

LOS PELICANOS RETREAT GENERAL PARTNERSHIP AGREEMENTS

The concept of this partnership is based on the possibility that partners with equal ownership, profits, and voting rights, will work with equal enthusiasm for the success of the retreat – our success will depend on it. At the beginning, some partners may have more of a share stake than others, and may profit more, but their share stake has a ceiling that cannot be greater than any other partners shares.

Profits for all may be low at the beginning, as they are with any business venture, but as partners invest in the retreat infrastructure with their share purchases, the completed structures, along with increasing visibility, will attract more people and increase profits.

At the moment, Los Pelicanos is debt free, and as a result, we do not have the stress of monthly payments, aside from \$100 a month paid to caretakers.

1. This community will run the center and manage the gardens and infrastructure.
2. Anyone wishing to become a partner must commit to at least a six months trial.
3. Partners will be involved in all decisions equally, regardless of financial involvement.
4. Profit sharing will be based on the percentage each partner invests.
5. Partners will be paid by the hour for their time, every job will be paid the same, until the retreat is up and running, at which time wages will increase with seniority and the success of the retreat.
6. All partners must build their own dwelling at their own expense in a designated area.
7. Partners will pay food, fuel, etc. until the retreat begins to make a profit.

INVESTMENT SPECIFICS

1. Los Pelicanos Retreat will have 400 shares @ \$1250 each.
2. At this time we are looking to have 8 total partners @ 50 shares each.
3. Each partner must have 10 shares minimum(\$12,500), and 50 shares maximum (\$62,500).

4. All partners will be paid \$10 per hour.
5. If partners have no cash, their wages can be used for their initial 10 shares. After the initial investment, wages can be collected or used for Initial Investment Percentage of Profits.(i.e., if a partner wants to put his labor towards greater investment instead of collecting the money, his or her profit returns will be greater.)
6. Profits will be based on percentage of shares, after wages and expenses are paid.
7. Partners who have reached their 50 share maximum can loan Los Pelicanos money, which will be repaid by:
 - a. Share purchase by other partners
 - b. Retreat profits
8. At this time Wes and Susanna retain all 400 shares of Los Pelicanos, but their profits are based on 50 shares each invested.
9. At the beginning, any profits above wages and expenses will be reinvested into the infrastructure of the retreat, at an equal share to all partners.
10. Partners can either buy a turnkey bungalow or construct their own bungalow at their own expense and time in a designated area, after they have paid the initial 10-share investment.
11. All bungalows will have to be built within certain guidelines that will be in keeping with the flavor of the retreat. I.E. natural materials.
8. Any partner wishing to depart will receive their intial investment back, including a percentage of the appreciated value of the retreat, as soon as another partner is found, or by Los Pelicanos Retreat if it can absorb the cost.
9. It will be the responsibility of Los Pelicanos Retreat to find another partner within a reasonable time.
8. The appreciated value of the resort will be based on a consensus of all the partners.

HOW WE WILL MAKE MONEY

1. Los Pelicanos Retreat Center will design and operate workshops such as Ayurvedic cooking, Yoga, Meditation, Permaculture, etc.
2. We will rent out the center for other people/groups to use for their workshops.
3. We will rent out rooms to travelers.

4. We will run a restaurant to service the retreat/hotel.
5. We will have a café and a bar.
6. We will sell natural health care products using local coconut oil and herbs.
7. Conduct tours.

OTHER CONSIDERATIONS

1. Partners may have spouses/b-friend/g-friend, who are not partners in Los Pelicanos.
2. Partners will be responsible for their own households.