***Talking Trees Homesites:***

***Information & Agreement–***

Thank you for your interest in pre-purchasing a Homesite in Talking Trees Holistic Community.

***The Land–***

Located on Turtle Island, in the area commonly known as Lanark, Ontario, Canada, sits a 600-acre paradise. This 600-acre piece of land is comprised of mature forests, small pastures & fields, ponds, streams, over 1km of lakefront, and even a small island. Upon these lands sits a small farmhouse, barns, outbuildings, long horned cattle, and an off-grid home, complete with a windmill & solar arrays. The current shepherds of the land are getting on in their years, and the land has become too much for them to manage. They are asking $1.3 million, and from our perspective, this is an incredible deal –as much of the Community infrastructure is already established.

So, how do we get there?

***Getting There–***

Talking Trees has been developing a Holistic Community design to be created on Turtle Island, in the area common known as Lanark, Ontario, Canada for 7 years. While most of the ‘behind-the-scenes’ & planning work is complete, we are still working towards acquiring the land that will host this Community. As this is an unconventional development in every sense of the word, so will be the path that allows us to become the shepherds this 600-acre paradise. Because of our knowledge of the banking system –more specifically, mortgages *(from Latin: death-loan)*– we have chosen to go in a different direction to become the shepherds of this land. Instead, and in keeping with the true spirit of the Community, we have decided to have those that wish to live in, and/or support the Community raise these funds together. To do this, we are pre-selling Homesites, and accepting donations.

All funds received from the pre-sale of Homesites & Community donations goes into an account where it is held until we reach our goal if $1.3 million. If at any time anyone wishes to withdraw their funds prior to the purchase, for any reason, their funds will be returned promptly.

***How Long will it Take to Raise the Funds?***

This is one of the most common questions for those looking to purchase their Homesites or invest in the Community. We don’t wish to speculate on donations or angle investors, but what we can do is give a breakdown of the amount of Homesites needed to pre-sell to facilitate us becoming the shepherds of this land. As we can’t know what size Homesites are going to be pre-sold, we will give examples of four (4) scenarios:

*½-Acre Example:*

* *59x ½-acre Homesites would need to be pre-sold to become shepherds of the land.*

*1-Acre Example:*

* *30x 1-acre Homesites would need to be pre-sold to become shepherds of the land.*

*2-Acre Example:*

* *15x 2-acre Homesites would need to be pre-sold to become shepherds of the land.*

*Combination Example:*

* *13x ½-acre Homesites*
* *9x 1-acre Homesites*
* *7x 2-acre Homesites would need to be pre-sold to become shepherds of the land.*

As you can see, especially from the last scenario –which seems most likely- it would only take the pre-sale of 28 Homesites to *become shepherds of this land* outright. Just 28 individuals or families coming together would be enough to secure this 600-acre paradise, and blaze the trail for those not quite ready to walk the path.

***What is a Homesite?***

Instead of selling individual lots and breaking the land into pieces, Talking Trees is proud to offer circular Homesites. This is very similar to the way most condominiums currently work. In a condominium or townhouse, the condo corporation holds the land as one piece, and each townhouse has its own space, and usually a small area of land around it, which the homeowner is the shepherd of. The condo. corporation manages the maintenance of the common lands & roads throughout. This is the same concept our Community will be using. The 600-acres that makes up the Community will be held & maintained by Talking Trees, while each Homesite and the surrounding area will be maintained by the homeowner. We would like to clarify that when we say that the land “will be held & maintained by Talking Trees” this includes every single being who has a Homesite in the Community.

We would also like to describe what the funds for the Homesites are for a little further since we have expressed that we do not believe in landownership. Like we mentioned above, there is currently a 600-acre paradise that calls to us to become the homelands for the Talking Trees Community. Upon this land sits a small farmhouse, barns, outbuildings, long horned cattle, and an off-grid home, complete with a windmill & solar arrays. This infrastructure is what Talking Trees is agreeing to purchase for $1.3 million. The infrastructure that already exists here moves the Community plan years into the future, but there is still much that will need to be funded and created to support the Community and all of its beautiful beings. This is what all the funds from the purchase of Homesites helps to create and support.

***More Information–***

If you would like more information on the Community itself, including Community buildings & projects, facilities, equipment, tools, layout & more, check out our “Creating the Community Now” document.

Please feel free to contact us with any questions or comments you may have.

***For those of us who desire something different than what the conventional world and developments have to offer, this is our opportunity to create it, together.***

**Simple Agreement**

Talking Trees develops infrastructure & Homesites.

**Lot selection based on investor order.**

 **Please Check One: Deposit Amount:**

$22,000 for ½ Acre Homesite \_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

$44,000 for 1 Acre Homesite \_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

$88,000 for 2 Acre Homesite \_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Deposit amounts are in increments of 20%)

Agreement

I \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, on this date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_and of my own volition give to Talking Trees the sum of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for the following purpose:

As an investment, donation or toward a Homesite purchase in the Talking Trees Community.

Signed this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2020.
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Purchaser/Investor: (insert name here) Talking Trees: David Craig (A.S.O.)

**Homesite paid in full:** Once the lot has been paid in full and upon completion of raising the $1.3 million, you will then be able to choose your Homesite location.

**Deposit on Homesite:** If you have placed a deposit your Homesite it will be held for 6 months once the $1.3 million has been raised and the infrastructure has been purchased. After six months you can pay your Homesite in full or the next 20%, which will hold your Homesite selection another 6 months.