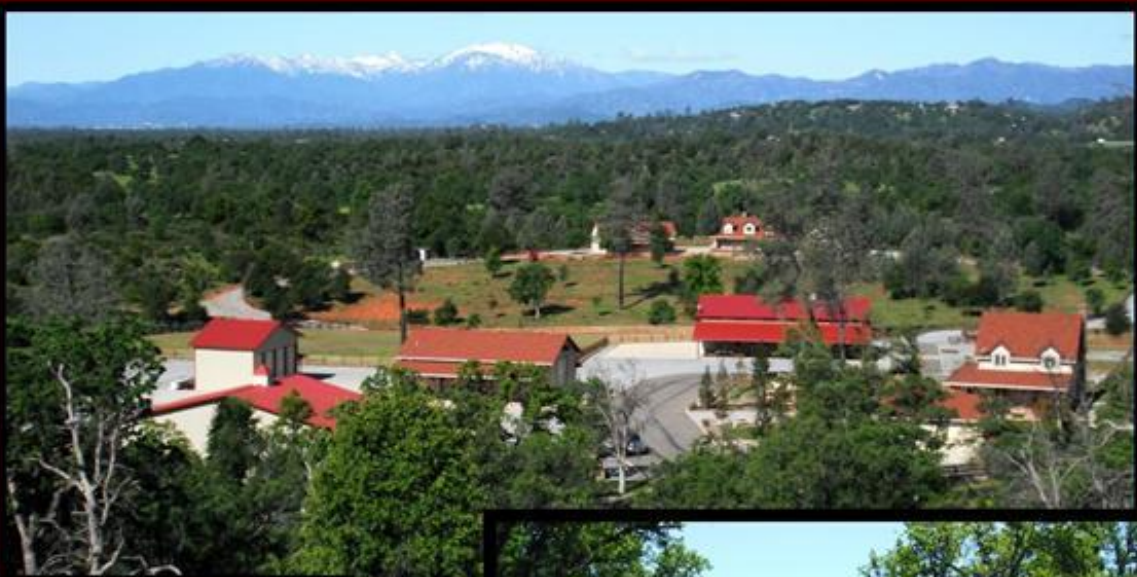


Kailasa Experiential Academy

Living and Learning through Inner Exploration



Kailasa Experiential Academy

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Executive Summary

February 03, 2012

Welcome to Kailasa

The Sacred Space

Property Features

Key Players

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WELCOME TO KAILASA

Kailasa is a 1,200 acre adventureland in Northern California where those willing to authentically go beyond the mind and search within may be invited to retreat for days, weeks, or months in an idyllic setting designed for awakening. Kailasa will empower anyone possessing the will and determination to make the inner journey with an extensive collection of ancient and contemporary experiential practices which help us discover and develop our inner connection. A flexible duration residential work-while-you-study program opens us to invited guests who may be unemployed or financially challenged. With planned accreditation by the [Academy of Personalized Learning](#) and a year-round program of learning through direct involvement in Kailasa's real projects, we become a haven for teens who are awakening shocked, isolated, and unsupported and want to use our system to open their hearts. A 501(c)(3) non-profit organization with many lucrative profit streams, **our goal is to migrate invited visitors away from a financial exchange for services to one that is a meaningful exchange of services.**

Kailasa can be viewed as four major components:

- **Kailasa - A Sustainable Transition Town Nucleus (*Infrastructure*)**
 - **The Kailasa Institute - A Transformational Exploration & Healing Center (*Inner Exploration*)**
 - **The Kailasa Experiential Academy - A Hands-On Educational Experience (*Outer Exploration*)**
 - **The Kailasa Creationarium - An Inventors' Haven (*External Expression*)**
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- **Kailasa –A Sustainable Transition Town Nucleus (*Infrastructure*)**
 - A community designed using [Transition Town](#) principals addressing climate destruction and economic instability due to peak oil.
 - An organic agricultural and Permaculture operation designed and led by [Living Mandala](#) providing 90% of food and medicine consumed.
 - A **phased housing development plan** including full-service Camping & RV parking pads with showers and laundry, earth covered Quonset huts as dormitories, dozens of cottages suitable for 1-4 guests, and several houses for residential support staff.
 - Population driven by resource availability and project needs. There will be no permanent residents, the support staff will not exceed 150 and overnight visitors are not planned to exceed 300.
 - **The Kailasa Institute - A Transformational Exploration & Healing Center (*Inner Exploration*)**
 - An extensive spiritual healing center and consciousness exploration facility in the spirit of the [Esalen Institute](#), the [Monroe Institute](#), and the [Omega Institute](#) able to accommodate 300 overnight guests for days, weeks, and months at a time.
 - An event center featuring renowned teachers such as [Tim Freke](#) and [Bhagavan Sri Pranananda](#).
 - A full-time Transformational Workshop Center facilitating programs such as [Tony Robins](#), [Landmark](#), [MITT](#) (Mastery in Transformational Training), [NLP](#), and [PSI Seminars](#).
 - Daily open classes featuring yoga, tai chi, martial arts, meditation, dance, and voice.
 - **The Kailasa Experiential Academy - A Hands-On Educational Experience (*Outer Exploration*)**
 - A robust and adventurous Summer Camp like [River Valley Ranch](#), [SpaceCamp](#), and [Outward Bound](#).
 - A year-round accredited boarding school for teens blending [Hogwarts](#), the [Jedi Temple](#), and [Starfleet Academy](#). Other academies are encouraged to recruit our students to their programs.
 - A match to the [South Point Arena & Equestrian Center](#), lessons from horseback riding to handling Steer.
 - Twice the size of Woodstock, Kailasa's 1,200 acres features natural stages and amphitheaters ready to play host to massive music and arts festivals.
 - **The Kailasa Creationarium: An Inventors' Haven (*External Expression*)**
 - Inventors and Artists can brainstorm like [IDEO](#) and then actually create them with help from our Creators in our two existing 2,000 sq ft tool shops.
 - Acres of physical art gardens, amphitheaters for musicians, and vistas for writers and poets.
 - The ultimate [Audio & Video Recording and Production studio](#). The secret real reason: [this](#) and [this](#).

As each component of the project is in alignment with the same greater-good, transforming an existing executive corporate retreat into Kailasa is actually quite a natural process:

- Begin with a pristine 1,200 acre parcel conveniently located near Lake Shasta and Mount Shasta. The property currently has nine relatively new and houses and buildings, seven wells, and abundant water.
- Bring in experienced leadership and advisory from Esalen Institute, Omega Institute, and Siskiyou Seeds' Seven Seeds Farms.
- Add an established conscious community in Las Vegas and an international Tribal Convergence membership with a combined membership of several thousand skilled and awakening beings.
- Utilize a work-to-stay/play/pray program for a large rotating *entirely volunteer* labor force networked through dozens of affiliated intentional communities across the globe. Unemployed, elderly, and those disadvantaged by the current economic are an *asset* in the Kailasa system, as Kailasa is to them.
- Base the composition and number of the visiting workers on the project's needs, starting with agriculture (food) and housing (shelter) and working towards projects geared towards Self-realization.

The purchase of the property is structured so that the first 18 months of mortgage payments are paid in escrow. Phase One is geared to create a sustainable campus that can exist both on and off the grid. Action items include:

- Perform necessary legal actions such as due diligence and the creation of the nonprofit entity.
- Develop a master plan for the land utilizing Permaculture and Transition Town consultants.
- Implement infrastructure projects ensuring a graceful integration with the land.
- Establish a large organic farming operation to provide abundant food supply for all visitors.
- Build multiple-types of housing (cabins, dorms, RV parking, camping) to meet visitor demand.
- Begin operation of the healing and event center utilizing established buildings.
- Construct myriad projects designed for awakening and entertaining the visitors utilizing a vast volunteer workforce.

The property is fully functioning as a corporate retreat and therefore minimal time is necessary to begin operations as a healing center. We have an existing community of a few thousand members in Las Vegas and regionally in the Tribal Convergence family, many of who are ready or in need of volunteering to immediately begin work on the project.

For detailed information on the start-up plan, please contact Sean Brown or visit www.Kailasa.info where the latest documentation can be found.

THE SACRED SPACE

We are in escrow to purchase for \$2,500,000 a fully operational, very high end 1,200 acre Executive Retreat Ranch in Bella Vista, California, 15 miles from the center of Redding. The owner is Frank Rodgers, owner of one of the major construction companies building the Las Vegas Strip. For a purchase price of \$2,500,000, Mr. Rodgers has agreed to carry a \$1,650,000 first deed of trust for 15 years at 6% with a 1/3 down payment.

The team has been given several three-to-four hour tours of the property by the listing agent, Al Swan. He tells us Mr. Rodgers has \$4.0 million in it, and upon our viewing the property, several of us very experienced real estate agents and investors, it is quite obvious that is so. The owner and his operation built the entire complex, and he built it for himself and for his father to live on. He paid great attention to detail using very high end materials, appliances, and equipment throughout. It will easily appraise well above the listing price. While the property must be toured to understand it's scope and value, the website that Al has created is *very* well done and is well worth spending several minutes investigating: http://www.californialandandranch.com/CMP/021_details.asp

At the end of the property improvements, he discovered another ranch that was even more to his liking 45 miles northeast of this property. He purchased that more expensive ranch and now is selling the first one. It was originally put on the market for \$3,850,000 with another agent. Al picked up the listing about nine months ago and listed it a \$2,950,000. It was recently dropped to \$2,500,000.

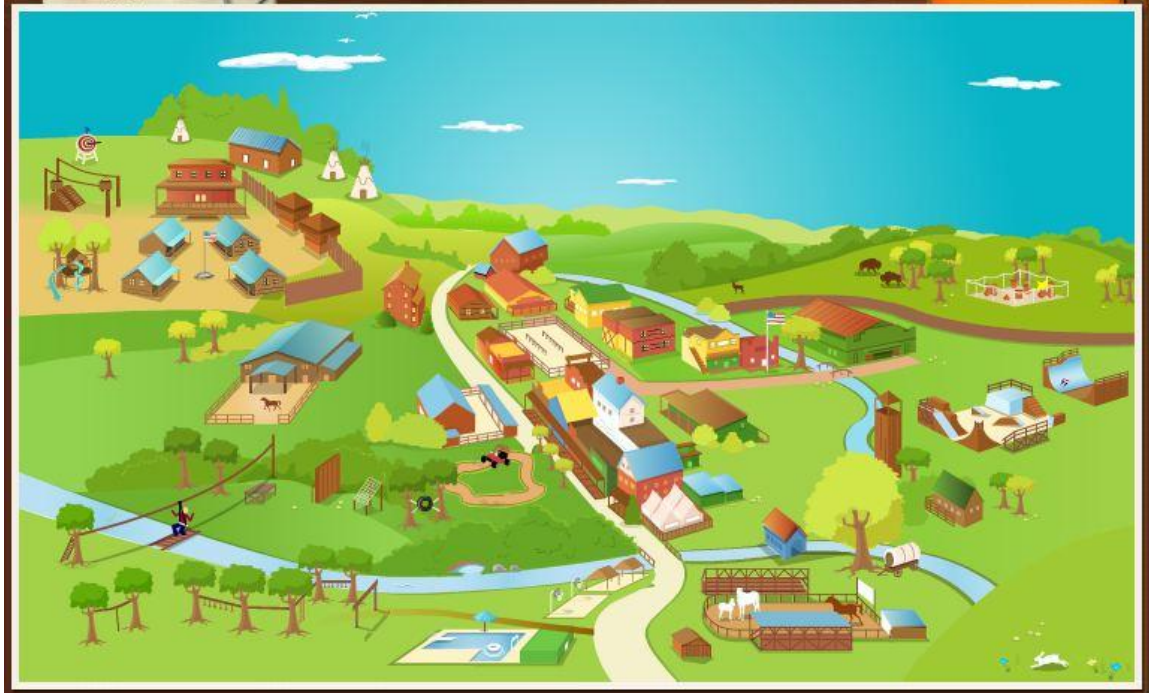
The buildings and homes are very nicely furnished and have high end upgrades including two very large drive through shops with benches, air compressors, and overhead wenches. The benches and tool boxes remain in place along with a few tools and many other expensive options. The large air compressor is housed in a closet baffled for sound and a compressed air system plumbed along the long work bench.

A hay barn and 4,000 sq ft pristine equipment “shed” are on the East Complex along with the Event Center and the 2,100 sq ft house. The second almost identical shop is located next to the larger 2,400 sq ft house on the West Complex. Both houses are very well appointed and highly upgraded including 6” baseboards, crown molding, custom paint and flooring throughout. The furnishings are exceptional, the owner and his advisors have impeccable taste. We can move in tomorrow and only have to put our clothing in the dressers.

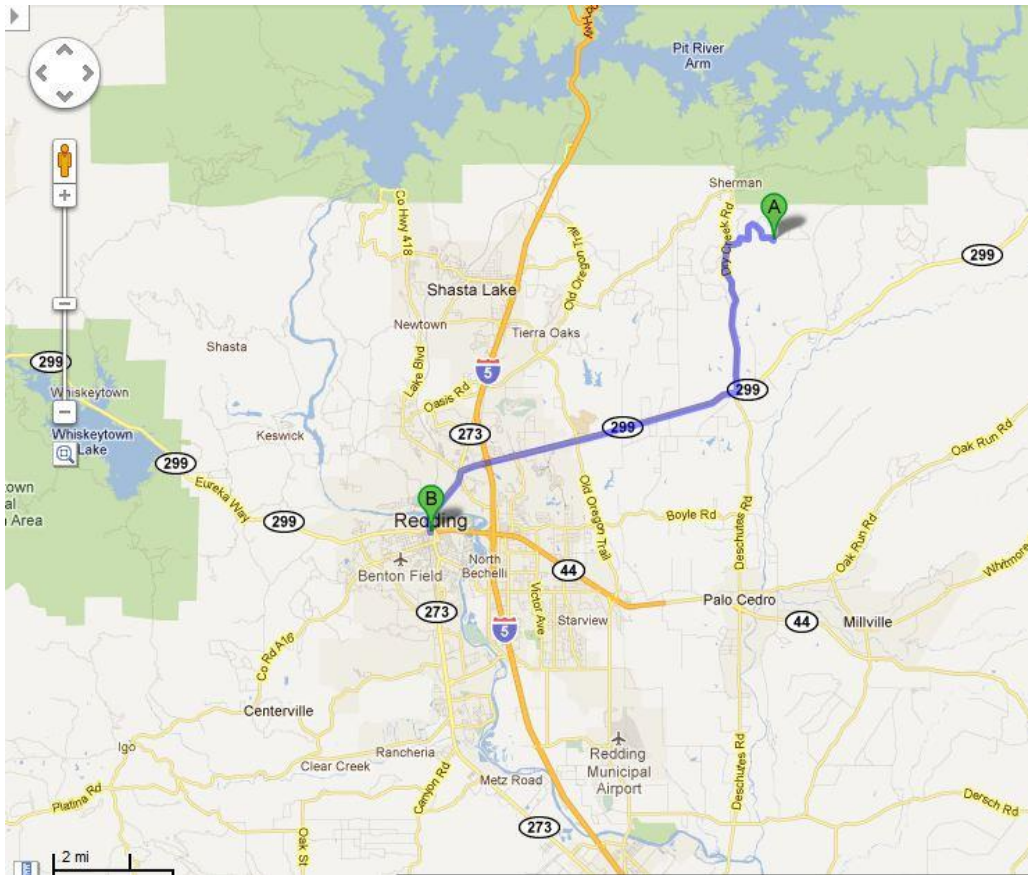
One of the crown features of the improvements is a 5,000 square foot fully equipped Entertainment Event Center. We can immediately begin having our retreats here including a great friend and supporter of our community, the internationally best-selling author from Glastonbury, UK, Tim Freke. We will also be able to facilitate Vipassana-type 10-day meditation retreats using the well-equipped stalls and other rooms. Janice Alleva, a core team member, is an event coordinator and wedding producer enabling us to crank up local event hosting as well. We are connected to a network of very experienced teachers and authors looking to perform retreats..

The upstairs of the Entertainment Event center is equipped with high end pinball machines, air hockey tables, foosball tables, ping pong tables, pool table, and bristle board dart boards. Nothing was spared including surround sound and a 60+” large screen TV upstairs. It is a high-tech, high-end, fully functioning ranch that we can start growing and other operations immediately once legal documents and requirements are satisfied. A commercial kitchen can easily be installed in a convenient location.

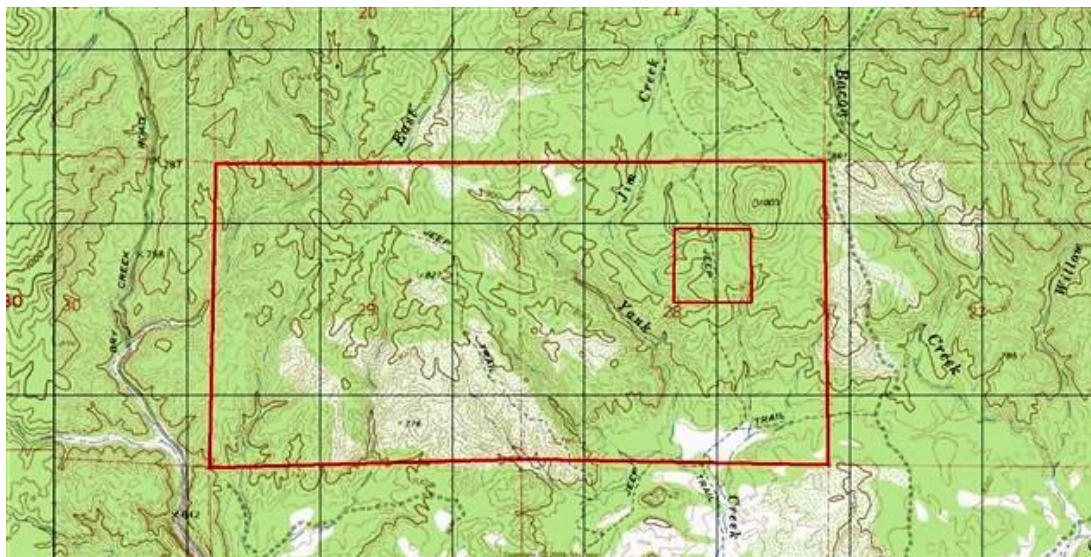
There are many more features of this property, including seven wells with flows of 40gpm down to one producing 8gpm. There is a high iron content in the area, but there are filters currently on the system and more can be installed for the agricultural supply if needed. The altitude is between 625' through 850' with a 1000' peak conveniently located at the northeast corner of the property overlooking the complexes (see the photos taken over the tops of the buildings) and onto downtown Redding 15 miles away. The property could not be more ideally located for the community or the operation.



River Valley Ranch, Maryland



From the driveway head west 2.6 miles (5 mins) on a well paved road called Elk Trail.
 South 4.0 miles (5 mins) on Dry Creek Road, a great two lane highway.
 West on CA299 for less than 6 miles (5 mins) and you're in the densest shopping & dining district north of Sacramento.
 Five more minutes and you're in the center of historic downtown and the central business district.
 The front door of the property is 15 Miles (22 mins) from the Shasta High School.
 It is 170 miles from Sacramento Intl Airport, which is on the northwest (near) side of Sacramento.









PROPERTY FEATURES

The list below is taken from Al Swan's excellent website on the property:

http://www.californialandandranch.com/CMP/021_details.asp

LIST PRICE \$2,500,000

OFFERING: Two complete & separate residential complexes

1200 deeded acres - 11 contiguous parcels

2 Homes

2 Shops

3 Garages

2 Hay Barns

Entertainment Event Center (Horse Barn)

Equipment Shed

Abundance of water : Seven Wells, several Creeks, Springs and Small Pond

Road and trail system throughout

Paved road access; Close to community services

All improvements built in 2006/07 and are of top quality and in excellent condition

Incredible panoramic views

Without question, this is truly one of northern California's finest ranches!

All the improvements on the ranch are less than 5 years old and are in excellent condition. Adhering to a western theme, the owner spared no expense in the quality of construction of the homes, barns, shops, sheds and infrastructure.

LOCATION: Surrounded by the best spring, summer, fall and winter outdoor recreation in the nation, this ranch is within 90 minutes of it all! Lying within the heart of the Shasta Cascade Wonderland, the ranch is located near national parks, recreation and wilderness areas; numerous lakes; several rivers; skiing and snowmobiling; hunting and fishing, etc. Shasta Lake.....California's largest reservoir.....is just 6 miles away. A few short minutes northeast of the City of Redding in Northern California's scenic Shasta County, the Dry Creek Ranch is conveniently located near shopping, schools and services.

ACREAGE: The ranch consists of 11 contiguous deeded parcels. With the exception of one 40 acre parcel that is not included in the offering, the ranch basically forms a rectangular shape stretching approximately 1 mile by 2 miles. The varied topography includes level to rolling to some steep terrain offering several open grass areas, forested hills of oak and pine and several seasonal creeks and ponds. Elevation ranges from approximately 625' to 1000' feet. Several of the higher areas offer incredible views of Mt. Lassen and the Cascade Range to the east and the Trinity Alps to the west. Three gates (2 automatic) provide access to the ranch. Roads and trails throughout the ranch provide easy access to all areas.

IMPROVEMENTS: Structural improvements on the ranch are divided into two complexes.....separated by several hundred feet. Each complex includes a house, detached garage, shop and water system. This set-up is ideal for two family situations.

All improvements, including the wells, were built in 2006/07.....and all are in excellent condition! Built to first class and top quality standards, a lot of thought to attention and detail went into the construction of each building. The exteriors, interiors and grounds all have a western decor. Some of the furniture and fixtures will be included in the sale.

GUEST HOME: This picturesque house with a wrap-around covered deck....not only offers two stories, but also a fully finished basement equipped with a modern media room, wet bar, wine rack and walk-in gun safe. The main floor offers a tastefully done living area with a cathedral ceiling, fireplace, bedroom, bath and a country kitchen which features modern replica appliances. An open stairway leads to the upper level which offers a huge master bedroom and bath. With over 2100 sq ft, this home is ideal for a couple, small family and weekend guests.

MAIN HOME: This two-level home offers approximately 2400 square feet of living area with 3 bedrooms....all with walk-in closets, 3 baths, large kitchen with island, formal dining, laundry room and lots of storage. The huge master sweet, located on the first level, offers a spa tub, separate shower and sliding doors to a full wrap-around deck. Above the separate garage is a large bonus room that can have many uses. This home is ideal for the owners personal residence or larger family.

HORSE BARN / ENTERTAINMENT CENTER: This is not your ordinary horse barn! The horse stalls, tack room, hay storage and barn floor all double as a complete recreation and entertainment area. On the ground level is a custom wet bar, full bath, dance floor with tables; and the stalls can double as private dining areas (the stalls are spotless!) The upper level is complete with 2 ping pong tables, 2 foosball tables, 2 pin-ball machines, pool table, dart boards, plus a big screen television and two offices. It is the ultimate place to host large parties.

2 HAY BARNS: Two large barns with roll-up doors. One of the barns is located near the southwest corner of the acreage.

EQUIPMENT SHED: With over 4,400 sq ft, this thing is huge! You can park several large pieces of equipment in it including everything from excavators to motor homes.

2 SHOPS: Two large shops with over 2000 sq ft each, have fully finished interiors, concrete floors, built in air-compressors and several large roll-ups doors.

3 GARAGES: The Guest Home has a double detached garage with two roll-up door sets on both front and back sides. The garage for Main Home is a 3-car attached with a complete finished second level bonus room offering over 550 sq ft. A third detached garage is located in the northwest corner of the property near one of the 3 entry gates.

ADDITIONAL FEATURES: Other features include a paved driveway, decorative fencing, picnic tables, large graveled area for parking and maneuvering, automatic irrigation system for the landscaping, shooting range and back-up generators. Security includes an automatic gated main entry with security cameras. Each building has state-of-the-art security and alarm systems.

CREEKS AND POND: Throughout the ranch are several scenic creeks and ponds. Depending upon the annual rainfall, most of these creeks and pond will have water 8 - 10 months during the year. Numerous year-around springs can also be found in several areas.

IRRIGATED PASTURE: Located between the two complexes with access to the horse barn is a two-acre irrigated pasture. Offering 5 covered corrals, this is an ideal set-up for horses. In addition, there are several acres in the southern portion of the ranch that can be enhanced with irrigation.

WELLS: The ranch is blessed with an abundance of water. The owner has drilled seven good wells with flow rates ranging from 8 to 45+ GPM. The wells provide water for drinking, an automatic irrigation system and fire suppression. In addition there are two decorative storage tanks with approximately 6000 gallons each. A planned community water system with three connections will be available to the ranch in the near future.

WILDLIFE: The ranch has a variety of wildlife including Black Tail Deer, ducks and geese, quail, turkeys and pigs. The terrain and water found on the ranch offers an excellent habitat and can be improved upon to enhance the wildlife.

LIVESTOCK: Recently the ranch has supported 40 Long Horn cattle for winter grazing. The entire six mile perimeter has newer fencing. One area in the northeast portion is cross-fenced for animal separation. Near the structures is a fenced irrigated pasture area ideal for horses. Otherwise, the ranch is wide open.

With the abundance of water, existing wells, and the ability to drill more.....and several level grass areas found throughout the ranch, additional year-around grazing can be increased.

ZONING: Most of the acreage is zoned Exclusive Agriculture (EA) District and the remaining portions are zoned Unclassified "U" District. This ranch is not included in California's Williamson Act.

POTENTIAL: Presently used as a private ranch estate, the Dry Creek Ranch has potential for more uses that may include a cattle or horse ranch; guest ranch; event facility; extended family estate, etc.

FINANCING: Currently offered at \$2,500,000.
Owner will consider financing with approximately 1/3 down

KEY PLAYERS

Michael Sean Brown

At 44, Michael Sean Brown has utilized his Aquarian nature to seek out Win-Win scenarios in business as well as in life. Enlisting in the Air Force while still in High School, Sean received his degree in Aviation-Computer Science from Ohio State University to become an Air Force pilot. As COO for an aviation training company he bought into, he and two dozen others started the renewed Frontier Airlines in 1994. In 1995, Sean was hired by United Airlines where he was a Captain on the 737, an instructor on the Airbus A320 (for which he created and published a 450 page manual), and a co-pilot on the 727, 737-300, and 747. He currently flies 747s from SFO to Asia, Australia, and Europe.

Like many airline pilots, he has used his spare time and money to be a serial entrepreneur. Starting and buying several small ventures in his early career, he eventually went big in 2003 when he took a three year leave of absence to dive into the exploding real estate market. He became the top producing agent in a large national Coldwell-Banker brokerage in his first year, building a team of a dozen strong agents.

He then started NARREIA, the National Association of Residential Real Estate Advisors. This innovative company utilized the high margins, absurd commissions, and existing referral system to enable residential real estate investors to locate and utilize screened, qualified, intelligent, and *trustworthy* agents across the country *for free*. NARREIA educated the investors and provided them with free tools so they could learn to analyze deals for themselves. NARREIA then connected the investors with agents NARREIA had previously screened and who agreed to refer 25-30% of their commission back to the company. This configuration meant the investor got the instruction, tools, advice, and service for free; the agent in the field received dozens of clients they would never had worked with resulting in several dozens of 75% commission deals; and NARREIA received the other 25% of the commission to put it all together and to cover any costs that might arise in the transaction.

In October of 2008, he started The Awareness & Consciousness Group of Southern Nevada. Growing the group rapidly through weekly events, discussion groups, and gatherings, the group has grown to nearly 500 members and has hosted and promoted over 1,600 events. Kitty and Sean host the Sky Mountain Way Sangha in their home. Sangha, a Buddhist word for “community,” is a popularly attended four hour event every Sunday in which very high level discussion about consciousness, philosophies and religions, and cosmic sciences are thoroughly hashed out. They also regularly host events featuring international best selling authors, spiritual teachers, and community leaders.

Jack-of-all trades and master of a few, he's is very capable on the job site. He possesses the skill to build a house from the ground up including framing, finish, electrical, and plumbing. His father's military and civil aviation career resulted in a very nomadic upbringing. He spent his teen years growing up in Ohio primarily with his step-father where he learned many practical outdoor skills such as hunting, fishing, and trekking.

Tina “Kitty” Courtney-Brown

Tina has been a pioneer in the online community and gaming space since 1996. She spent 8 productive years at the Walt Disney Internet Group, helping to launch multiple award-winning pay-to-play gaming sites which were in some cases the very first of their kind (*Disney's Blast* and *Preschool Time Online*). She has also researched, launched and run retention marketing for online dating sites like JDate and AmericanSingles, handling a database of over 12 million worldwide subscribers. Ms. Courtney-Brown is an accomplished video game producer and Web executive, with experience in all facets of online marketing, massively multi-player games (ZuCamp, SpadeClub), Facebook applications and games (Groundswell), social networks (CMConnect), and all manner of online entertainment.

In addition to her digital passions, Tina is also a highly intuitive, Earth-conscious shaman and herbalist. She has worked with shamans in the Peruvian Amazon for over six years, learning sacred ritualistic practices and healing modalities. She also spent all of 2010 as an apprentice to an herbalist, and now makes plant medicines (tinctures, salves, powders, etc.) for any and all ailments. She is deeply committed to further exploring her healing nature, and has a profound connection to the Earth and all plant life. She is therefore a natural at growing, cultivating, and loving plants of all kinds.

Ms. Courtney-Brown is an award-winning writer, dynamic speaker, and overall positive force. She is accustomed to taking big risks and experiencing huge successes, to leading large groups of people in all manners of life, and to living a truly awakened, spiritually connected existence.

Kenny Alleva & Janice Alleva

Married for over 25 years, Kenny and Janice Alleva own a 20 acre medical marijuana production facility in Cottonwood, California, and have been growing cannabis indoor and outdoor for over twenty years. The Allevas are drawn to the project for its community aspect and bring a calm wisdom to the core group.

By trade, Kenny is a highly sought out painter. His long list of celebrity clients include Al Pacino, Jason Giambi, and Sting. Kenny still works when he gets the itch, and we will be using his skills especially when we add living facilities for the visitors. Like many of the people on the project, Kenny is a jack-of-all-trades. He is able to run large and small crews and was a computer technician for 20 years.

Janice is quite adept at getting things done. As DWP Operations Manager for the City of Big Bear Lake, she negotiated the contract to buy the city water system from SoCal Edison. She was the Marketing Director at Bear Mountain Ski Resort and put together the X Games complete with rock concerts and other events. She was also the Sales Director and Wedding Planner for Snow Valley Ski Resort. She made the resort a year round destination for a skateboard summer camp, boy and girl scouting badge program, after school snowboard program, wedding venue with weddings booked for every weekend in the summers, and several concerts and raves. This dovetailed well with her experience as a National Sales Manager and National Sales Trainer for 1-800 Weddings where she trained and monitored a national sales team in New York to Miami, Denver and LA.

But like most members of our core group, Janice found that succeeding in business did not mean success in life. She is extremely attracted to the community aspects of the project and is drawn to the health and well being of our team. Along with Kitty, she is interested in the phenomenal uses and interesting production process of the THC oil products such as Phoenix Tears and will be integral in the development of that product line once the legal situation makes it possible.

Janice and Kenny have spent more than a decade formulating a plan to live a self-sustainable life. The research they've done includes books, magazines, online research and meeting with people who have succeeded in their quest for self-sustainability. They have also put together long-term storage options for food and supplies as well as inventory solutions and systems to make sure supplies always rotate and are replaced.

Jim Stein

Born in Wisconsin in the early -1950's, Jim grew up in nature. He has been hunting and fishing his entire life and has made a life of mastering many professions of the outdoors. Jim currently lives in Helena, Montana and works on several farms and operations. He is fully capable of running every aspect of handling cattle and horses, including managing a ranch of 1,200+ acres. He currently possesses horses, dogs, and several vehicles to be used on the land.

A master hunter and exceptionally skilled marksman, he will be well prepared to patrol the property which has an existing shooting range. Jim has been a fly fishing guide and instructor, a fly tying instructor, and was the Dean of Fly Fishing at the Blue Quill in Evergreen, Colorado. Jim's skills go far beyond the outdoors, and he is fully capable with any carpentry or mechanical construction and repair. He is also a very skilled craftsman capable of the finest trim work creating custom frames, ornate wood carvings of wildlife, and custom firearms. Jim Stein is Sean Brown's Step-Father and raised him from the age of 13.

Jake Kincaid

The owner and operating officer of Fredericks Construction in the San Diego area, Jake is married to Sean Brown's cousin, Tori (a nurse practitioner). Jake grew up in the heavy construction business working for his father as a teenager. Fredericks Construction possesses the equipment assets necessary for all infrastructure improvements that could be made on the Kailasa property.

To fully develop the property without impacting the natural environment, it will require close attention to not only the routing of the roads, irrigation, and sewage systems, but also to being conscious about the impact on the immediate environment surrounding the construction project. Spending many years dealing with the bureaucratic processes required to work on public projects, Jake is hyper-aware and very experienced in managing these delicate situations.

Projects that Jake will immediately supervise will be running the irrigation systems necessary to get the first crops going, organizing and improving the road system to handle the increased traffic, and grading and preparing electrical and sewage where visiting workers can park their fifth wheels and RVs. As the community needs dictate, Jake will be able to keep ahead of the public works needs rather than having us create bottlenecks and then have to divert our immediate attention from production to problem solving.

Another benefit to using Kailasa members on Jake's crew is the ability for Jake to bid out and receive financial compensation for jobs in the existing Dollar-based economy. It seems the pitfall of many conscious communities is the way they come to shun the outside world at the expense of becoming outsiders and severing the ability to deliver their message by example. The key to surviving through a transformative period such as this is to maintain awareness *and ability to well play* the existing game while learning the rules of the new game that is coming. If the community is needing or desiring to siphon goods or materials from the existing economy, it is possible to do so in a big way through Fredericks Construction contracts.