

ATTACHMENTS TO IRS FORM 1023

Part II: 4b

We don't have anything to put in a trust and our current operating costs are \$0.

Part IV – Narrative Description of Your Activities

One Community Incorporated is a nonprofit corporation organized and operated exclusively for charitable purposes. Specifically, this organization has been formed to instruct individuals for the purpose of improving or developing their capabilities, to educate the public on subjects useful to the individual and beneficial to the community and to provide relief to the poor, distressed and underprivileged. Our organization has designed and developed one (1) program in furtherance of our purposes.

Our program is entitled: **One Community Incorporated**. We further our purposes under this program by Creation of an eco-sustainable community designed to advance the development of permaculture, art, and eco-construction. We intend to conduct the following activities:

- Low Income Housing Construction – We will be teaching people how to build their own low-income houses that they will then be able to live in for free as they help others to do the same. We will also be building concept homes and developing construction packages/templates for others to purchase and follow. We will offer these templates for free to other non-profits.
- Food Production – We will teach people how to be 100% food self-sufficient by growing their own food. We will do this for residents and as a scholarship program for other interested individuals.
- Independent Business Support – We will supply money and labor as grants to qualifying individuals wishing to create businesses. Most of these businesses will revolve around artistic ventures, but are not limited to art.
- Our current fund raising activity is entirely word of mouth and internet research. We also are looking into conventions where companies like ours can present our idea and business model to interested donors. We will NOT be doing paper, radio, or television advertising.
- We will be selling living space to volunteers not wishing to live in low-income housing and rental space to anyone visiting that is not part of who we are helping. We will also sell food produced by our volunteers to help fund the creation of more food production facilities. Rental and housing space will be sold on the property to the public. Food will be sold to anyone who wants to buy it in the area surrounding our project. It will take a year to set everything up and then we should be able to run a regular outreach program that makes us self-sustainable and capable of expanding and duplication of our program to provide more and more assistance to people in need.

The program will be conducted 7 days a week, 365 days a year, all day. This will be an on-going program designed to continue indefinitely, expanding to support and train more people as quickly and frequently as the successful implementation of each program allows. The program is open to the general public. There is no fee. As soon as we purchase property, which we hope to procure funding for and do by April/May 2012, we will begin the program.

Housing, energy and food costs encompass about 70% of most people's expenses. We want to show people how to build their own homes, grow their own food, and set themselves up for 100% energy self-sufficiency and then invite others to learn from our example by visiting, volunteering and joining us, or through scholarship programs. Everything we do will be educational programs and kits for others to use and follow our example. People in the program will not only be able to learn these skills, build their own home and produce all their own food for free, but we will also help them to establish a business through our grant program if they so desire and qualify (by community consensus acceptance of their model as a viable business).

The Directors will oversee a program conducted by volunteers. Volunteers are qualified through an application process and probationary period of no less than two weeks volunteering and working with the existing team. 50-100 building homes and producing food, art, etc. and 1000's visiting the community, learning and immersing themselves in the experience will benefit from the program. The address hasn't been selected yet. We will get funding and purchase land but we don't know where yet. For now, we will operate the program out of the Director, [REDACTED]

The officers and directors administer this program. This program has already commenced and consumes 100% of the organization's time. This program will be advertised through word of mouth, internet, email, and personal contacts. It is funded through volunteer services and donations to cover the nominal expenses associated with it. Planning for our program is conducted at our headquarters as listed on this Form 1023. Through the successful execution of our program, we further our purposes of instructing individuals for the purpose of improving or developing their capabilities, educating the public on subjects useful to the individual and beneficial to the community and to providing relief to the poor, distressed and underprivileged.

[The remainder of this page is intentionally left blank]

Part V - Compensation and Other Financial Arrangements With Your Officers, Directors, Trustees, Employees, and Independent Contractors

Line 1a

Name	Title	Address	Compensation
[REDACTED]	CEO/Director	[REDACTED]	None
Jae Sabol	President/Treasurer/ Secretary/Director	[REDACTED]	None
[REDACTED]	Vice President/ Director	[REDACTED]	None

Line 3a

Name	Qualifications	Avg. Hours	Duties
[REDACTED]	Permaculture and community specialist	10/wk right now	Organizing and coordinating building of One Community food and housing infrastructure.
Jae Sabol	15 years of preparation and planning to create One Community and all its programs.	60/wk right now	Organize and manage team and procure funding.
[REDACTED]	Degree in psychology and biology, experienced grant writer.	30/wk right now	Organize and manage team and procure funding.

Line 5a

The CONFLICT OF INTEREST policy attached to this application was adopted by the Board of Directors and signed into effect by the Secretary.

Part VI - Your Members and Other Individuals and Organizations That Receive Benefits From You.

Line 1a

Please see Part IV – Narrative Description of Your Activities for details.

Part VIII - Your Specific Activities

Line 4a

Mail Solicitations

We intend to solicit funds for our program by sending promotional materials via mail. No official plans or representative copies exist at this time.

Email Solicitations

We may solicit funds for our program by sending promotional materials via email. No official plans or representative copies exist at this time.

Personal Solicitation

We intend to solicit funds for our program through personal contact. No official plans exist at this time.

Phone Solicitations

We may solicit funds for our program by phone. No official plans or representative materials exist at this time.

Vehicle, boat, planes, or similar donations

We may solicit and/or accept donations of this nature in the future. No official plans exist at this time.

Foundation Grants

We may apply for foundation grants for funds to operate our program in the future. No official plans exist at this time.

Government Grants

We may seek grants at a later date to operate our programs. No official plans exist at this time.

Line 4d

Fundraising will primarily, though not exclusively, be conducted in the state of [REDACTED]. Our organization will conduct its own fundraising.

Line 6a and 6b

We take people from all over the country that have nothing, essentially burdens on the current system, and teach them how to build their own homes, grow their own food, and create a business for themselves with our help. We then have them teach others to do the same. Imagine a person who is upside down on their credit cards, living on food stamps, and incapable of owning a car or home being able to not only learn how to build a home for less than \$10,000 but to actually be able to live in or sell the home they build and to

teach others to do the same. They also learn how to be 100% food self-sufficient and create a business that will provide residual income for them.

Line 7a

Property and developer have not yet been identified. The Developer will build the Center of Peace. We intend to get the cheapest person we can find and do as much of the work ourselves as we can. Our business model is founded on providing how affordably we can create everything we are creating.

Line 11

This organization will accept contributions of: real property; closely held securities; intellectual property such as patents, trademarks, and copyrights; works of music or art; licenses; royalties; automobiles, boats, planes, or other vehicles; or collectibles of any type if said contributions further the purposes of this organization. This organization will not accept donations if any conditions imposed by the donor on the contribution limit this organization's ability to achieve its purposes or force this organization to conduct activities that are not in furtherance of 501(c)(3) purposes. We will ensure that donations are accepted in accordance with 501(c)(3) regulations and we will properly determine fair market value according to Publication 561.

[The remainder of this page is intentionally left blank]

Part IX - Financial Data

Revenue	2011	2012	2013
Gifts/Grants/Donations/Contributions *	\$4,000,000	\$0	\$0
Other income (Please describe this income) - rental Income	\$0	\$100,000	\$100,000
Sales Income (Sale of goods/services)	\$0	\$100,000	\$100,000
Total Revenue	\$4,000,000	\$200,000	\$200,000

Expenses	2011	2012	2013
Line 14 - Fundraising expenses	\$5,000	\$5,000	\$5,000
Line 15 - Grants, Donations, Gifts to Others			
For Small Business Creation	\$30,000	\$0	\$0
Line 23 - Other expenses			
Program Expenses			
For Property	\$3,000,000	\$0	\$0
For Construction	\$886,000	\$86,000	\$36,000
Promotion Expenses	\$5,000	\$5,000	\$5,000
Office Supplies	\$500	\$500	\$500
Telephone	\$1,000	\$1,000	\$1,000
Internet Expense	\$1,000	\$1,000	\$1,000
Delivery & Postage	\$1,000	\$1,000	\$1,000
Printing Costs	\$500	\$500	\$500
Transportation Costs (Gas, Lodging, etc)	\$10,000	\$30,000	\$50,000
Permits & Licenses	\$10,000	\$10,000	\$10,000
Insurance	\$40,000	\$55,000	\$85,000
Fees Paid to Professionals (lawyers, CPA, etc.)	\$10,000	\$5,000	\$5,000
Other Expenses Subtotal	\$3,965,000	\$195,000	\$195,000
Total Expenses	\$4,000,000	\$200,000	\$200,000

Excess revenue over expenses	\$0	\$0	\$0
-------------------------------------	------------	------------	------------

**That initial 4 Million may need to come from a loan...if it does, that changes the 2012-2013 numbers significantly as our primary expense will be repaying that loan...requiring extensive sales and rental income increases.*

[The remainder of this page is intentionally left blank]

Schedule F. Homes for the Elderly or Handicapped and Low-Income Housing

Section I

Line 1

We will provide free housing to anyone wishing to participate in One Community and help build their own home and homes for others. These houses will be built with sustainable “green” materials like earth bags, cobb, straw bale, rammed earth, etc.

Line 2

Please see Attached application form for admission. The most up to date version will always be here: <http://www.onecommunityranch.org/invitation>

Line 3

We publicize through the internet, community participation, and word of mouth.

Line 4a

The facility has not been built yet but we are going to build a community center to host all our volunteers, classes, and visitors to our project.

Line 4b

We are looking to house 200-300 people in our first project.

Line 4c

We do not currently have any residents because we don't have property yet. We do; however, have 17 people committed to living on the property as volunteers.

Line 4d

Housing is provided in exchange for volunteering to help build more housing.

Line 5

Please see attached a copy of our current residency agreement.

Line 7

Property and developer have not yet been identified. The Developer will build the Center of Peace. We intend to get the cheapest person we can find and do as much of the work

ourselves as we can. Our business model is founded on providing how affordably we can create everything we are creating.

Line 10b

Land has not been purchased yet.

Section II

This section does not apply.

Section III

Line 1

Everyone qualifies that is willing to become a volunteer to help us expand and grow our program. Selection of participants/volunteers is by a consensus vote of the current participants/volunteers based on completion of the application (see attached) and a trial period of no less than two weeks volunteering with One Community.

Line 3a

Everyone qualifies that is willing to become a volunteer to help us expand and grow our program. Selection of participants/volunteers is by a consensus vote of the current participants/volunteers based on completion of the application (see attached) and a trial period of no less than two weeks volunteering with One Community.

Line 3b

We maintain that the housing is free to volunteers contributing a minimum of 20 hours to the non-profit goals of One Community.

Line 4

We provide food and teach people how to grow their own food, how to build houses for themselves and others with recycled and other “green” materials, and we offer small business counseling and financial assistance in the form of grants. We also offer childcare for our volunteers provided by volunteers.