

Whitepaper: The Talamanca Land Bank Trust



Northward view of the Talamanca Mountain Range and La Amistad International Park from the site of the Talamanca Land Bank

TABLE OF CONTENTS

Executive Summary 3

The Talamanca Land Bank Trust: An Effective Long-Term Investment Strategy 4

Talamanca Land Bank Is Urgently Needed! 5

CULTIVO – An Integrated Program for the Tropical Rainforest and Its Inhabitants 7

BiolleyFarms, SRL – A Costa Rica Corporation Implementing the CULTIVO Vision on the Ground
in Biolley, Costa Rica 8

Social Impact 10

Project Organization 11

Technology 12

TLBT Path for Liquidity and Return on Investment 14

Land Bank Implementation Plan with CULTIVO/BiolleyFarms 15

Timeline 18

Concluding Remarks 21

Resources 22

I. EXECUTIVE SUMMARY

The **Talamanca Land Bank Trust** (TLBT, the Land Bank) is an initiative that addresses multiple issues of concern world-wide. Initially working on a local scale in an exotic and remote region of southern Costa Rica, the Biolley District, it aims to protect and preserve endangered rainforest environments. Additionally, through the associated initiative **CULTIVO**, this program will enable production organic food products in harmony with the tropical rainforest, enhance the economic status of local inhabitants, and facilitate educational opportunities for locals and also others from around the world to learn about our effective agricultural methods.

The springboard for the TLBT is **Finca LILO** farm, an operational model farm practicing a type of permaculture known as a “food forest”, where companion plants, many producing valuable and potent foods, and others assisting in the overall health and fertility of the farm, are grown at multiple levels from within the soil up to the forest canopy. The food forest closely mimics the surrounding natural rainforest through its biodiversity. This type of agriculture maximizes resilience and sustainability as it requires little to no external input of nutrients, maximizes organic productivity, and provides a natural ecosystem for rainforest species. Via the Costa Rica company **Biolley Farms S.R.L.**, markets have been established for the rainforest products, both within Costa Rica and abroad. The aim is to provide more direct commerce between local producers and the consumers. In this way, both the farmers and the consumers reap economic benefit. Already this model involves other local farms in production of products.

The TLBT also aims to address an immediate crisis in the Biolley District, one that echoes events in similar regions worldwide: the rapid encroachment of destructive, non-sustainable, large-scale monocrop agriculture. In the case of Biolley, it is the pineapple industry that, with its heavy usage of pesticides/herbicides, and its practice of scraping former rainforest land bare for intensive pineapple cultivation, is ruining watersheds, excluding native wildlife, affecting the health of locals, and creating poverty. To address the immediate threat, we will form the **Talamanca Land Bank Trust**, initially creating a trust to secure, through purchase, land between the advancing pineapple cultivation and one extraordinary watershed: the Rio (River) Platanillal. Food Forest agriculture will be developed within portions of the TLBT holdings.

The urgent need of the initiative is to involve investors in purchase of threatened lands, and place those lands into the TLBT. Further, CULTIVO needs to raise some capital immediately to implement its business model. A longer-term goal of the TLBT is to demonstrate its shared vision with CULTIVO both economically and ecologically, then expand it elsewhere in Costa Rica and beyond. Another goal is to promote research and development of artificial intelligent robotics for farming in the food forest environment. When this latter goal succeeds, it has the potential to enhance global food security while being extremely friendly to the environment and relieving pressure for intensive manual labor. Once the Land Bank is firmly established, it will adopt means to make its investors’ assets more liquid.

II. THE TALAMANCA LAND BANK TRUST: AN EFFECTIVE LONG-TERM INVESTMENT OPPORTUNITY

“Buy land, they aren't making it anymore.” – Mark Twain.

In truth, the reality of our present world is that we are losing usable land day upon day due to pollution, deforestation, desertification, global climate change, and expansion of urban areas. The increase in world population puts increasing pressure on food supply at the same time as arable land and fertile soil is diminishing at an alarming rate. Industrial agriculture depends on chemical agents to produce sufficient quantities of food. The human health effects of these practices are at best unknown, and the effects on the natural ecosystem are demonstrably negative. Further, in many cases these mega-scale agricultural practices are not sustainable economically in the face of rising petrochemical prices and induced sickness of the workers, and they seriously degrade once-fertile land. The rapid expansion of organic food availability in supermarkets in most of the developed world attests to the increasing demand for food grown in a more natural way, thereby rejecting the destructive model for large-scale monocrop agriculture.

Tropical rainforests have the potential of producing large quantities of organic food products. Not only can one grow crops year-round, there are many foods unique to these rainforests that have remarkable medicinal and health benefits.

For these and numerous other reasons, investment in tropical rainforest land that at once can be used for sustainable organic agriculture, restoration of the ecosystem to a more natural state, and recreation in an exotic and spectacularly beautiful corner of the Earth can only be seen as a extremely solid investment opportunity.

The Talamanca Land Bank Trust offers a managed trust that acquires properties that are threatened by advancement of nearby destructive industrial agriculture, then through partnership with the CULTIVO initiative, regenerates portions of that land for sustainable organic farming, and allows other portions to return to a natural rainforest state for the benefit of all the life systems in this region – one of the most bio-diverse locations on the planet with unsurpassed clean air, water, and natural beauty.

The charter of the trust will designate that all properties will be held in perpetuity by the trust. Investors will see their holdings increase due to the scarcity of such high-altitude rainforest land worldwide, the demonstrable value of sustainable agriculture on the land, and the development of facilities that provide a vehicle to promote education in the realm of responsible agricultural practices. Liquidity of investments in the TLBT may be achieved by selling shares at a future date and at a higher price. There are several means by which this liquidity may be achieved, as outlined in Section VIII. below.

III. TALAMANCA LAND BANK IS URGENTLY NEEDED!

Figure 1 presents a Google Earth image of the target region for the initial land acquisitions in the Biolley District of southern Costa Rica. These properties are in very close proximity to La Amistad International Park. The Park is a UNESCO World Heritage Site and, straddling both Costa Rica and Panama, it is the largest protected area in Central America. Target initial Land Bank Acquisitions are outlined with colored lines in Figure 1. Shaded regions indicate recent incursion of pineapple production.

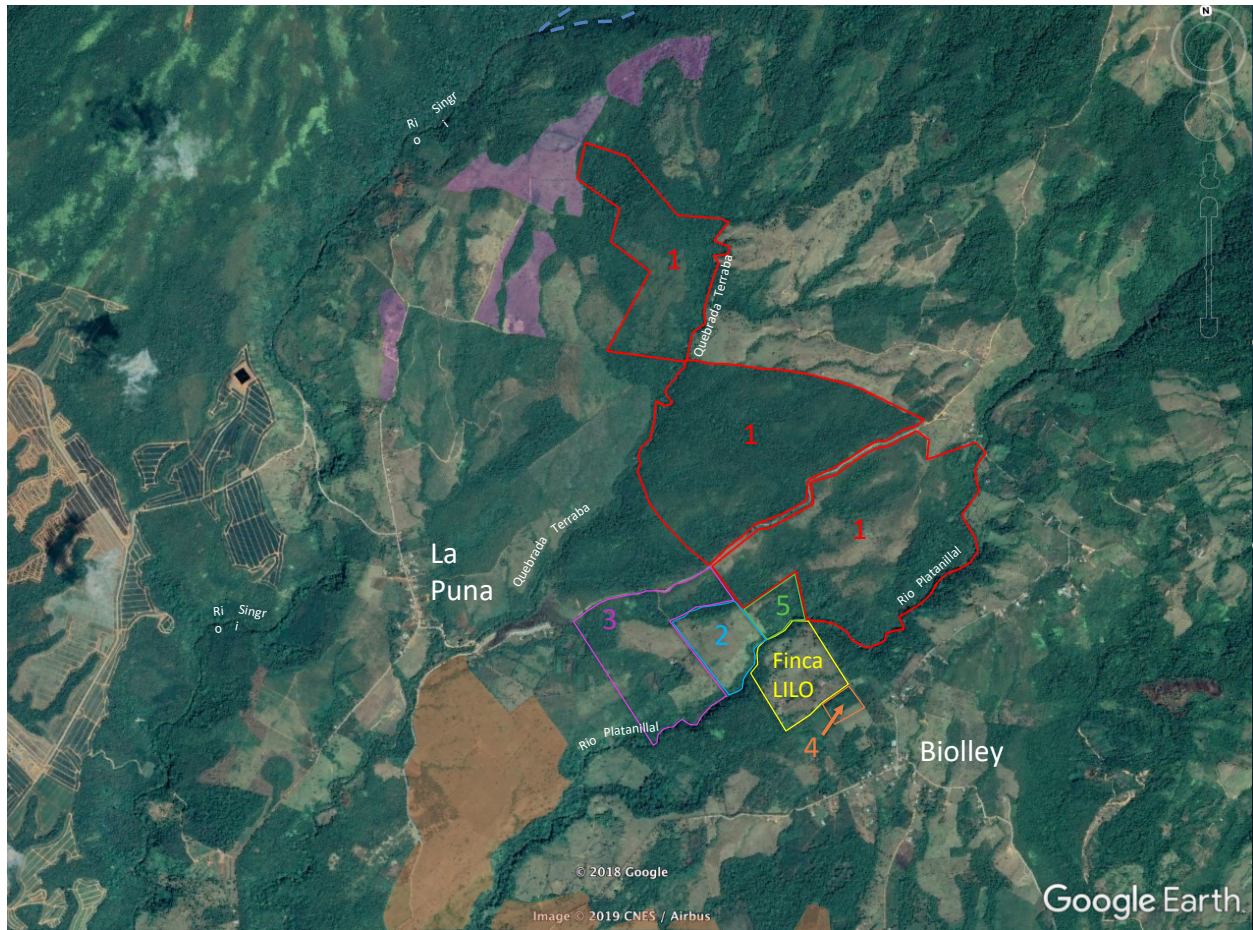


FIGURE 1. The northern part of the Biolley District is shown, with Finca LILO outlined in yellow. The outlined areas are land parcels that are targets for the TLBT. The largest of these parcels, outlined in red, is about 269 hectares (664 acres). These parcels abut significant rivers: Rio Platanillal and Quebrada Terraba. The boundary of La Amistad International Park lies just above and just to the right of the image as may be seen by comparing this image to that of Figure 9. Areas of recent pineapple exploitation are shaded: orange shows regions converted in 2017, and pink are areas cleared in 2019, emphasizing the urgency of the acquisitions to save this upper reach of the Rio (River) Platanillal.



FIGURE 2. An aerial view of the Rio Platanillal at a location bounded on either side by target Land Bank properties. The river boasts multiple waterfalls plunging into deep, refreshingly cool pools suitable for swimming (see Figure 3). Bordered by large rocks ideal for sunbathing, and surrounded by lush tropical vegetation where wildlife like basilisk lizards that walk on water, monkeys, innumerable bird, insect, and exotic plant species may be experienced.



FIGURE 3. Enjoying the Rio Platanillal flowing between two of the target properties of the Talamanca Land Bank

Without immediate protection, the beautiful upper Rio Platanillo will soon face the same fate of other nearby rivers – polluted, and barren – since most of the nearby land owners have expressed interest in selling to the pineapple growers. Because of the geography of the region and the location of the town of Biolley, these target Land Bank acquisitions can effectively prevent any influence of this destructive monocrop agriculture on the upper Rio Platanillo.

IV. CULTIVO – AN INTEGRATED PROGRAM FOR THE BENEFIT OF THE TROPICAL RAINFOREST AND ITS INHABITANTS

What Is CULTIVO? In the tropical rainforest of southern Costa Rica, Cultivo is an initiative which carries out and promotes organic *food forest* farming using methods and practices in close harmony with the natural rainforest.

THE CULTIVO VISION

- ENVIRONMENT:
 - Promote truly sustainable organic agriculture in harmony with rainforest
 - Preserve and protect endangered forest and watersheds, while at the same time restoring some lands to a more natural and productive “food forest”
 - Address world food security on a local scale through sustainable agriculture
- ECONOMY:
 - Establish much more direct markets locally and in developed countries for local producers’ products, thereby providing benefit for both the farmers and the consumers
 - Provide consumers with highest quality and purity rainforest products
- EDUCATION:
 - Help farmers adopt sustainable organic agriculture
 - Promote global understanding of the nature of, and need for such agriculture
- TECHNOLOGY:
 - Advocate introduction of functioning internet service to vastly underserved populations in rural Costa Rica
 - Address the difficulties of farming in a rainforest setting by promoting research and development of appropriate artificial intelligent robots – machines that will become work companions of individual farmers – thereby dramatically increasing farmer’s productivity, lengthening their work lifespan, and carrying out nature-based agriculture without damaging chemicals

Why is CULTIVO Necessary? Rainforests are being replaced by vast mono-crop agriculture and pasture for farm animals. This process eliminates the incredible, necessary biodiversity of the rainforest, replacing it with food production that is unsustainable and economically non-viable in the long term. At the same time, in the developed world there is an exponential growth in demand for organic food products. CULTIVO provides a working model both to halt rainforest

destruction by changing the agricultural paradigm, and to help supply the demand for organic food, while providing economic opportunity for farmers.

Where is CULTIVO Operating Now? CULTIVO is centered in the Biolley District, a resource-poor region of Southern Costa Rica. The backyard of the Biolley District is the largest protected park in Central America, a World Heritage Site known as the La Amistad International Park. It is home to over 4% of the world’s biodiversity. CULTIVO is now helping local farmers start their food forest farming by providing some labor assistance, seeds, young plants, etc. free of charge. The region boasts some of the cleanest water and air on the planet, and is known by Costa Ricans as one of the most beautiful regions of this beautiful country.

What kind of Organization is CULTIVO? CULTIVO is neither a for-profit nor a non-profit company, nor is it a formal legal organization. It is a shared vision among like-minded people who foresee a possible avenue to right parts of the sinking ships that are the Earth’s natural ecosystem and the present unsustainable economic system that preferentially impacts the poorest among us.

V. BIOLLEYFARMS, SRL – A COSTA RICA CORPORATION IMPLEMENTING THE CULTIVO VISION ON THE GROUND IN BIOLLEY, COSTA RICA

BiolleyFarms, SRL is a functioning Costa Rica corporation. For several years it has been growing crops, processing them, and exporting them to the USA. BiolleyFarms operates on Finca LILO, a 23-hectare (57 acre) farm in the heart of the Biolley District. When its owners purchased the farm in 2008 it had only a degraded coffee plantation and pasture. There was no infrastructure and limited vehicle access. In the 12 years since, the owners established significant infrastructure and slowly transformed it to the organic permaculture “food forest” farm that it is today. Currently the following crops are being grown for commercial production (in various states of maturity):

- Turmeric
- Ginger
- Persian Lime
- Rambutan
- Graviola (guanabana, soursop) both leaf & fruit
- Bananas
- Black pepper
- Hibiscus flower (for teas)
- Aloe vera
- White turmeric
- Papaya leaf
- Pigeon pea
- Cacao
- Passion fruit
- Mango
- Squash
- Tiquisque
- Taro
- Yuca (cassava)

In the past two years BiolleyFarms has started working with several local women farmers, helping them to establish food forest agriculture on portions of their land by giving them seeds and labor help to plant them. BiolleyFarms purchases their product when harvest times comes. The aim of this process is to gradually move most of the agricultural production away from Finca LILO itself to other local farmers. Finca LILO will continue on as the model farm, having some production, but also serving as an educational center and a processing center for farm

products. BiolleyFarms will also orchestrate the farming model on portions of the newly-acquired TLBT properties by helping locals who have no arable land of their own to start organic farming.

Finca LILO will be the anchor property of the Land Bank. BiolleyFarms, SRL is already a functioning business and has experience in processing and exporting its products. Therefore, all the elements of the operation of the farm are already in place on a small scale. The cooperation of the Talamanca Land Bank and CULTIVO can help the mutual vision of these organizations grow with BiolleyFarms as the agent on location.



FIGURE 4: Collage of BiolleyFarms agricultural production images. Clockwise from upper left: turmeric in food forest, solar drying beds, Persian limes ready for market, rambutan fruit on tree, black pepper plant

Financial Strategy for BiolleyFarms, SRL: BiolleyFarms intends to work with its existing staff at Finca LILO for the foreseeable future, moving increased agricultural production to other farmers, reducing the amount of field labor at Finca LILO, and assigning duties to these workers for product processing and education/assistance for other farms. BiolleyFarms is shifting its efforts more toward production, marketing, and sales of consumer products generated from the farm production. The business has three avenues of income: local fresh market sales, bulk/white label product sales, and sales launching in early 2021 of a line of CULTIVO-branded processed consumer products. Due to the nature of the diverse food forest cultivation, numerous crops suitable for fresh markets are produced in tandem with those used in production of the consumer products. Furthermore, BiolleyFarms is in the process of partnering with businesses in the USA to use its products in their consumer goods marketed with the aid of the CULTIVO/BiolleyFarms story.

These activities provide a solid income base for BiolleyFarms. BiolleyFarms will implement food forest agriculture and related improvements on appropriate parts of lands held by the Land Bank, thereby providing more economic opportunity for local people. In return for use of this land, it will manage the in-country tasks necessary for the administration of the Land Bank properties. With this relationship, the increase in value of the Land Bank properties will grow well beyond that expected of the raw land itself.

BiolleyFarms can fulfill its responsibilities for local stewardship of the Talamanca Land Bank properties along with its current activities. In so doing, BiolleyFarms, with the help of CULTIVO, is the key to implementing the social responsibility promise of the Land Bank Trust.

VI. SOCIAL IMPACT

For the Land Bank, social impact is not an afterthought – it's driving principle and purpose is to effect lasting positive social impact. This impact reaches beyond its influence on the people in Costa Rica. Below are a few ways in which this program may have long-term positive impact:

- The TLBT promotes conservation and restoration of rainforest lands in one of the most treasured, bio-diverse locations on our planet. It is good for everyone to help preserve this natural habitat that gives back to us in many ways.
- The Land Bank, with its partners CULTIVO and BiolleyFarms, are promoting sustainable organic farming practices, and in so doing are exploring pathways toward larger-scale implementation of these practices. The ultimate aspiration is to achieve widespread, truly sustainable farming (assisted by robotics and artificial intelligence) while at the same time producing products that have significant health benefits for consumers.
- The locals in the Biolley District are hard workers; they are not looking for handouts. Most have deep respect for their natural environment as witnessed by the many beautiful gardens surrounding humble dwellings. In implementing its program, the TLBT assists CULTIVO and BiolleyFarms in providing stable, respectful employment for locals and provide solid economic opportunities for those who wish to grow their own businesses.
- Growing crops in a food forest setting provides more economic diversity for the farmers because they are then not subject to the price variability of a single crop.
- The consumers of products grown on TLBT lands and within the BiolleyFarms network will not only experience the health benefits of these products, but they will also realize lower costs because of the direct marketing approach.

The Land Bank model is also a departure from traditional conservation land trusts, whereby lands are typically funded through endowments or donations. In our model, people invest in the value of the property and can expect that investment to grow over time. Thus, there is a positive social impact for the investors as well – they will be investing in something that is good for everyone, not just the investors. If the world can move in directions similar to that of the Talamanca Land Bank, it will be to everyone's long-term benefit.

VII. PROJECT ORGANIZATION

The Talamanca Land Bank Trust, to be based in the USA, will acquire and hold in perpetuity real estate assets in Costa Rica. This arrangement has distinct advantages for taxation, legal status, and transparency/authentication for investors. The Land Bank Trust will be responsible for maintenance of TLBT finances. Because of the separation of legal ownership of the Land Bank from the local jurisdiction in Costa Rica, the Land Bank needs attentive oversight in Costa Rica.

The activities on Land Bank holdings that promote and implement the CULTIVO vision will add significant monetary and social value to the properties involved. The organization and coordination of these efforts has been designed so that the Land Bank Trust itself has minimal involvement in, and responsibility for the details of these operations within Costa Rica.

Stewardship of the land holdings in Costa Rica is necessary for a number of practical reasons:

- On-the-ground vigilance of the state of the properties
- Payment of taxes
- Compliance with Costa Rica laws
- Cooperation with neighboring land holders
- Development of infrastructure
- Oversight of farming activities

With this in mind, the management organization of the Land Bank assets in Costa Rica is shown in the chart in Figure 5:

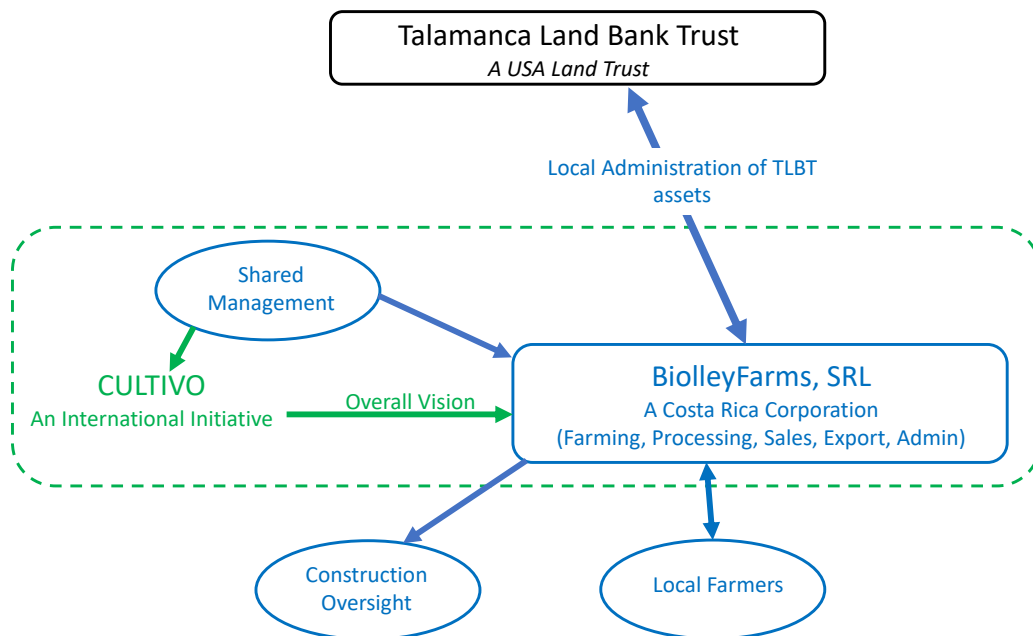


FIGURE 5: Relationship Between Talamanca Land Bank Trust, CULTIVO initiative, and BiolleyFarms, SRL

CULTIVO, being an international initiative only, has no legal status anywhere and therefore does not handle money. Fundraising activities for TLBT land purchases will be at the direction of the CULTIVO board. Purchase of properties in Costa Rica by the Land Bank Trust will proceed directly between the Trust and the individual sellers of properties. All subsequent monetary dealings of the Land Bank can be facilitated by BiolleyFarms, SRL, under the direction and advice from the principals of CULTIVO and the TLBT board. BiolleyFarms, SRL will be the entity that administers farming, infrastructure improvements, and education activities on-site.

Farming: CULTIVO through BiolleyFarms will assist independent local farmers who wish to carry out sustainable organic farming activities in keeping with the CULTIVO vision. The aim is that all farmers involved in the initiative will operate their own independent businesses, whether they use their own land or lands owned by the Land Bank. All farming activity will be required to adhere to the practices advocated by CULTIVO, and BiolleyFarms will provide guidance to the farmers to ensure these practices are followed.

Education: In a similar fashion to the farming activities, another goal is to develop basic eco-friendly facilities to host educational activities on Land Bank properties. Finca LILO already has some facilities that could serve as a start for development of education facilities for CULTIVO, but ongoing public outreach beyond local farmers will require additional infrastructure. Under the current proposal, grants for construction of the education facilities (basic housing, food service, etc.) would be sought by CULTIVO proponents, perhaps in collaboration with universities. Day-to-day operation and maintenance of these educational facilities will provide more employment opportunities within the Biolley district.

Infrastructure development: Infrastructure development on TLBT land holdings will be approved by the TLBT board. Funding for infrastructure beyond the minimal improvements deemed necessary and funded prior to purchase, will not be the financial responsibility of the TLBT, but will become assets of the TLBT after completion thereby adding value to the TLBT holdings.

VIII. TECHNOLOGY

Internet Connectivity and Participation: CULTIVO is taking aim at leveraging new technology to implement and enhance its vision. As in many developing countries, especially in rural areas, there is an immediate need for providing reliable internet service with reasonable speeds. Internet access in the Biolley District has been a continual struggle, with the only access being distant, unreliable, and expensive cellular networks. CULTIVO is exploring options to bring reliable internet service in the district.

Robotics/Artificial Intelligence in Rainforest Farming: Farming in a rainforest environment is difficult. The terrain is generally uneven, there are often large rocks in the ground, jungle grass, trees, etc. all grow at astonishing rates. Where mechanization is possible, it is usually out of reach economically. Back-breaking labor is the rule of the day.



FIGURE 6: Finca LILO house, pool, cabins, with Pacific coastal range in background



FIGURE 7: Finca LILO cabins at sunset

The food forest model of farming relieves some of these issues, for example farming with varied complementary plants lets the farmers grow their “green” fertilizers in place. But the environment is still not compatible with the highly efficient traditional (20th century) mechanized mono-crop farming. The CULTIVO vision for moving into the 21st century is development of semi-autonomous, general-purpose robots having artificial intelligence. Such a development could resolve the problem of manual labor, and would allow much more efficient organic farming. For example, robots could learn to identify undesirable plants and remove them, and could carry out nearly all tasks done manually by humans at present.

We envision a world where such robots dominate the agriculture scene, providing abundant organic food for everyone, at low environmental cost because they operate on alternative energy, being much more efficient than humans because they can work day and night, and can weed and cultivate thoroughly eliminating any need of pesticides or herbicides. If humans can implement self-driving cars, then the technology is certainly within reach to develop this robotic capability. Currently farm robots are being developed, but most of these operate in the limited scope of flat, monocrop agriculture. It is time to make the leap to a more intelligent and agile robot!

A prominent long-term goal of CULTIVO is therefore to push for development of such general-purpose robots. This would be done through collaboration with industry and universities, both in the developed world and in Costa Rica. What better place to prove the concept of robotic farming than in the difficult rainforest environment? Finca LILO could become the farm where such machines are tested. CULTIVO will begin discussions with industry and university groups doing research in agricultural robotics, and also approach private and public universities in Costa Rica to solicit interest in such a project. To this end, CULTIVO will participate in activities to secure funding for robotics research. CULTIVO’s contribution to the research effort would be to coordinate the perfection of agricultural robotics in the real-world rainforest setting.

IX. TLBT PATH FOR LIQUIDITY and RETURN ON INVESTMENT

Land offers a very stable long-term investment vehicle, but investment in individual land parcels is famously illiquid. This is especially true for large parcels of undeveloped rural and/or remote land, the pool of buyers for such being very small. This issue has been surmounted in part by large-scale managed real estate funds that are traded publicly, but attaining such a status is beyond the reach and scope of this project. Thanks to modern “distributed ledger technology” (blockchain) it is now possible to securely establish a record of ownership of anything, and moreover, permit trading of an asset, or a portion thereof, in an immutable and secure way. Although quite new, real estate tokenization is now coming to the forefront of possible ways to invest in real estate. This liquidity vehicle is being considered as a possible option for the TLB Trust. In any case, shares of trust ownership may be traded privately through normal legal channels.

Section II. above offered reasoning why the Return on Investment (ROI) in the Land Bank should be substantial over time. The Land Bank anchor property, Finca LILO serves as a concrete example of the increase in desirable land values in the Biolley District when the land is being worked and maintained properly. An independent appraisal of the property in early 2019 demonstrated that the value of the land alone, not considering the substantial buildings and farm plantings, is a factor of 5.6 greater than its purchase price in 2008. This corresponds to a continuously compounding annual return of about 16%. Presuming the factors outlined in Section II come into play, we may be optimistic that the return rate of an investment in the Talamanca Land Bank Trust should be a very attractive and stable opportunity, especially considering the relative security of investments in valuable land, the remarkable natural features on the target land acquisitions, the active stewardship of the lands, and its general location in Costa Rica that is extraordinary by any measure.

X. LAND BANK IMPLEMENTATION PLAN with CULTIVO/BIOLLEYFARMS

Focus on the Rio Platanillal: The initial phase of the Land Bank is a pilot program to demonstrate the Land Bank/CULTIVO vision as a smoothly-functioning collaboration, solidifying the stewardship of Land Bank properties by BiolleyFarms, SRL and CULTIVO. This phase will focus on the urgent need to protect the upper Rio Platanillal watershed. Elements of this proof-of-concept phase are:

- TLBT:
 - Establish the Land Bank as a trust with certified trustee in the USA
 - Raise funds for purchase target Finca LILO and property 2
 - Fundraise and solicit investors for additional properties in this order: 3,1,4,5
- CULTIVO/BiolleyFarms, SRL:
 - Expand marketing for BiolleyFarms products in Costa Rica, followed by Europe, USA, and elsewhere abroad
 - Expand production by continuing to work with other farmers, ensuring that they adhere to the strict standards of Finca LILO
 - Make necessary (modest) infrastructure improvements on newly-acquired properties
 - Advocate implementation of internet service in the Biolley District

This program is already well underway, and in many respects firmly established:

- Finca LILO is an established, productive farm practicing organic permaculture “food forest” farming
- An efficient team of locals now capably run the farm operations of BiolleyFarms, SRL
- BiolleyFarms, SRL is an established Costa Rica corporation active in farm production, processing of farm products, sales in-country, and export and sales of those products abroad
- BiolleyFarms is developing a partner relationship with two product line producers in the USA

- Initial negotiations have begun with owners of the targeted properties, and the location and approximate cost of these properties has been established (see below)
- Cooperation has already begun with women farmers who have begun to grow crops under the supervision of BiolleyFarms

Target properties – The Rio Platanillal: The initial focus of the Land Bank is in the Biolley District in southern Costa Rica. Its general location in southern Costa Rica is indicated by “Finca LILO” on the Google Earth image of Figure 8 below. Specifically, the Land Bank aims to acquire lands bordering and near an endangered watershed, the upper Rio Platanillal, as located in the closer view of Figure 9. This view shows the relationship to La Amistad International Park, the largest protected area in Central America.

The even closer view, Figure 1, outlines (in several colors) the approximate location of the proposed Land Bank acquisitions for the initial phase of the project. The anchor property for this plan is Finca LILO, a 57-acre (23-hectare) property that already boasts significant infrastructure and is the home of BiolleyFarms, SRL. The five other selected properties are undeveloped, the four largest of which border the Rio Platanillal. These properties are the same ones featured in the Land Bank introductory video (YouTube link to video found in Section XIII).



Figure 8. General location within Costa Rica of Phase 1 of the Land Trust.



Figure 9. The region around Finca Lilo, vicinity of initial Land Bank acquisitions, is shown in this satellite imaging from Google Earth. The image illustrates the relationship to and the vicinity of La Amistad International Park, the boundary of which is outlined by the dashed blue line.

Table 1 lists the target properties for Land Bank acquisition, indicating their sizes and anticipated purchase prices. The listed cost of Finca LILO is based upon a 2019 formal comprehensive appraisal, plus additional non-appraised assets such as permanent farm infrastructure, interior furnishings, and prior investments in productive agriculture (i.e. fruit trees, etc.), leading to a total value of \$1.5M. The other properties have no infrastructure. The costs of these properties result from preliminary inquiries with their respective owners, all of whom are interested in selling.

Being as the owners of Finca LILO are the principal instigators of the Land Bank, there will be minimal closing costs in transfer of this property to the Land Bank. Furthermore, unlike the other five target properties, the Finca LILO owners do not seek immediate liquidity of their entire property, and will maintain substantial investment in the Land Bank. They do, however, seek partial immediate liquidity (roughly \$1M) in order to be able to safely fund operations of

BiolleyFarms, SRL through its present growth stage. Therefore, the target for the first phase fundraise for land acquisition is \$3M.

The first targets for purchase/acquisition by the Land Bank will be Finca LILO (as the nucleus of the project and the only property with substantial existing development) and Property 2. A small percentage (to be determined) of each investor’s funds will be reserved for an endowment. The endowment will be placed in a conservative conventional investment vehicle, the gains from which will provide for maintenance costs of the trust and other ongoing expenses, such as property tax.

Property	Area (acres)	Area (hectares)	Estimated Cost
Finca LILO	57	23	\$1,500,000
Property 1	664	269	\$1,000,000
Property 2	49	20	\$140,000
Property 3	119	48	\$293,000
Property 4	7	3	\$30,000
Property 5	17	7	\$31,000
Subtotal			\$2,994,000
Legal,Closing Costs 15% (props 1-5)			\$224,000
Initial Infrastructure 20% (properties 1-5)			\$299,000
TOTAL			\$3,506,000

Table 1. Target properties for the initial phase of Talamanca Land Bank Trust.

XI. TIMELINE

Herein we present a timeline for Land Bank specific goals. This timeline shows in broad strokes the various activities that will be needed to implement the goals of the Land Bank over the coming four-year period. The timeline also shows activities for a possible Phase 2 development after this pilot program is well underway.

The first two activities will be to establish a Trust that will hold the properties in perpetuity and start soliciting investors in the Land Bank. The Land Bank will not receive funds until its legal structure is established, but individual investors could purchase target properties in their own names, for later deposit into the Trust, in exchange for shares of the Trust legal entity. The combination of Finca LILO and Property 2 is a strategic initial purchase in that it has clear access to the Rio Platanillal, and it sequesters perhaps the most accessible and desirable part of the

river containing multiple waterfalls and pools. This property will act as an important deterrent to incursion of the pineapple industry along this stretch of the river.

	2020				2021				2022				2023				2024			
Land Bank Activity	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
Establish Trust																				
Fundraise Round 1			Raise \$1.2M																	
Fundraise Round 2						Raise \$2.0M														
Finca LILO Acquisition																				
Property 2 Acquisition																				
Property 4 Acquisition																				
Property 3,5 Acquisition																				
Properties 1 Acquisition																				
Initial Infrastructure																				
Initial Infrastructure																				
Planning, Phase 2																				
Fundraise Phase 2																				
Begin Phase 2 Acquisitions																				

Figure 10. Timeline for Phase 1 of the Talamanca Land Bank

The target for the initial fundraise is \$1.2M to secure Finca LILO and Property 2. Of this sum, about \$200K will be needed to secure property 2, including all fees plus some extra funds for needed infrastructure development (fences, begin farming activity, reforestation, and starting the titling process). The remaining \$1M is destined to secure a 2/3-share of Finca LILO. The owners of Finca LILO will retain the remaining 1/3 of the property as shares in the Land Bank. The Finca LILO owners will use a portion of this liquidity from their equity for capital investment in BiolleyFarms, SRL.

The target for completing the first fundraise is on or before November 2021. When the first fundraise is complete, Finca LILO will transfer ownership to the Trust. A short time after completion of the initial fundraise, a second, larger raise will maintain the fundraise momentum. The target for starting this raise is early 2022, and its goal is to raise \$2.0M in order to complete purchase of all six target properties, as well as funds needed for modest infrastructure improvement on those properties. The order of purchase is envisioned as parcels 4,3,5,1. It is hoped to have secured all of these properties by Q4 of 2022. The anticipated initial infrastructure development on these properties will begin as soon as the properties are secured and funding is available. Note that no infrastructure improvements are desirable for property 5. It is and will remain natural rainforest bordering Rio Platanillal. The small property 4 purchase is will be considered for early in the process because with its flat, open pasture, adjacent existing road access, and nearby utilities it will be excellent for needed processing facilities for BiolleyFarms.



Figure 11. Path leading down to the two Finca LILO cabins that will soon be available to rent

The final aspect of Phase 1 is to secure funding and start development of more extensive eco-tourism/education facilities on the acquired Land Bank properties. This development would entail construction of buildings that could host up to 30 people. The plan is to build a central meeting facility with food service. Housing will be in separate cabins that host 1-4 people each, each being located in a natural rainforest setting. In addition to these basic facilities, eco-tourism amenities such as forest trails, canopy tour structures, paths, and so forth will be needed. On a more basic level, roads, utility service, and landscaping are also necessities. The site of the learning center within the Land Bank will be determined at a later date, but options are immediately available at Finca LILO. Some preliminary estimates for the central facility plus four cabins places the development cost at about \$600K. The expectation is that a fully-built facility for up to 30 people could be realized for the target fundraiser of \$1.0M. This development would start when sufficient funds have been raised, and will probably require about 1.5 years to complete.



Figure 14. View of house, pool, gardens on Finca LILO

Toward the end of Phase 1 sufficient experience will be in hand to enable the start of planning and fundraising for Talamanca Land Bank Phase 2 for endangered watersheds elsewhere in the Biolley District.

XII. CONCLUDING REMARKS

We envision, and are well underway with, manifesting a dream in a stunningly beautiful location in southern Costa Rica where we:

- Protect endangered tropical rainforest
- Create a prosperous local agro-economy that functions in harmony with nature
- Aspire to implement robotics and artificial intelligence to move organic farming into a more productive 21st century agricultural model
- Provide a socially and ecologically conscious investment vehicle forming an enduring umbrella over all the above

The Talamanca Land Bank Trust is different than the many other conservation trusts now in existence:

- **Investment vehicle:** The Land Bank features an investment medium with significant long-term investment potential. Many other conservation trusts rely on donations only. With the TLBT, an investor realizes high potential due to the scarcity of lands having remarkable attributes found in few other locations globally.
- **Building net value:** The intrinsic value of acquired properties will not only accrue over time as a result of demand for such land, TLBT with its partners CULTIVO and

BiolleyFarms, SRL will establish improvements on the acquired properties (organic farming, other improvements) with modest additional investment relative to the raw land purchases themselves. These investments will enhance value of the properties significantly beyond that of the infrastructure investment.

- **Social impact:** Through investments in land and infrastructure, the Land Bank will greatly enhance the economic status of the Biolley District, one of the most economically disadvantaged regions of Costa Rica. This economic progress will be of the right kind – assuring all development is done in harmony with the surrounding nature, and producing products for consumers of the highest quality and having the most healthful benefits.

We hope you will join us as partners in this remarkable adventure!

CULTIVO and BiolleyFarms, SRL , founders of the Talamanca Land Bank Trust

XIII. RESOURCES

Talamanca Land Bank video short: <https://www.youtube.com/watch?v=ZXsJlfEXhrQ>

Talamanca Land Bank Trust website: (under construction)

Finca LILO website: www.fincalILO.com (in transition to a new combined site)

BiolleyFarms website: www.biolleyfarms.com (in transition to a new combined site)

Social media: <https://www.facebook.com/fincalILO> <https://www.facebook.com/biolleyfarms>

Instagram: cultivo.earth Free Flow Pages: (Talamanca Land Bank) (Cultivo)

Article about BiolleyFarms – Healers Pet Care collaboration:

<https://animalwellnessmagazine.com/healers-petcare-biolley-farms-rainforest/>