budgeting, financial planning, risk management, and financial reporting.

Chief Operations Officer, COO

- ◆ Oversees the company's day-to-day operations and ensures that the business runs efficiently and effectively. The ideal candidate should have a strong background in operations management and a deep understanding of the real estate and hospitality industries.

Project Manager

- ◆ Oversees the development of ecological real estate properties, coordinating with civil engineers, architects, contractors, well driller and other stakeholders to ensure that projects are completed on time and within budget

Monica Rougelot is a visionary of modern times, as she envisions new ways to leave a legacy for future generations. As a successful owner of businesses, M. Rougel intends to augment her profits as a developer. She examines the world and looks for untapped opportunity; and thus, brings forth a plan for a new community development — *an area for sustainable living and recreation*.

The developer identifies how to increase profits, while focusing on fundamental, and vitally important, matters. M. Rougel recognizes the powers nature holds, and the need to co-create in its alignment. Accordingly, the visionary's experience lies in contracting, product design and psychological well-being.

The entrepreneur owns multiple businesses, including Thomas Kiefer Contracting LLC and Atom Contracting Inc. The contracting companies provide construction services for new development and restoration within the southern region of the United States. To increase profits, and serve in an impactful way

to help advance our methods for a more cohesive coexistence, Monica segues from the Midland, Texas market, to an even more lucrative market — real estate development for people who want to feel good. Specifically, offering solutions for all to reap the benefits the paradisaal land provides.

Ecorouge *Innovational Product Design*, another company owned by M. Rougel, featured apparel labels for versatile clothing, for the purposes of efficiency and reductions of clothing needed; artist-inspired collections to benefit SavingtheAmazon.org; and, composed a patent-pending product. In place are future plans to develop *Effigy-Angel Technology* and *Well-Being Blends* (wellness textiles derived from specific natural fibers for ergonomic enhancement, and availing the benefits of natural production).

The Costa Rica investment venture compels M. Rougel to envelope sustainable methods — in body and mind. Recognizing the importance of psychological stability and well-being, effectuates a course of community

advancement. Currently, the problem-solver joins with Paul McKenna for weekly meetings, to attain knowledge and certification in Therapeutic services. “Art Therapy and Hypnotherapy can alter the patterns of thought into a positive progression and help many of sensitive talents who are now suffering from depression and stagnation,” Monica asserts.

Monica is endowed with *an eye* for aesthetics, and sees new value potentials.. by *beautifully* repositioning the newly tailored property lots will ensure everyone's ROI.



Meet the Team

Angie Willyoung — Partner | Investor Relations. Eco-Community Developer, Real Estate Broker. + 1 207 298 0842
findingneverlanddesigns@yahoo.com

Eric Olela Amolah — Board of Directors: Business Development, Investor Relations US | Kenya Relations. WhatsApp + 254 733 538365, eric.amolo12@gmail.com

Stephen Jacobs — Board of Directors: Business Strategist | Business Development | Investor relations. WhatsApp + 1 310 779 4142, Sjbiz777@gmail.com

Carlos Gustaff — Board of Directors: Investor Relations for Business Expansion. + 1 323 250 3270, cgustaff@gmail.com

Jonathane Ricci — Attorney: Jonathane Ricci Management Servies. <https://jonathanericci.com/>

Gary Gene Olp — Eco-Architect. GGP Architects. + 1 214 328 9091, ggoarchitects.com gary@ggoarchitects.com

Mtumishi Dancan — International Director of Foreign Relations: Community Developer. Saidika Organization of Nairobi, Kenya. WhatsApp + 254 1119 89116, saidkaorganization.org

Amanda Eastin — International Director of Mergers and Acquisitions. International M&A for Verizon Wireless. + 1 830 837 2827

Roshan Jacob — Business Advisory & Strategic Directives. jacobsphere@gmail.com

Justin Ehlers — Investor Relations. Mountain Top Experience LLC. WhatsApp +1 260 387 8385,
justin@mountaintopexperiencellc.com

MANAGEMENT

Dennis Sanders — Director of Renewable Energy and Water Solutions: CEO Greenworld Electric, LLC. + 1 903 998 0201, den_sand@hotmail.com

Don MacLean — Director of Water Technology. CEO Reddrok Innovation LLC. + 1 404 516 5683

Zachary Barrows — Certified Green Thumb Gardener: 12 years as an Army Staff Sgt. Multiple deployments and top secret white house security clearance + 1 808 493 9995

Mick Hilleary — Waterfall & Swimming Pool Specialist: CEO of Total Habitat Natural Swimming Pools. Responsible for creating all of the pools within the resorts/campgrounds. + 1 316 644 5848 mick@totalhabitat.com www.totalhabitat.com

Dan Greenwald — Marketing & Advertising: Owner/CEO/CCO of White Rhino Productions, Boston, MA. dan@whiterhino.com + 1 781 718 8647 www.whiterhino.com

Samantha Ricker — Director of Public Relations: Director of Fundraising for Patton Free Library in Bath, Maine. + 1 207 504 2362, slricker9@gmail.com

Sana Zamir — Executive Director of Health and Wellness/Liaison to the Middle East, who will work alongside my sister in developing our core programs. sana@knacknco.com +923238082008 knacknco.com

Jenise Sharpe — Health and Wellness Certifications. + 1 980 291 2595

Justin and Penny Willyoung — Health/Wellness/Rehabilitation center design and brand products. Owners of Willyoung Wellness in Kings Mountain, NC. + 1 704 418 6435 <https://willyoungwellness.com/>

FINANCIALS — CR PROJECT MODELS

Return On Investment

Discount Rate
10%

Summary		
Present Value of Return on Investment (PV ROI)	809%	The sum of net present value divided by the sum of present value of costs
Net Present Value (NPV)	\$ 70,049,741	The sum of annual net present values
Internal Rate of Return (IRR)	0%	The discount rate that yields a net present value of 0

Year	1	2	3	4	5
Discount Factor	0.91	0.83	0.75	0.68	0.62
Increased Revenue	\$ 52,500,000	\$ 3,967,000	\$ 7,270,400	\$ 9,830,000	\$ 12,330,400
Decreased Cost	\$ 2,335,450	\$ 1,268,963	\$ 1,959,423	\$ 2,289,072	\$ 2,681,719
Annual Benefits	\$ 54,835,450	\$ 5,235,963	\$ 9,229,823	\$ 12,119,072	\$ 15,012,119
Present Value (Benefits)	\$ 49,850,409	\$ 4,327,242	\$ 6,934,503	\$ 8,277,489	\$ 9,321,345
Costs					
	1	2	3	4	5
One-Time Costs	\$ 1,605,000	\$ - 0	\$ - 0	\$ - 0	\$ - 0
Recurring Costs	\$ 1,140,000	\$ 1,749,540	\$ 2,083,068	\$ 2,277,935	\$ 2,575,191
Annual Costs	\$ 2,745,000	\$ 1,749,540	\$ 2,083,068	\$ 2,277,935	\$ 2,575,191
Present Value (Costs)	\$ 2,495,455	\$ 1,445,901	\$ 1,565,040	\$ 1,555,860	\$ 1,598,991
Net Value					
	1	2	3	4	5
Annual Net Value	\$ 52,090,450	\$ 3,486,423	\$ 7,146,755	\$ 9,841,137	\$ 12,436,928
Cumulative Net Value	\$ 52,090,450	\$ 3,486,423	\$ 7,146,755	\$ 9,841,137	\$ 12,436,928
Net Present Value	\$ 47,354,955	\$ 2,881,341	\$ 5,369,463	\$ 6,721,629	\$ 7,722,354
Annual ROI	1898%	199%	343%	432%	483%



ECOROUGE

Sources & Uses - Year 1

Sources of Funds	
<i>Encourage Capital</i>	\$ -
<i>Capital Lending</i>	\$ 52,600,000
Total Sources of Funds	\$ 52,600,000
Uses of Funds	
<i>Land Transaction Costs</i>	\$ -
<i>Property Management</i>	\$ 248,350
<i>Administrative Management</i>	\$ 134,000
<i>Property Aquisition</i>	\$ 23,300,000
<i>Loan Costs</i>	\$ 865,400
<i>Project Manager</i>	\$ 8,000
<i>Grounds Keeper / Land Fees</i>	\$ 39,700
<i>Loan Repayment</i>	\$ 8,341,368
<i>Property Management Software System</i>	\$ 550
<i>Acquisition Fee Expense</i>	\$ 310,400
<i>Corporate Tax Fee</i>	\$ -
<i>Registered Agent</i>	\$ 396
<i>Property Taxes</i>	\$ 58,750
<i>Permaculture</i>	\$ 26,000
<i>Equestrian Maintanance</i>	\$ 11,000
<i>Taxes Incurred</i>	\$ -
<i>Donation - the Message</i>	\$ -
<i>Infrastructure</i>	\$ 2,881,000
<i>Amenities</i>	\$ 1,429,300
Total Uses	\$ 38,129,414
Net Sources / Uses	\$ 14,470,586

FINANCIALS

Sources & Uses - Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Sources of Funds										
Encourage Capital	\$ - 0	\$ 48,272,800	\$ 50,912,087	\$ 56,164,314	\$ 63,646,492	\$ 73,236,423	\$ 83,144,668	\$ 95,731,217	\$ 108,930,839	\$ 124,603,434
Capital Lending	\$ 52,500,000									
Property Sales	\$ -	\$ 3,575,000	\$ 6,700,000	\$ 9,000,000	\$ 11,300,000	\$ 11,600,000	\$ 14,450,000	\$ 14,575,000	\$ 17,375,000	\$ 17,600,000
Retreat	\$ -	\$ 28,000	\$ 84,000	\$ 168,000	\$ 252,000	\$ 340,000	\$ 392,000	\$ 444,000	\$ 496,000	\$ 548,000
Rentals		\$ 254,800	\$ 355,600	\$ 509,600	\$ 560,000	\$ 577,304	\$ 805,688	\$ 1,154,608	\$ 1,268,800	\$ 1,503,528
Therapy										
Equestrian		\$ 109,200	\$ 130,800	\$ 152,400	\$ 218,400	\$ 240,000	\$ 284,400	\$ 327,600	\$ 372,000	\$ 415,200
Total Income	\$ 52,500,000	\$ 52,239,800	\$ 58,182,487	\$ 65,994,314	\$ 75,976,892	\$ 85,993,727	\$ 99,076,756	\$ 112,232,425	\$ 128,442,639	\$ 144,670,162
Uses of Funds										
Land Transaction Costs	\$ -	\$ 310,500	\$ 498,000	\$ 636,000	\$ 666,000	\$ 792,000	\$ 963,000	\$ 934,500	\$ 1,138,500	\$ 1,056,000
Property Management	\$ 248,350	\$ 66,400	\$ 137,000	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400
Administrative Management	\$ 134,000	\$ 168,000	\$ 252,000	\$ 252,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000
Property Aquisition	\$ 23,300,000									
Loan Costs	\$ 865,400									
Project Manager	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Infrastructure										
Roads/Bridges	\$ 630,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 270,000	\$ 220,000	\$ 220,000	\$ 20,000
Gate Entrance Security	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ 144,000	\$ 144,000	\$ 144,000	\$ 144,000	\$ 144,000	\$ 144,000	\$ 136,000	\$ 128,000	\$ 128,000	\$ 32,000
Electricity	\$ 180,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 85,000	\$ 80,000	\$ 80,000	\$ 20,000
Beautification	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 20,000	\$ 16,000	\$ 16,000	\$ 8,000
Building Sites	\$ 1,833,000	\$ 1,520,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Grounds Keeper / Land Fees	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700
\$52.6 M Loan Repayment	\$ 8,322,504	\$ 8,322,504	\$ 8,322,504	\$ 8,322,504	\$ 8,322,504	\$ 8,322,504	\$ 8,322,504	\$ 8,322,504	\$ 8,322,504	\$ 8,322,504
Property Management Software System	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550
Acquisition Fee Expense	\$ 310,400									
Corporate Tax Fee	\$ -	\$ 18,000	\$ 66,000	\$ 54,000	\$ 72,000	\$ 90,000	\$ 108,000	\$ 126,000	\$ 144,000	\$ 162,000
Registered Agent	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396
Property Taxes	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 55,500	\$ 55,500
Amenities										
Gated Security Entrance	\$ 200,000									
Internal Pathways	\$ 228,000									
Infinity Swimming Pools	\$ 225,000									
Pavilions	\$ 70,000									
Sacred Gardens	\$ 27,000									
Ascension Villas	\$ 525,000			\$ 450,000						
Water Villa	\$ 28,000			\$ 24,000		\$ 450,000				
Electricity Villa	\$ 17,500			\$ 15,000						
Waterfall Lounges & Swimming Holes	\$ 12,000									
Kitchen	\$ 200,000									
Temple of Knowledge	\$ 175,000									
Outdoor Advancement Centers	\$ 75,000									
Horse & Stables	\$ 82,000									
Permaculture	\$ 86,000									
Equestrian Maintanance	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
Taxes Incurred	\$ -	\$ 106,363	\$ 454,723	\$ 716,972	\$ 1,067,619	\$ 1,050,209	\$ 1,442,689	\$ 1,494,236	\$ 1,831,105	\$ 2,130,302
Donation - the Message	\$ -	\$ 1,214,575	\$ 350,373	\$ 58,172	\$ 2,273,055	\$ 2,276,192	\$ 2,270,562	\$ 2,614,514	\$ 2,986,934	\$ 3,094,515
Total Uses	\$ 38,130,550	\$ 12,422,738	\$ 12,276,996	\$ 12,791,444	\$ 14,927,974	\$ 15,507,701	\$ 15,566,551	\$ 15,884,550	\$ 16,812,589	\$ 16,790,867
Net Sources / Uses	\$ 14,369,450	\$ 39,817,062	\$ 45,905,491	\$ 53,202,870	\$ 61,048,918	\$ 70,486,026	\$ 83,510,205	\$ 96,347,875	\$ 111,630,050	\$ 127,879,295

FINANCIALS

ECOROUGE

Pro Forma Profit & Loss

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue	\$ 52,500,000	\$ 3,967,000	\$ 7,270,400	\$ 9,830,000	\$ 12,330,400	\$ 12,757,304	\$ 15,932,088	\$ 16,501,208	\$ 19,511,800	\$ 20,066,728
Total Direct Cost of Revenue	\$ (2,881,000)	\$ (578,000)	\$ (578,000)	\$ (578,000)	\$ (578,000)	\$ (578,000)	\$ (511,000)	\$ (444,000)	\$ (444,000)	\$ (80,000)
Gross Margin	\$ 49,619,000	\$ 3,389,000	\$ 6,692,400	\$ 9,252,000	\$ 11,752,400	\$ 12,179,304	\$ 15,421,088	\$ 16,057,208	\$ 19,067,800	\$ 19,986,728
Gross Margin/Revenue	95%	85%	92%	94%	95%	95%	97%	97%	98%	100%
Expenses										
Land Transaction Cost	\$ -0	\$ 310,500	\$ 498,000	\$ 636,000	\$ 666,000	\$ 792,000	\$ 963,000	\$ 934,500	\$ 1,138,500	\$ 1,056,000
Property Management	\$ 248,350	\$ 66,400	\$ 137,000	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400
Administrative Management	\$ 134,000	\$ 168,000	\$ 252,000	\$ 252,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000
Grounds Keeper / Land Fees	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700
Project Manager	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ -0
Property Management Software System	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550
Acquisition Fee Expense	\$ 310,400	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Corporate Tax Fee	\$ -0	\$ 18,000	\$ 66,000	\$ 54,000	\$ 72,000	\$ 90,000	\$ 108,000	\$ 126,000	\$ 144,000	\$ 162,000
Registered Agent	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396
Amenities	\$ 1,904,500	\$ -	\$ -	\$ 489,000	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -
Permaculture	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000
Equestrian Maintenance	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
Total Operating Expenses	\$ 422,050	\$ 584,600	\$ 926,700	\$ 994,100	\$ 1,036,100	\$ 1,162,100	\$ 1,333,100	\$ 1,304,600	\$ 1,508,600	\$ 1,426,100
Profit Before Interest & Tax	\$ 49,196,950	\$ 2,804,400	\$ 5,765,700	\$ 8,257,900	\$ 10,716,300	\$ 11,017,204	\$ 14,087,988	\$ 14,752,608	\$ 17,559,200	\$ 18,560,628
EBITDA	\$ 49,196,950	\$ 2,804,400	\$ 5,765,700	\$ 8,257,900	\$ 10,716,300	\$ 11,017,204	\$ 14,087,988	\$ 14,752,608	\$ 17,559,200	\$ 18,560,628
Interest Expense	\$ 865,400	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Taxes Incurred	\$ 58,750	\$ 165,113	\$ 513,473	\$ 775,722	\$ 1,126,369	\$ 1,108,959	\$ 1,501,439	\$ 1,552,986	\$ 1,886,605	\$ 2,185,802
Net Profit	\$ 48,272,800	\$ 2,639,287	\$ 5,252,227	\$ 7,482,178	\$ 9,589,931	\$ 9,908,245	\$ 12,586,549	\$ 13,199,622	\$ 15,672,595	\$ 16,374,826
Net Profit %	92%	67%	72%	76%	78%	78%	79%	80%	80%	82%
Ratios:										
Loan to Cost	1.38	4.21	4.26	4.09	3.50	3.37	3.36	3.29	3.11	3.12

FINANCIALS

ECOROUGE - OverAll

Pro Forma Profit & Loss

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue	52,450,000	3,292,000	6,270,400	8,330,000	10,830,400	13,257,304	15,882,088	18,626,208	21,036,800	23,666,728
Total Direct Cost of Revenue	-1,034,000	-242,000	-80,000	-1,062,000	-80,000	-1,262,000	-1,462,000	-80,000	-80,000	-80,000
Gross Margin	51,416,000	3,050,000	6,190,400	7,268,000	10,750,400	11,995,304	14,420,088	18,546,208	20,956,800	23,586,728
Gross Margin/Revenue	98%	93%	99%	87%	99%	90%	91%	100%	100%	100%
Expenses										
Land Transaction Cost	0	150,000	270,000	450,000	570,000	570,000	690,000	810,000	990,000	1,110,000
Property Management	86,300	91,000	91,000	91,000	91,000	117,000	117,000	117,000	117,000	117,000
Administrative Management	218,000	252,000	252,000	252,000	264,000	264,000	264,000	264,000	264,000	264,000
Grounds Keeper / Land Fees	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700
Total Operating Expenses	344,000	532,700	652,700	832,700	964,700	990,700	1,110,700	1,230,700	1,410,700	1,530,700
Profit Before Interest & Tax	51,072,000	2,517,300	5,537,700	6,435,300	9,785,700	11,004,604	13,309,388	17,315,508	19,546,100	22,056,028
EBITDA	51,072,000	2,517,300	5,537,700	6,435,300	9,785,700	11,004,604	13,309,388	17,315,508	19,546,100	22,056,028
Interest Expense	1,605,000	0	0	0	0	0	0	0	0	0
Taxes Incurred	0	267,057	604,970	721,677	1,133,786	1,357,440	1,536,872	2,021,950	2,340,219	2,636,273
Net Profit	49,467,000	2,250,243	4,932,730	5,713,623	8,651,914	9,647,164	11,772,516	15,293,558	17,205,881	19,419,755
Net Profit %	94%	68%	79%	69%	80%	73%	74%	82%	82%	82%

FINANCIALS

ECOROUGE

Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue	\$ 52,500,000	\$ 3,967,000	\$ 7,270,400	\$ 9,830,000	\$ 12,330,400	\$ 12,757,304	\$ 15,932,088	\$ 16,501,208	\$ 19,511,800	\$ 20,066,728
COGS	\$ (2,881,000)	\$ (578,000)	\$ (578,000)	\$ (578,000)	\$ (578,000)	\$ (578,000)	\$ (511,000)	\$ (444,000)	\$ (444,000)	\$ (80,000)
Gross Margin	\$ 49,619,000	\$ 3,389,000	\$ 6,692,400	\$ 9,252,000	\$ 11,752,400	\$ 12,179,304	\$ 15,421,088	\$ 16,057,208	\$ 19,067,800	\$ 19,986,728
Operating Expenses										
Land Transaction Cost	\$ -	\$ 310,500	\$ 498,000	\$ 636,000	\$ 666,000	\$ 792,000	\$ 963,000	\$ 934,500	\$ 1,138,500	\$ 1,056,000
Property Management	\$ 248,350	\$ 66,400	\$ 137,000	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400
Administrative Management	\$ 134,000	\$ 168,000	\$ 252,000	\$ 252,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000
Grounds Keeper / Land Fees	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700
Project Manager	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
Property Management Software System	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550
Acquisition Fee Expense	\$ 310,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Corporate Tax Fee	\$ -	\$ 18,000	\$ 66,000	\$ 54,000	\$ 72,000	\$ 90,000	\$ 108,000	\$ 126,000	\$ 144,000	\$ 162,000
Registered Agent	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396
Amenities	\$ 1,904,500	\$ -	\$ -	\$ 489,000	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -
Permaculture	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000
Equestrian Maintenance	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
Total Operating Expenses	\$ 422,050	\$ 584,600	\$ 926,700	\$ 994,100	\$ 1,036,100	\$ 1,162,100	\$ 1,333,100	\$ 1,304,600	\$ 1,508,600	\$ 1,426,100
Earnings before Interest & Tax	\$ 49,196,950	\$ 2,804,400	\$ 5,765,700	\$ 8,257,900	\$ 10,716,300	\$ 11,017,204	\$ 14,087,988	\$ 14,752,608	\$ 17,559,200	\$ 18,560,628
Interest Expense	\$ 865,400	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Earnings before Taxes	\$ 48,331,550	\$ 2,804,400	\$ 5,765,700	\$ 8,257,900	\$ 10,716,300	\$ 11,017,204	\$ 14,087,988	\$ 14,752,608	\$ 17,559,200	\$ 18,560,628
Income Taxes	\$ 58,750	\$ 165,113	\$ 513,473	\$ 775,722	\$ 1,126,369	\$ 1,108,959	\$ 1,501,439	\$ 1,552,986	\$ 1,886,605	\$ 2,185,802
Net Income	\$ 48,272,800	\$ 2,639,287	\$ 5,252,227	\$ 7,482,178	\$ 9,589,931	\$ 9,908,245	\$ 12,586,549	\$ 13,199,622	\$ 15,672,595	\$ 16,374,826



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