



**U.S. Citizenship
and Immigration
Services**

Date **SEP 23 2011**

Belle Chou, General Manager
RE: New World Real Estate & Development, LLC
2167 Medallion Dr, Suite 1
Union City, CA 94587

Application: Request for Designation as a Regional Center
Applicant(s): Belle Chou

Re: New World Regional Center
RCW1031910086

COPY

Pursuant to Section 610 of the Appropriations Act of 1993, as amended, on October 7, 2010, New World Regional Center submitted a proposal seeking approval and designation by U.S. Citizenship and Immigration Services (USCIS) of the New World Regional Center.

USCIS hereby designates New World Regional Center as a Regional Center within the Immigrant Investor Pilot Program and approves the request as described below:

GEOGRAPHIC AREA:

The New World Regional Center shall have a geographic scope which includes thirteen contiguous counties of Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo. in the State of California.

FOCUS OF INVESTMENT ACTIVITY:

As depicted in the economic model, the general proposal, business plan and associated economic analysis, the Regional Center will engage in the following economic activity: equity investment or loans to 3rd party enterprises.

The Regional Center shall focus on offering EB-5 compliant capital investment opportunities into new commercial enterprises in the following industry economic categories:

1. NAICS 621,622,623,624
2. NAICS 541,561,5221,524,5311
3. NAICS 722
4. NAICS 7211

Health Care Facilities
Professional Offices
Restaurants, Cafes and Food Courts
Hotels and Motels

5. NAICS 441,442,443,444,445,446,447,448,451
452,453,454 Retail Shopping Centers

Note: If any investment opportunities arise that are beyond the scope of the approved industry categories, then an amendment would be required to add that category.

Aliens seeking immigrant visas through the Immigrant Investor Pilot Program may file individual petitions with USCIS for capital investments in new commercial enterprises located within and affiliated with the approved Regional Center area.

For any alien requesting the reduced threshold of \$500,000 based upon an investment in a Targeted Employment area, the alien must establish at the time of filing of the I-526 petition that either the investment will be made in a TEA designated area or was made in a TEA designated area at the time of the alien's initial investment into the enterprise.

EMPLOYMENT CREATION

The econometric model is IMPLAN. Immigrant investors who file petitions for capital investments in new commercial enterprises located within and affiliated with the Regional Center area must fulfill all of the requirements set forth in INA 203(b)(5), 8 CFR 204.6, and 8 CFR 216.6, except that the petition need not show that the new commercial enterprises created ten new jobs directly as a result of the immigrant investor's investment. The determination whether the alien investor has met the job creation requirements will be established by a review of the required initial evidence at 8 CFR 204.6(j) and 8 CFR 216.6(a)(4) for the Form I-526 and Form I-829 petitions, respectively. The capital investment and job creation activities outlined in the individual petitions must fall within the bounds of the final economic analysis that is contained as part of the approved Regional Center proposal and its indirect job creation model and multipliers contained within the final approved Regional Center application package. The immigrant investor must show at the time of removal of conditions that they performed the activities described in Form I-526 petition, and the activities must be based on the approved regional center methodology for demonstrating job creation.

In addition, where job creation is claimed based on multipliers rooted in revenue generated by businesses occupying space and estimated project costs expenditures, the immigrant investor's individual I-526 petition affiliated with your Regional Center, should include as supporting evidence:

- A comprehensive detailed business plan with supporting financial, marketing and related data and analysis providing a reasonable basis for projecting creation of any new direct jobs for "qualifying employees" to be achieved/realized within two years pursuant to 8 CFR 204.6(j)(4)(B).

An alien investor's I-829 petition to remove the conditions which was based on an I-526 petition approval that involved the creation of new indirect jobs based on multipliers tied to job creation inputs such as enumerated above, needs to be supported by evidence. Such evidence may include reasonable methodologies like multiplier tables, feasibility studies, and other economically or statistically valid forecasting devices which indicate the likelihood that the alien's investment has resulted in increased employment.

Additional Guidelines for individual Immigrant Investors Visa Petition (I-526)

Each individual petition, in order to demonstrate that it is associated with the Regional Center, in conjunction with addressing all the requirements for an individual immigrant investor petition, shall also contain as supporting evidence relating to this Regional Center designation, the following:

1. A copy of this letter, the Regional Center approval and designation.
2. A copy of the Regional Center narrative proposal and relevant business plan.
3. A copy of the job creation methodology required in 8 CFR 204.6(j)(4)(iii), as contained in the final Regional Center economic analysis which has been approved by USCIS, which reflects that investment by an individual immigrant investor will create not fewer than ten (10) full-time employment positions, either directly or indirectly, per immigrant investor. If the approval of the plan for capital investments in a given industry economic category is based upon an exemplar capital investment project, then the immigrant investor petition must also be supported by an analysis and evidence that shows that the actual capital investment in the Form I-526 petition comports to the exemplar capital investment project approved in the regional center designation and that it is otherwise EB-5 compliant.
4. A legally executed copy of the USCIS approved:
 - a. Private Placement Memorandum (Sample submitted October 7, 2010)
 - b. Subscription Agreement (Sample submitted October 7, 2010)
 - c. Escrow Agreement (Sample submitted October 7, 2010)

DESIGNEE'S RESPONSIBILITIES INHERENT IN CONDUCT OF THE REGIONAL CENTER:

The law, as reflected in the regulations at 8 CFR 204.6(m)(6), requires that an approved Regional Center in order to maintain the validity of its approval and designation must continue to meet the statutory requirements of the Immigrant Investor Pilot Program by serving the purpose of promoting economic growth, including increased export sales (where applicable), improved regional productivity, job creation, and increased domestic capital investment. Therefore, in order for USCIS to determine whether your Regional Center is in compliance with the above cited regulation, and in order to continue to operate as a USCIS approved and designated Regional Center, your administration, oversight, and management of your Regional Center shall be such as to monitor all investment activities under the sponsorship of your Regional Center and to maintain records, data and information in order to provide the information required on the Form I-924A supplement. Form I-924A, Supplement to Form I-924 is available in the "Forms" section on the USCIS website at www.uscis.gov.

Effective November 23, 2010, the failure to timely file a Form I-924A Supplement for each fiscal years in which the regional center has been designated for participation in the Immigrant Investor Pilot Program will result in the issuance of an intent to terminate the participation of the regional center in the Pilot Program, which may ultimately result in the termination of the approval and designation of the regional center.

Note: The requirement for the filing of Form I-924A Supplement commences in fiscal year 2011. Each regional center that remains designated for participation in the pilot program as of September 30, 2011 must submit the Form I-924A Supplement with the required supporting documentation on or before December 29, 2011.

If you have any questions concerning the Regional Center approval and designation under the Immigrant Investor Pilot Program, please contact the USCIS by Email at USCIS.ImmigrantInvestorProgram@dhs.gov.

NewWorldRegionalCenter/RCW1031910086

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Sincerely,

A handwritten signature in black ink, appearing to read "R. Melville", with a horizontal line extending to the right.

Rosemary Langley Melville
Director
California Service Center

Cc: Linda Lau, Esq.

| | | |
|---------------|--|---------------------------|
| A # | Application/Petition | |
| Receipt # | 1924, Application for Regional Center under Immigrant Investor Pilot Program | |
| RCW1031910086 | Application/Petitioner | |
| Notice Date | Page | Beneficiary |
| June 1, 2011 | 1 of 8 | New World Regional Center |

LINDA LAU ESQ.
GLOBAL LAW GROUP
350 S. FIGUEROA ST, SUITE 760
LOS ANGELES, CA 90071

ACTION COMPLETED
APPROVAL REQUEST FOR EVIDENCE
AUG 23 2011
INITIALS:
NOTICE SENT TO: C30070

REC'D CSC 11AUG23 1001
C30182

RETURN THIS NOTICE ON TOP OF THE REQUESTED INFORMATION LISTED ON THE ATTACHED SHEET.

Note: You are given until **August 24, 2011** in which to submit the requested information to the address at the bottom of this notice.

Pursuant to 8 C.F.R. 103.2(b)(11) failure to submit ALL evidence requested at one time may result in the denial of your application.

For more information, visit our website at **WWW.USCIS.GOV**

Or call us at **1-800-375-5283**

Telephone service for the hearing impaired: **1-800-767-1833**

CSC3553 WS22126 DIV III JT

C30080 PL

29-15-21

You will be notified separately about any other applications or petitions you filed. Save this notice. Please enclose a copy of it if you write to us about this case, or if you file another application based on this decision. Our address is:

USCIS - CALIFORNIA SERVICE CENTER
P.O. BOX 10590
LAGUNA NIGUEL, CA 92607-0590
800-375-5283



RCW1031910086

C30137 FU

Additional Information for Applicants and Petitioners.

General.

The filing of an application or petition does not in itself allow a person to enter or remain in the United States and does not confer any other right or benefit.

Inquiries.

If you do not hear from us within the processing time given on this notice and you want to know the status of this case, use InfoPass at www.uscis.gov to contact your local USCIS office or call our National Customer Service Center at 1-800-375-5283.

You should follow the same procedures before contacting your local USCIS office if you have questions about this notice.

Please have this form with you whenever you contact a local office about this case.

Requests for Evidence.

If this notice asks for more evidence, you can submit it or you can ask for a decision based on what you have already filed. When you reply, please include a copy of the other side of this notice and also include any papers attached to this notice.

Reply Period.

If this notice indicates that you must reply by a certain date and you do not reply by that date, we will issue a decision based on the evidence on file. No extension of time will be granted. After we issue a decision, any new evidence must be submitted with a new application or petition, motion or appeal, as discussed under "Denials".

Approval for a Petition.

Approval of an immigrant or nonimmigrant petition means that the beneficiary, the person for whom it was filed, has been found eligible for the requested classification. However, approval of a petition does not give any status or right. Actual status is given when the beneficiary is given the proper visa and uses it to enter the United States. Please contact the appropriate U.S. consulate directly if you have any questions about visa issuance.

For nonimmigrant petitions, the beneficiary should contact the consulate after receiving our approval notice. For approved immigrant petitions, the beneficiary should wait to be contacted by consulate.

If the beneficiary is now in the United States and believes he or she may be eligible for the new status without going abroad for a visa, he or she should use InfoPass to contact a local USCIS office about applying here.

Denials.

A denial means that after every consideration, USCIS concluded that the evidence submitted did not establish eligibility for the requested benefit.

If you believe there is more evidence that will establish eligibility, you can file a new application or petition, or you can file a motion to reopen this case. If you believe the denial is inconsistent with precedent decisions or regulations, you can file a motion for reconsideration.

If the front of this notice states that this denial can be appealed and you believe the decision is in error, you can file an appeal.

You can obtain more information about these processes by either using InfoPass to contact your local USCIS office, or by calling the National Customer Service Center.

A request for initial designation as a Regional Center under the Immigrant Investor Pilot Program ("Pilot Program") or an amendment to an existing Regional Center designation, may also involve:

1. A request for review of an exemplar Form I-526, Immigrant Petition by Alien Entrepreneur, prior to the filing of Form I-526 petitions by individual alien entrepreneurs with USCIS and/or;
2. In the case of a Regional Center amendment request, a review of a specific capital investment project where the regional center designation involved a review of an exemplar capital investment project.

It appears that you are requesting initial designation as a Regional Center under the Pilot Program.

Background:

The proposed Regional Center entity, New World Real Estate Investment & Development, LLC (NWREIDRC), was established on August 18, 2010 in California, and is structured as a limited liability company ("LLC"). NWREIDRC is requesting jurisdiction over a geographic area within the State of California, including 13 contiguous counties of Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo. New World Regional Center plans to offer EB-5 capital investment opportunities in affiliated new commercial enterprises, organized as LLCs, focusing on projects in the following industry categories:

1. Retail Trade: NAICS 44-45
2. Food Services and Drinking Places: NAICS 722
3. Finance and Insurance: NAICS 52
4. Health Care and Social Assistance: NAICS 62
5. Administrative and Support Services: NAICS 561
6. Nursing and Residential Care Facilities: NAICS 623
7. Traveler Accommodation: NAICS 7211
8. Arts, Entertainment and Recreation: NAICS 71
9. Transportation: NAICS 48
10. Professional, Scientific and Technical Services: NAICS

The capital investment activities will involve either direct equity investment into a particular project or loans to the entity located within the proposed bounds of the Regional Center that will develop the project.

Evidentiary Requirements for Regional Center Proposals

8 CFR 204.6 (m)(3), which is appended to this notice, describes the evidence that must be submitted in support of a Regional Center proposal. After review of your proposal, the following information, evidence and/or clarification is required. Note that in response to this notice, that it is helpful to provide a cover

letter that acts as an executive summary, followed by a table of contents with sections that are tabbed at the bottom of the page.

Indirect Job Creation (8 CFR 204.6(m)(3)(ii)):

Section 610(c) of the Departments of Commerce, Justice and State, the Judiciary, and Related Agencies Appropriations Act of 1993, as amended, allows aliens admitted under the pilot program described in this section to establish reasonable methodologies for determining the number of jobs created by the pilot program, including jobs which are estimated to have been created indirectly through revenues, improved regional productivity, job creation, or increased domestic capital investment resulting from the pilot program.

8 CFR 204.6(m)(3)(ii) requires that a Regional Center proposal must provide in verifiable detail how jobs will be created indirectly, while 8 CFR 204.6(m)(3)(v) describes the analytical tools that the Regional Center must employ when making economic and job creation predictions. It is also noted in 8 CFR 204.6(m)(1) in pertinent part that, except as provided herein, *aliens seeking to obtain immigration benefits under this paragraph continue to be subject to all conditions and restrictions set forth in section 203(b)(5) of the Act and this section.*

It is important to note that the quality of the prospective job creation estimates provided by an econometric analysis is first and foremost predicated on the quality and reasonableness of the information and assumptions that are used as the basis for the analysis. Therefore, any business plan, exemplar or actual, provided in support of a Regional Center proposal or amendment must contain sufficient specificity to provide valid and reasoned inputs into the econometric model, if such a model is used to demonstrate job creation for EB-5 purposes. Otherwise, a determination cannot be made that the Regional Center proposal demonstrates in "verifiable detail" that the requisite jobs will be created.

Each immigrant investor must demonstrate at the time of the filing of the Form I-526 that the job-creating capital investment project is feasible and that it will create the requisite ten jobs within a reasonable time. The immigrant investor must subsequently demonstrate at the filing of the Form I-829, Petition to Remove Conditions, that the capital investment project approved in the Form I-526 has been realized in accordance with the business plan that formed the basis for the I-526 approval, and that as a result the requisite ten jobs either have or will be created within a reasonable time. Therefore, the ability of ACSRC to address the issues regarding the feasibility of each capital investment project, the validity of the economic analysis, and the timing of the EB-5 job creation is critical to the successful completion of the immigrant investor's immigration process.

The econometric model described in the proposal is IMPLAN.

The proposal contains an economic impact analysis report entitled "Projected Impacts of Sample Projects within New World Regional Center" prepared by Dr. Paul Sommers, in which were listed the economic impacts of six hypothetical projects.

The first project is the construction and operation of a 50,000 square-foot retail shopping center with a chain restaurant and an office complex in Sacramento, California, that will involve a (b) (4)

Discuss the financing plan for the project, provide a rough estimate of the number of EB-5 investors involved and clarify whether additional domestic investments are expected. Note that the expenditures used for the purchase of an existing structure is not a job-creating expenditure in and of itself. Also, please clarify whether EB-5 investment capital will be required for the operational phase of the project.

Provide similar information from industry statistics for the remaining hypothetical sample projects, that is, (b) (4)

In light of the above, please provide an updated actual or exemplar business plan for each of the six projects for which New World Regional Center is seeking designation. The business plan and economic analysis must show:

- The feasibility of the project under current market conditions within the Regional Center;
- Transparently show the basis for the data that will be used as the inputs to the model (to include how the estimation of the creation of the direct jobs were derived), and

In addition, the submission must clearly identify the timeframe for the commencement, implementation, and realization of each project, how the investors' funds will flow to the job creating entity, and as a result, how the jobs will be created.

NAICS code of targeted industries:

It is noted that the NAICS codes provided by the applicant are too general to provide any meaningful information about the projects or target industries in which the applicant will be engaged. For example, the third industry of Finance and Insurance NAICS 52 covers 440,268 different establishments (information available at <http://www.census.gov/econ/census02/data/industry/E52.HTM>) and consists of the following sections:

- Monetary authorities-central bank NAICS 521
- Credit intermediation & related activities NAICS 522
- Securities intermediation & related activities NAICS 523
- Insurance carriers & related activities NAICS 524
- Funds, trusts, & other financial vehicles NAICS 525

Since New World Regional Center will obviously not be engaging in activities of a central bank, such general NAICS code does not help in describing the investment activities of New World Regional Center in a meaningful manner. As such, submit new NAICS codes for each target industry which are more indicative of the specific industries recipients of New World Regional Center's future investment activities.

Regional or National impact of the Regional Center (8 CFR 204.6 (m)(3)(iv)):

Regulations at 8 CFR 204.6(m)(3)(iv) require that the proposal contain:

...a detailed prediction regarding the manner in which the Regional Center will have a positive impact on the regional or national economy in general as reflected by such factors as increased household earnings, greater demand for business services, utilities, maintenance and repair, and construction both within and without the Regional Center;

The economic impact analysis report prepared by Dr. Paul Sommers discusses the projected job creation impacts of the six hypothetical sample projects contemplated by the Regional Center. However, the analysis does not address how the Regional Center will have a positive impact on the regional or national economy in such factors as increased household earnings, greater demand for business services, utilities, maintenance and repair and construction.

Provide a detailed prediction, which includes the topics of regional or national impact on household earnings, greater demand for business services, utilities, maintenance and repair, and construction both within and outside the Regional Center. The proposal should not make vague references to regional economic impacts but should provide actual monetary predictions transparently presented with the source data used as the basis for the predictions and address the elements listed in USCIS regulations.

Regional Center's Operational Plan (8 CFR 204.6(m)(3)(iii) and 8 CFR 204.6(m)(6)):

- **Amount and Source of the Regional Center's Operating Capital (8 CFR 204.6(m)(3)(iii)):**

The proposal does not contain a detailed statement relating to the sources of capital which have been committed to NWREIDRC. As such, provide documentation that shows the source(s) of the (b) (4) operation funds already deposited to NWREIDRC's business account. Also, explain how the funds will be sufficient for the operational activities of the Regional Center.

The detailed statement described in 8 CFR 204.6(m)(3)(iii) should include the exact amount of funds that have been dedicated to the Regional Center to accomplish the goals of the Immigrant Investor Pilot Program, the source of the funds, whether the amount is sufficient to sustain the Regional Center and evidence that that the funds have already been committed to the Regional Center.

Money already spent is money that has been committed and should also be included in the detailed statement of funds committed to the Regional Center. Certain expenses, such as document preparation and economic analyses, that have been incurred prior to filing the application for Regional Center designation, should be included in the detailed statement regarding the amount and source of funds committed to the Regional Center. Money placed in the corporate bank account could be considered committed to the Regional Center.

The statement should also show the Regional Center has sufficient funds, assets and resources committed to Regional Center for its continued operation until such time as it becomes self-sustaining through investor fees or other sources. (b) (4)

As such, please provide a detailed statement and documentary evidence that identifies the amount and source of capital committed to the Regional Center, which explains:

- The amount of funds that have been dedicated to the Regional Center;
- The source of such funds; and
- How the amount is sufficient to sustain the Regional Center.

Note: A Regional Center must have sufficient capital to operate in the manner outlined in the proposal from sources apart from the immigrant investors' required capital investment.

Economic Entity (8 CFR 204.6(e))

Provide a list of all members of New World Real Estate Investment & Development, LLC.

Regulatory References:

The regulation at 8 CFR 204.6(m) provides, in pertinent part:

(3) Requirements for regional centers. Each regional center wishing to participate in the Immigrant Investor Pilot Program shall submit a proposal to the Assistant Commissioner for Adjudications, which:

(i) Clearly describes how the regional center focuses on a geographical region of the United States, and how it will promote economic growth through increased export sales, improved regional productivity, job creation, and increased domestic capital investment;

(ii) Provides in verifiable detail how jobs will be created indirectly through increased exports;

(iii) Provides a detailed statement regarding the amount and source of capital which has been committed to the regional center, as well as a description of the promotional efforts taken and planned by the sponsors of the regional center;

(iv) Contains a detailed prediction regarding the manner in which the regional center will have a positive impact on the regional or national economy in general as reflected by such factors as increased household earnings, greater demand for business services, utilities, maintenance and repair, and construction both within and without the regional center; and

(v) Is supported by economically or statistically valid forecasting tools, including, but not limited to, feasibility studies, analyses of foreign and domestic markets for the goods or services to be exported, and/or multiplier tables.

Note that promoting economic growth through increased export sales is no longer a requirement.

The regulation at 8 CFR 204.6(e) provides the following definitions:

Qualifying employee

means a United States citizen, a lawfully admitted permanent resident, or other immigrant lawfully authorized to be employed in the United States including, but not limited to, a conditional resident, a temporary resident, an asylee, a refugee, or an alien remaining in the United States under suspension of deportation. This definition does not include the alien entrepreneur, the alien entrepreneur's spouse, sons, or daughters, or any nonimmigrant alien.

Regional center

means any economic unit, public or private, which is involved with the promotion of economic growth, including increased export sales, improved regional productivity, job creation, and increased domestic capital investment.

The regulation at 8 CFR 204.6(j)(4) provides:

Job creation --

(i) General. To show that a new commercial enterprise will create not fewer than ten (10) full-time positions for qualifying employees, the petition must be accompanied by:

(A) Documentation consisting of photocopies of relevant tax records, Form I-9, or other similar documents for ten (10) qualifying employees, if such employees have already been hired following the establishment of the new commercial enterprise; or

(B) A copy of a comprehensive business plan showing that, due to the nature and projected size of the new commercial enterprise, the need for not fewer than ten (10) qualifying employees will result, including approximate dates, within the next two years, and when such employees will be hired.

(ii) Troubled business. To show that a new commercial enterprise which has been established through a capital investment in a troubled business meets the statutory employment creation requirement, the petition must be accompanied by evidence that the number of existing employees is being or will be maintained at no less than the pre-investment level for a period of at least two years. Photocopies of tax records, Forms I-9, or other relevant documents for the qualifying employees and a comprehensive business plan shall be submitted in support of the petition.

(iii) Immigrant Investor Pilot Program. To show that the new commercial enterprise located within a regional center approved for participation in the Immigrant Investor Pilot Program meets the statutory employment creation requirement, the petition must be accompanied by evidence that the investment will create full-time positions for not fewer than 10 persons either directly or indirectly through revenues generated from increased exports resulting from the Pilot Program. Such evidence may be demonstrated by reasonable methodologies including those set forth in paragraph (m)(3) of this section.



Global Law Group

A Professional Law Corporation

August 19, 2011

Via FedEx (Tracking No.: 7974 2650 3326)

U.S. Citizenship and Immigration Services
California Service Center
Attn: EB-5 Processing Unit
P.O. Box 10590
24000 Avila Road, 2nd Floor
Laguna Niguel, CA 92677

**EB5 Regional Center
Application
RFE Response**

RE: Response to Request for Evidence

Type of Application:

Name of Proposed Regional Center:

Name of Applicant:

USCIS Case Receipt Number:

Initial Designation as EB-5 Regional Center

New World Regional Center

New World Real Estate & Development LLC

***Db*a New World Regional Center**

RCW 10 319 10086

We represent the above named Applicant in its application for designation of New World Regional Center, and are submitting this response to the Request for Evidence ("RFE") issued by USCIS on June 1, 2011. The original RFE notice is enclosed on top of this response per your instructions. Kindly note that we are submitting a new G-28 updating our office address to: 909 El Centro Street, Suite 1, South Pasadena, CA 91030. We will appreciate USCIS' directing all future correspondence to our new address.

The RFE asks for further explanation of the following items pertaining to the proposed New World Regional Center ("NWRC"), listed in the order they appear in the RFE:

- (1) basis for job projection inputs in the economic impact analysis for NWRC;
- (2) more detailed business plan for NWRC showing, for each hypothetical sample project, industry statistics evidencing comparable project costs, feasibility of the type of project under current market conditions, project funding sources, relationship between project expenditures and job-creating operations, and project timeframe;
- (3) clarification on NAICS codes for each target industry;
- (4) prediction of positive economic impacts of NWRC on the regional or national economy;
- (5) a detailed statement relating to the sources of capital committed to the regional center; and
- (6) a list of all members of New World Real Estate & Development, LLC.

909 El Centro St., Suite 1, South Pasadena, CA 91030

Tel: (213) 830-9933 ✧ Fax: (213) 830-9930 ✧ E-mail: Contact@GlobalLawGroup.net

www.GlobalLawGroup.net



For ease of reference, each request is enumerated separately followed by a response referencing the relevant supporting exhibits.

USCIS Request #1 (Basis for Job Projection Inputs), pp. 3-4 of RFE:

The proposal contains an economic impact analysis report entitled "Projected Impacts of Sample Projects within New World Regional Center" prepared by Dr. Paul Sommers, in which were listed the economic impacts of six hypothetical projects. ...[The] economic analysis must...

- Transparently show the basis for the data that will be used as the inputs to the model (to include how the estimation of the creation of the direct jobs will be derived)...

Response to Request #1:

The requested explanation of the transparent basis for inputs into the IMPLAN model used to estimate employment impact creation for NWRC is provided in a Revised Economic Report (dated August 2011) by Dr. Paul Sommers, at Exhibit 2, which supersedes the previous report. The inputs used by Dr. Sommers in the revised report are based on survey data provided by Hebert Research, Inc., a professional research firm with over 30 years of experience providing reliable research for over 5,000 companies including Costco, PepsiCo, Toyota, Kraft Foods, Tropicana, Starbucks, and Microsoft. Hebert Research conducted a survey of the 13-county region proposed for NWRC in order to compile square feet per employee data and revenue per employee data for NWRC's target industries. These data were used as the direct employment impact inputs to the IMPLAN model in the revised report. Please refer to Exhibit 3 for a copy of the survey report prepared by Hebert Research, Inc., which transparently discusses the methodology for how the survey data were obtained. Information about Hebert Research is also included at Exhibit 3 for reference purposes.

Based on local survey data compiled by Hebert Research, the direct employment impact formulas for the 13-county region are summarized as follows:

| Target Industry | Direct Employment Impact Formulas |
|---------------------------|-----------------------------------|
| 1. Health Care Facilities | (b) (4) |



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2. Professional Offices

(b) (4)

3. Retail Shopping Centers

4. Restaurants, Cafes and Food Courts

5. Hotels & Motels

The revised economic report for NWRC discusses the six hypothetical sample projects and the target industries they encompass, and shows the IMPLAN calculations that were used to determine the employment impacts that will be created by those projects. Direct employment impacts were calculated by dividing the total square feet of each industry facility by the square feet per employee metric derived from the Hebert Research data; except that in the case of the hotel, real estate leasing/management, and assisted living projects, direct employment impacts were calculated by dividing the total projected revenue of each industry facility by the revenue per employee metric derived from the Hebert Research data. Each direct employment impact figure was entered into IMPLAN to arrive at the indirect, induced, and total employment impacts. It is noted that direct employment impacts represent hypothetical employment impact numbers supported by statistically valid data, rather than actual employment impacts.

Exempt from
2014
FOR CREDIT

USCIS Request #2 (More Detailed Regional Center Business Plan), p. 4 top of RFE:

The first project is the construction and operation of a 50,000 square-foot retail center with a chain restaurant and an office complex in Sacramento, California, that will involve (b) (4) in construction costs. As such, submit industry statistics to show (b) (4) is sufficient to purchase existing vacant buildings and that (b) (4) is the normal construction cost for such building.

909 El Centro St., Suite 1, South Pasadena, CA 91030

Tel: (213) 830-9933 ✦ Fax: (213) 830-9930 ✦ E-mail: Contact@GlobalLawGroup.net

www.GlobalLawGroup.net



Discuss the financing plan for the project, provide a rough estimate of the number of EB-5 investors involved and clarify whether additional domestic investments are expected. Note that the expenditures used for the purchase of an existing structure is not a job-creating expenditure in and of itself. Also, please clarify whether EB-5 investment capital will be required for the operational phase of the project. Provide similar information from industries for the remaining hypothetical sample projects...

In light of the above, please provide an updated actual or exemplar business plan for each of the six projects for which New World Regional Center is seeking designation. The business plan...must show:

- The feasibility of the project under current market conditions within the Regional Center...

In addition, the submission must clearly identify the timeframe for the commencement, implementation, and realization of each project, how the investors' funds will flow to the job creating entity, and as a result, how the jobs will be created.

Response to Request #2:

Per USCIS' request, NWRC is hereby submitting an Updated Overall Business Plan (dated August 2011), attached as Exhibit 1. As recognized by USCIS in accordance with the initial proposal documents NWRC submitted in October 2010, the six projects featured in NWRC's Overall Business Plan are "hypothetical" because their exact details and locations may be modified to accommodate actual site and operations requirements after NWRC is approved. The hypothetical sample projects were provided to illustrate the types of activities that will be undertaken by NWRC, and future actual projects will be within one or more of the targeted industries in NWRC's geographic area.

As requested, all six hypothetical sample projects are discussed within the Overall Business Plan so that all projects may be easily referenced through a single document.

For each of the six hypothetical sample projects, the following are discussed:

- 1. Expected project costs supported by market analysis, e.g. estimated property acquisition costs are supported by data on comparable sales ("comps") (Sections 2.1.3, 2.2.3, 2.3.3, 2.4.3, 2.5.3, 2.6.3)**
- 2. Anticipated project funding sources broken down into a rough estimate of the number of EB-5 investors that will be involved and other expected domestic investment sources (Sections 2.1.4, 2.2.4, 2.3.4, 2.5.4, 2.6.4)**
- 3. How EB-5 capital will flow to the job creating entity and ultimately be used to enable and support project operations that will result in employment impact creation (Section 1.4) It is noted that project budgets have been modified to include job creation from operations. Further, EB-5 funds may be used for building acquisition, as acquisition of the property is a necessary first step for future job creation.**



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4. **Project feasibility based on analysis of current market conditions, as well as market analysis broken out by each target industry (Sections 2.1.3, 2.2.3, 2.3.3, 2.4.3, 2.5.3, 2.6.3)**
5. **Estimated project timeframes (Sections 2.0, 2.1.5, 2.2.5, 2.3.5, 2.4.5, 2.5.5, 2.6.5)**

The Updated Overall Business Plan clearly describes how the proposed regional center will promote economic growth within its geographic region and provides in verifiable detail how employment impacts will be created indirectly through its activities. Therefore, it complies with the requirements for regional center business plans set forth in 8 CFR 204.6(m)(3) (i)-(ii).

It is noted that actual project business plans providing greater detail in accordance with 8 CFR 204.6(j)(4)(i)(B) and Matter of Ho are not required at the regional center application stage since specifications of each actual project will be finalized at the time of I-526 submission, and will be provided along with the I-526 petitions of investors in the future.

USCIS Request #3 (NAICS Code Clarification), p. 4 bottom of RFE:

It is noted that the NAICS codes provided by the applicant are too general to provide any meaningful information about the projects or target industries in which the applicant will be engaged. For example, the third industry of Finance and Insurance NAICS 52 covers 440,268 different establishments...Since New World Regional Center will obviously not be engaging in activities of a central bank, such general NAICS code does not help in describing the investment activities of New World Regional Center in a meaningful manner. As such, submit new NAICS codes for each target industry which are more indicative of the specific industries recipients of New World Regional Center's future investment activities.

Response to Request #3:

As requested, NWRC has made revisions to the NAICS codes associated with its target industries which are incorporated into the Revised Economic Report so they more clearly indicate the investment activities in which NWRC intends to engage. The target industries with revised NAICS code are contained in NWRC's Updated Overall Business Plan (Exhibit 1), and are summarized in the table below. Kindly note that the Transportation industry has been removed and the NAICS codes listed are limited to the activities into which NWRC plans to facilitate investments as well as financing.



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| Target Industry | NAICS Code(s) Encompassed by Target Industry |
|------------------------------------|--|
| Health Care Facilities | <ul style="list-style-type: none">• 621 Ambulatory Health Care Services• 622 Hospitals• 623 Nursing and Residential Care Facilities• 624 Social Assistance |
| Professional Offices | <ul style="list-style-type: none">• 541 Professional, Scientific and Technical Services• 561 Administrative and Support Services• 5221 Depository Credit Intermediation (commercial banks)• 524 Insurance Carriers and Related Activities (insurance companies)• 5311 Lessors of Real Estate |
| Retail Shopping Centers | <ul style="list-style-type: none">• 441 Motor Vehicle and Parts Dealers• 442 Furniture and Home Furnishing Stores• 443 Electronics and Appliance Stores• 444 Building Material and Garden Equipment and Supplies Dealers• 445 Food and Beverage Stores• 446 Health and Personal Care Stores• 447 Gasoline Stations• 448 Clothing and Clothing Accessories Stores• 451 Sporting Goods, Hobby, Book and Music Stores• 452 General Merchandise Stores• 453 Miscellaneous Store Retailers• 454 Nonstore Retailers |
| Restaurants, Cafes and Food Courts | <ul style="list-style-type: none">• NAICS 722 Food Services and Drinking Places |
| Hotels & Motels | <ul style="list-style-type: none">• NAICS 7211 Traveler Accommodation |

USCIS Request #4 (Regional/National Impact of the Regional Center), p. 5 top of RFE:

The economic impact analysis report prepared by Dr. Paul Sommers discusses the projected job creation impacts of the six hypothetical sample projects contemplated by the Regional Center. However, the analysis does not address how the Regional Center will have a positive impact on the regional or national economy in such factors as increased household earnings, greater demand for business services, utilities, maintenance and repair and construction.

Provide a detailed prediction, which includes the topics of regional or national impact on household earnings, greater demand for business services, utilities, maintenance and repair, and construction both within and outside the Regional Center.

909 El Centro St., Suite 1, South Pasadena, CA 91030

Tel: (213) 830-9933 ✦ Fax: (213) 830-9930 ✦ E-mail: Contact@GlobalLawGroup.net
www.GlobalLawGroup.net



Response to Request #4:

As requested, please refer to Exhibit 2 for the Projected Impacts of Sample Projects within New World Regional Center: Revised Economic Report by Dr. Paul Sommers. NWRC's prospective regional impacts and national impacts are determined by inputting all direct employment impacts into IMPLAN simultaneously. The IMPLAN model computes the projected increases in labor income, which shows increase in household earnings, and also computes the projected increases in output, which shows increase in business revenues. From the IMPLAN model calculations, the regional impacts will result in an increase of (b) (4)

[REDACTED]

These predictions are all supported by the direct employment impacts that are derived from an independent survey of the relevant industries which collected data of the 13-county region's square feet per job and revenue per job conducted by Hebert Research, Inc., a full-service research firm founded in 1978 and located in Bellevue, Washington.

USCIS Request #5 (Capital Committed to the Regional Center), p. 6 top of RFE

[P]rovide documentation that shows the source(s) of the (b) (4) operation funds already deposited to [NWRC]'s business account. Also, explain how the funds will be sufficient for the operational activities of the Regional Center. ...Money already spent is money that has been committed and should also be included in the detailed statement of funds committed to the Regional Center. Certain expenses, such as document preparation and economic analyses, that have been incurred prior to filing the application for Regional Center designation, should be included in the detailed statement regarding the amount and source of funds committed to the Regional Center. Money placed in the corporate bank account could be considered committed to the Regional Center.

...As such, please provide a detailed statement and documentary evidence that identifies the amount and source of capital committed to the Regional Center, which explains:

- The amount of funds that have been dedicated to the Regional Center;
- The source of such funds; and
- How the amount is sufficient to sustain the Regional Center.



Response to Request #5:

The requested information is provided as follows.

Amount: As requested, a copy of NWRC's most recent bank statement (July 2011) is attached at **Exhibit 4** showing a total of (b) (4)

[Redacted]

Source: As requested, please see **Exhibits 5A and 5B** pertaining to the source of the funds committed for the regional center's operations. The regional center operations funds were committed by Ms. Belle Chou, who is the General Manager of New World Real Estate Investment & Development, LLC (doing business as New World Regional Center) and Julie Zheng, LLC member and Marketing Manager of New World Regional Center. Ms. Chou committed (b) (4) and Ms. Zheng committed (b) (4)

[Redacted]

Sufficiency: As requested, the Operational Plan for NWRC shows that the (b) (4) currently committed to the regional center is sufficient to sustain its operations. The first year operational budget for the regional center upon its designation by USCIS is projected to be (b) (4). Please see Page 7 of the Operational Plan for the first year budget breakdown, which was included in the original regional center designation application. (b) (4)

[Redacted]

As the Sample Subscription Agreement indicates, an administrative fee will be charged to each of the EB-5 investors, currently projected at (b) (4) per investor. (b) (4)

[Redacted]

Further, please refer to **Exhibit 6** for a letter from Ms. Chou confirming payments made in the preparation of the NWRC application for initial designation as a regional center, including payments made to update their application documents as requested by this RFE. The total amount spent thus far is (b) (4), which was paid mostly by Ms. Belle Chou through her other company she owns called Shen Wei (USA), Inc. and partially through the NWRC operating account, which is in addition to the (b) (4) currently in the NWRC operations account.



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USCIS Request #6 (Regional Center Applicant Information), p. 6 bottom of RFE:

Provide a list of all members of New World Real Estate & Development, LLC.

Response to Request #6:

As requested, please find enclosed at Exhibit 7 the Statement of Information of New World Real Estate & Development, LLC that lists Ms. Chou and Ms. Zheng as the LLC members of the company.

All the foregoing constitutes a complete and timely response to the RFE issued by USCIS and demonstrates that NWRC meets the requirements for regional center designation under 8 CFR 204.6(m). Therefore, we respectfully request the approval of NWRC's application for designation. For reference, NWRC's information is summarized below and reflects the revised industries:

| | |
|---|---|
| <p>Name of Regional Center: New World Regional Center</p> <p>Location: 2167 Medallion Dr., #1 Union City, CA 94587</p> <p>Contact: Julie Zheng, Marketing Manager</p> <p>Immigration Counsel: Linda Lau, linda@globallawgroup.net</p> <p>Phone: (510) 429-1063</p> <p>Fax: (510) 487-5347</p> <p>Email: Julie@newworldrc.com</p> | <p>Geographic Scope: 13 contiguous counties in California-- Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo</p> <p>Industries: <u>Health Care Facilities</u> (NAICS 621 Ambulatory Health Care Services, 622 Hospitals, 623 Nursing and Residential Care Facilities, 624 Social Assistance)</p> <p><u>Professional Offices</u> (NAICS 541 Professional, Scientific and Technical Services, 561 Administrative and Support Services, 5221 Depository Credit Intermediation, 524 Insurance Carriers and Related Activities, 5311 Lessors of Real Estate)</p> <p><u>Retail Shopping Centers</u> (NAICS 441 Motor Vehicle and Parts Dealers, 442 Furniture and Home Furnishing Stores, 443 Electronics and Appliance Stores, 444 Building Material and Garden Equipment and Supplies Dealers, 445 Food and Beverage Stores, 446 Health and Personal Care Stores, 447 Gasoline Stations, 448 Clothing and Clothing Accessories Stores, 451 Sporting Goods, Hobby, Book and Music Stores, 452 General Merchandise Stores, 453 Miscellaneous Store Retailers, 454 Nonstore Retailers)</p> <p><u>Restaurants, Cafes and Food Courts</u> (NAICS 722 Food Services and Drinking Places)</p> <p><u>Hotels & Motels</u> (NAICS 7211 Traveler Accommodation)</p> |
|---|---|

Thank you for your kind consideration and assistance.

Sincerely,

Linda Lau, Esq.

Enclosures



EXHIBIT LIST

RE: Response to RFE Pertaining to Regional Center Designation Application of New World Regional Center

- **Exhibit 1**- Updated Overall Business Plan (dated August 2011) – Updated with requested additional details in Sections 2.0, 2.1.5, 2.2.5, 2.3.5, 2.4.5, 2.5.5, 2.6.5 (Sample Project Development Timelines), Section 1.4 (Regional Center Investment Structure and Project Funding), Sections 2.1.4, 2.2.4, 2.3.4, 2.5.4, 2.6.4 (Sample Project Capitalization), Sections 2.1.3, 2.2.3, 2.3.3, 2.4.3, 2.5.3, 2.6.3 (Sample Project Market Analysis and Feasibility of Projects), Section 1.3 (Updated NAICS Codes);
- **Exhibit 2** – New World Regional Center Revised Economic Report by Dr. Paul Sommers which transparently shows detailed predictions of the regional center’s projected impacts;
- **Exhibit 3** – Survey Report by Hebert Research, Inc. of Square Feet Per Employee or Revenue Per Employee in all counties within the NWRC boundaries;
- **Exhibit 4** - Copy of current bank statement of NWRC showing amount of funds dedicated to New World Regional Center;
- **Exhibit 5A** – Copy of personal check from Belle Li Wei Chou (Ms. Belle Chou) showing her contribution of (b) (4) to NWRC;
- **Exhibit 5B** – Copy of personal check from Jieru Zheng (Ms. Julie Zheng) showing her contribution of (b) (4) to NWRC;
- **Exhibit 6** – Letter confirming expenditures made by Shen Wei (USA) Inc. and NWRC for the preparation of the NWRC regional center designation application;
- **Exhibit 7**– Copy of Statement of Information of New World Real Estate & Development, LLC

G-28, Notice of Entry of Appearance as Attorney or Accredited Representative

Department of Homeland Security

Part 1. Notice of Appearance as Attorney or Accredited Representative

A. This appearance is in regard to immigration matters before:

- USCIS - List the form number(s): EB-5 Regional Center Application CBP - List the specific matter in which appearance is entered:
 ICE - List the specific matter in which appearance is entered: _____

B. I hereby enter my appearance as attorney or accredited representative at the request of:

List Petitioner, Applicant, or Respondent. **NOTE:** Provide the mailing address of Petitioner, Applicant, or Respondent being represented, and not the address of the attorney or accredited representative, except when filed under VAWA.

| | | | | | | |
|---|----------|-------------------|---|--------------|------------------------------------|---|
| Principal Petitioner, Applicant, or Respondent | | | | | A Number or Receipt Number, if any | <input type="checkbox"/> Petitioner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Respondent |
| Name: Last | First | Middle | NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT LLC | | | |
| Address: Street Number and Street Name | Apt. No. | City | State | Zip Code | | |
| 2167 Medallion Dr. #1 | | Union City | CA | 94587 | | |

Pursuant to the Privacy Act of 1974 and DHS policy, I hereby consent to the disclosure to the named Attorney or Accredited Representative of any record pertaining to me that appears in any system of records of USCIS, USCBP, or USICE.

Signature of Petitioner, Applicant, or Respondent: *Belle Chou* **Belle CHOU, General Manager** Date: 8/15/11

Part 2. Information about Attorney or Accredited Representative (Check applicable items(s) below)

- A. I am an attorney and a member in good standing of the bar of the highest court(s) of the following State(s), possession(s), territory(ies), commonwealth(s), or the District of Columbia: California
 I am not or am subject to any order of any court or administrative agency disbaring, suspending, enjoining, restraining, or otherwise restricting me in the practice of law (If you are subject to any order(s), explain fully on reverse side).
- B. I am an accredited representative of the following qualified non-profit religious, charitable, social service, or similar organization established in the United States, so recognized by the Department of Justice, Board of Immigration Appeals pursuant to 8 CFR 1292.2. Provide name of organization and expiration date of accreditation:

- C. I am associated with _____
 The attorney or accredited representative of record previously filed Form G-28 in this case, and my appearance as an attorney or accredited representative is at his or her request (If you check this item, also complete item A or B above in Part 2, whichever is appropriate).

Part 3. Name and Signature of Attorney or Accredited Representative

I have read and understand the regulations and conditions contained in 8 CFR 103.2 and 292 governing appearances and representation before the Department of Homeland Security. I declare under penalty of perjury under the laws of the United States that the information I have provided on this form is true and correct.

| | | |
|--|---|---|
| Name of Attorney or Accredited Representative Linda Lau (SBN: 135064); Tina Lee (SBN: 229398); Vivian Chen (SBN: 266180) | | Attorney Bar Number(s), if any 135064; 229398; 266180 |
| Signature of Attorney or Accredited Representative <u><i>Linda Lau</i></u> | | Date <u>8-18-11</u> |
| Complete Address of Attorney or Organization of Accredited Representative (Street Number and Street Name, Suite No., City, State, Zip Code) Global Law Group 909 El Centro Street, Suite 1 South Pasadena, CA 91030 + | | |
| Phone Number (Include area code) 213-830-9933 | Fax Number, if any (Include area code) 213-830-9930 | E-Mail Address, if any Linda@GlobalLawGroup.net |



New World Regional Center

OVERALL BUSINESS PLAN

Pursuant to

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SECTION 1.0 REGIONAL CENTER BUSINESS OVERVIEW

1.1 SUMMARY

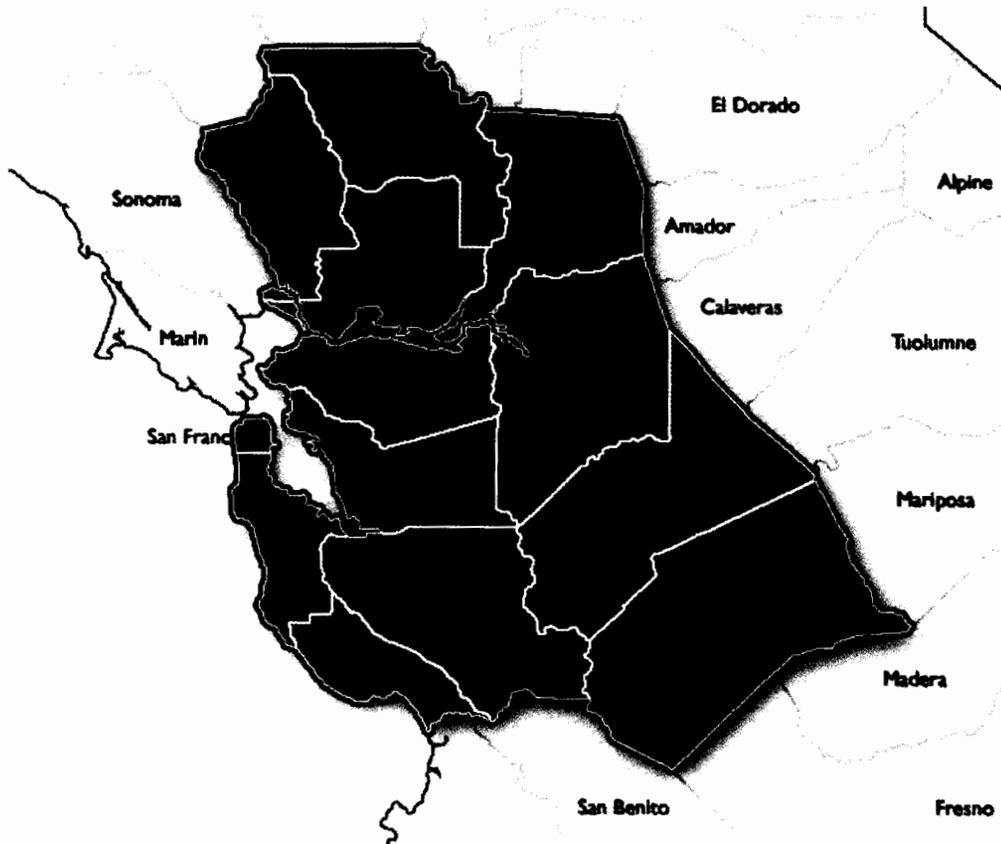
Pursuant to the Immigrant Investor Pilot program, New World Investment & Development, a California limited liability company ("NWID"), is submitting a proposal for its designation as a regional center to direct alien investor capital into real estate development and management projects within a contiguous region comprised of 13 counties in the state of California. The proposed NWRC ("NWRC") counties include Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo. NWRC will focus on 10 specific industries to help stimulate the local economies by creating employment opportunities. The target industries include: 1) Retail Trade, 2) Food Services and Drinking Places, 3) Health Care and Social Assistance, 4) Finance and Insurance (specifically Depository Credit Intermediation and Insurance Carriers and Related Activities), 5) Administrative and Support Services, 6) Transportation (specifically Air Transportation and Transit and Ground Passenger Transportation), 7) Arts, Entertainment and Recreation (specifically Amusement, Gambling, and Recreation Industries), 8) Traveler Accommodation, 9) Professional, Scientific, and Technical Services, and 10) Nursing and Residential Care facilities. NWRC aims to improve regional productivity by the acquisition, development and or renovation of real estate projects such as shopping centers, medical offices, mixed-use condominium and office developments, assisted living centers, hotels, and office facilities to help create jobs and stimulate the local economies of the counties. Projects will include both new developments and the renovation or redevelopment of distressed, vacant or unused properties.

Note: This business plan was originally submitted in September of 2010, but is being resubmitted with changes based on RFE (Request for Evidence) from USCIS sent to NWRC on June 1, 2011. These changes include the following:

- (1) Feasibility of the project under current market conditions within the RC (see Sections 2.1.3, 2.2.3, 2.3.3, 2.4.3, 2.5.3, 2.6.3);*
- (2) Identify the timeframe for the commencement, implementation, and realization of each project, how the investor's funds will flow to the job creating entity, and as a result, how the jobs will be created (see Sections 1.4, 2.0, 2.1.5, 2.2.5, 2.3.5, 2.4.5, 2.5.5, 2.6.5);*
- (3) Submit industry statistics to show (b) (4) is sufficient to purchase existing vacant buildings and (b) (4) (b) (4) is the normal cost of construction for a 50,000 square-foot retail shopping center with a chain restaurant and office complex in Sacramento, CA, and provide similar information from industry statistics for the remaining hypothetical sample projects (see Sections 2.1.3, 2.2.3, 2.3.3, 2.4.3, 2.5.3, 2.6.3);*
- (4) Discuss financing plan for the project, estimate number of EB-5 investors and clarify if additional domestic investments are expected (see Sections 2.1.4., 2.2.4, 2.3.4, 2.4.4, 2.5.4, 2.6.4);*
- (5) Clarify whether EB-5 investment capital will be required for the operational phase of the project (see Sections 2.1.1, 2.2.1, 2.3.1, 2.4.1, 2.5.1, 2.6.1); and*
- (6) Provide new NAICS codes for each target industry which are more indicative of the specific industries recipients of New World Regional Center's future investment activities (see Section 1.3).*

1.2 GEOGRAPHIC AREA AND SCOPE

The thirteen contiguous counties comprising NWRC's geographic area are located in and adjacent to the Bay Area region of California. With a total area of 13,133 square miles, this geographic region contains a diverse area ranging from agricultural farmlands to high-density city blocks. The estimated 2009 population is 9,680,769, with a density of 802 people per square mile. Situated in the Bay Area and the Central Valley, these regions remain highly desirable locations, with growth expected to continue through the foreseeable future.



New World RC's geographic area includes the following 13 contiguous counties:

- Alameda
- Contra Costa
- Merced
- Napa
- Sacramento
- San Francisco
- San Joaquin
- San Mateo
- Santa Clara
- Santa Cruz
- Solano
- Stanislaus
- Yolo

1.3 TARGET INDUSTRY GROUPS

NWRC will involve investments in the purchase, development, and management of facilities for retail shopping centers, restaurants, cafes and food courts, professional offices, health care facilities, and hotels and motels.

Retail Shopping Centers

Including NAICS Codes 441 Motor Vehicle and Parts Dealers; 442 Furniture and Home Furnishing Stores; 443 Electronics and Appliance Stores; 444 Building Material and Garden Equipment and Supplies Dealers; 445 Food and Beverage Stores; 446 Health and Personal Care Stores; 447 Gasoline Stations; 448 Clothing and Clothing Accessories Stores; 451 Sporting Goods, Hobby, Book and Music Stores; 452 General Merchandise Stores; 453 Miscellaneous Store Retailers; 454 Nonstore Retailers

The Retail Trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. Retail stores are the backbone of a shopping center development. Retail stores attract customers to the shopping center and surrounding office development. Shopping center developments benefit the community by creating jobs and producing sales tax revenue which the government uses to provide services.

Restaurants, Cafes, and Food Courts

Food Services and Drinking Places (NAICS 722)

Industries in the Food Services and Drinking Places subsector prepare meals, snacks, and beverages to customer order for immediate on-premises and off-premises consumption. There is a wide range of establishments in these industries. Some provide food and drink only; while others provide various combinations of seating space, waiter/waitress services and incidental amenities, such as limited entertainment. The industries in the subsector are grouped based on the type and level of services provided. The industry groups are full-service restaurants; limited-service eating places; special food services, such as food service contractors, caterers, and mobile food services; and drinking places.

Not only does outside food consumption reflect current economic moods, but it also generates sales and income in a number of supporting industries. Fast food restaurants and sit-down diners are a key component of the shopping center tenant mix, and complement retail and office users. Cafes and bars can add even more diversity to the retail and office experience.

Professional Offices

Including NAICS Codes 541 Professional, Scientific and Technical Services; 561 Administrative and Support Services; 5221 Depository Credit Intermediation (commercial banks); 524 Insurance Carriers and Related Activities (insurance companies); 5311 Lessors of Real Estate

Depository Credit Intermediation (NAICS 5221)

This industry group comprises establishments primarily engaged in accepting deposits (or share deposits) and in lending funds from these deposits. Within this group, industries are defined on the basis of differences in the types of deposit liabilities assumed and in the nature of the credit extended. Under the Finance and Insurance sector, such companies provide important services for both individuals and businesses.

Insurance Carriers and Related Activities (NAICS 524)

This industry group comprises establishments primarily engaged in underwriting annuities or insurance policies or facilitating the underwriting by selling insurance policies. This group also provides other insurance and employee-benefit related services to individuals (home, auto, medical, life, etc) and companies (medical, life, business, hazard, legal liability, etc.)

Administrative and Support Services (NAICS 561)

Industries in the Administrative and Support Services subsector group establishments engaged in activities that support the day-to-day operations of other organizations. The processes employed in this sector (e.g., general management, personnel administration, clerical activities, cleaning activities) are often integral parts of the activities of establishments found in all sectors of the economy. When anchoring a mixed-use development, condominiums can bring permanent traffic to the retail and food service restaurants. In addition, they bring jobs when residents also lease out adjacent

office buildings for convenience. Office administrative services and services for the buildings and dwellings also provide jobs for the facility.

Professional, Scientific and Technical Services (NAICS 541)

Industries in the Professional, Scientific, and Technical Services subsector group include establishments engaged in processes where human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis, where an individual or team is responsible for the delivery of services to the client. The individual industries of this subsector are defined on the basis of the particular expertise and training of the services provider. Office space development diversifies job opportunities, increases employment and provides traffic for nearby retail stores. Professional services tenants such as architectural and engineering services benefit the local population and provide a stable rent roll for office buildings.

Lessors of Real Estate (NAICS 5311)

Industries in the Lessors of Real Estate subsector group include establishments primarily engaged in leasing and renting real estate such as residential properties. Such establishments may operate the renting, leasing, and maintenance of the rental properties or may subcontract a third party for the daily operations.

Health Care Facilities

Including NAICS Codes 621 Ambulatory Health Care Services; 622 Hospitals; 623 Nursing and Residential Care Facilities; 624 Social Assistance

The Health Care and Social Assistance sector comprises establishments providing health care and social assistance for individuals. From general medical and dental offices to specialists needing unique layouts for equipment, medical office space needs to be specially designed for medical equipment and concern for patient care. These offices also provide needed services to the community and provide highly skilled and professional job opportunities to the area.

Nursing and Residential Care Facilities (NAICS 623)

Industries in the Nursing and Residential Care Facilities subsector provide residential care combined with either nursing, supervisory, or other types of care as required by the residents. In this subsector, the facilities are a significant part of the production process and the care provided is a mix of health and social services with the health services being largely some level of nursing services. With a growing number of baby boomers reaching retirement age, senior housing facilities will provide seniors with the freedom of housing on their own, coupled with the convenience of having basic services handled for them. Such establishments increase traffic for retail, restaurant, and entertainment facilities.

Hotels and Motels

Traveler Accommodation (NAICS 7211)

For mixed-use developments, hotels can be appropriate complements to office, retail and restaurant users. They provide lodging for corporate and vacationing travelers, and offer convenient rental space for meetings and conventions. Carefully planned resorts and other hospitality developments can bring needed tourists and shoppers to local retail stores and restaurants while diversifying the creation of jobs. Hotels can also include entertainment areas like casinos or golf courses.

1.4 REGIONAL CENTER INVESTMENT STRUCTURE AND PROJECT FUNDING

(b) (4)



(b) (4)



1.5 TARGETED EMPLOYMENT AREA

Under the EB-5 immigrant investor program, an alien can become eligible to obtain U.S. permanent resident status by investing either US\$1 million or US\$500,000 in a new commercial enterprise in the U.S. To participate in the immigrant investor program through investing the lower US \$500,000 amount, the alien must invest his/her capital funds into a geographic area that qualifies as a Targeted Employment Area ("TEA").

Section 205(b)(5)(B) of the Immigration and Nationality Act defines a TEA as an area that, at the time of investment, is a rural area or an area that has experienced an unemployment rate that is at least 150 percent of the national average unemployment rate.

For any projects within the boundary of the regional center, the minimum capital investment threshold for any individual immigrant investment into an approved commercial enterprise throughout the regional center will be \$500,000 if the investment is made in a TEA, or \$1,000,000 if outside of a TEA. Evidence that the proposed commercial project is in a TEA within the regional center boundary will be provided with the individual I-526 Petitions of EB-5 investors.

1.6 NWRC MANAGEMENT TEAM

Jerry Chang, President

As President of New World RC, Jerry Chang will oversee and direct the operations and strategic planning on New World RC. He has over fifteen years of real estate investment experience. Jerry began his career at Acel Real Estate House in 1996 as a real estate agent. In 1999, Mr. Chang went on to get his real estate broker license. That same year, he started his own real estate company, Good Neighbor Real Estate. Good Neighbor Real Estate as a company went onto broker over 150 home sales over the course of 4 short years. In addition to starting his own company, Mr. Chang oversees commercial apartments and commercial real estate investment. Also, he has been active in Chinese real estate as well, helping develop over 80 million RMB worth of property in various projects throughout China.

Belle Li-Wei Chou, General Manager

As the General Manager of New World RC, Belle Chou will manage New World RC's project development and oversee day-to-day operations of New World RC. Ms. Chou has her background in overseeing the technical and quality assurance aspects of two ISO 9001-certified facilities that employ 2,600 workers. In this role, she has had the opportunity to explore new products and opportunities with companies that focus on green and communications technologies. As the co-founder of Crown Renewable Energy and the founder of PreferSolar, Ms. Chou has pursued opportunities in the rapidly growing green tech sector, developing public and commercial solar projects in the United States, establishing module assembly facilities in China, and promoting strategic alliances among solar companies in general. Savvy and skilled, Ms. Chou owns several patents in the United States, as well as abroad, including in Japan and Germany.

Julie Zheng, Marketing Manager

Julie Zheng is the Marketing Manager for New World RC. She directs the promotion of New World RC, and is in charge of marketing for New World RC in the United States and China. Ms. Zheng has over 15 years of experience in marketing and financial support. From 1995 to 1999, she was a partner at Wen Zhou O & W Trading Company. In 1999, she started her own company, Shang Hai Jin Da Steel Trading Company. During her management in the company until 2007, revenues reached 150 million RMB per year. In 2007, Ms. Zheng moved back to the United States and has since been working in Shen Wei (USA) Inc.'s accounting department.

1.7 ECONOMIC ANALYSIS EXPERTS

Paul Sommers, Ph.D

Dr. Paul Sommers received his Ph.D in Economics from Yale University and has been a professor at the Institute of Public Service and the Albers School of Business at Seattle University, since 2004. Dr. Sommers actively conducts research focused on economic development and workforce topics. His expertise focuses on regional development, regional economics and workforce forecasting. During his 25-year career at Battelle Memorial Institute and the University of Washington, Dr. Sommers has conducted many research projects consisting of national energy-industry topics, and rural and urban regional development issues in the Northwest. In the last several years, Dr. Sommers has been successful in preparing a number of job creation reports for investment groups participating in the EB-5 immigrant investor program. Dr. Sommers is a member of the Washington State Governor's Council of Economic Advisors, is a past President of the Seattle Economists Club, and currently serves on the board of the Pacific Northwest Regional Economics Conference.

1.8 IMMIGRATION COUNSEL

Linda Lau, Esq., Global Law Group

Linda Lau is an attorney licensed in California with over twenty-two years of experience handling business immigration matters. Ms. Lau provides legal representation to domestic and international companies and represents firms in the connection with the transfer and employment of executives, managers and professionals on both a temporary and permanent basis. Ms. Lau also has extensive experience advising companies and individuals on the development of significant immigrant investor (EB-5) projects. She holds a B.A. degree from the University of California at Berkeley and an M.S.W. degree from University of Michigan, Ann Arbor. She received her J.D. degree from the UCLA School of Law. Ms. Lau is also admitted as a solicitor of England and Wales.

1.9 BANKING INSTITUTION & ESCROW

Capital received from alien investors will be held in a nationally chartered bank escrow account subject to release according to the terms of the Escrow Agreement. In summary, funds will be held in an escrow account to be released on filing of the alien investor's I-526 as evidenced by Form-I-797 Notice of Receipt.

An escrow account will be used to hold EB-5 investor funds for each project according to the terms of the Escrow Agreement. Limited partners will not be involved in day-to-day operations, but will participate in policy and formulation activities pursuant to the rights and duties normally granted to limited partners under the Uniform Limited Partnership Act.

1.10 INVESTMENT SAMPLE AGREEMENTS

The following sample investment agreements are provided and are enclosed with this application:

1. Private Offering Memorandum
2. Subscription Agreement
3. Limited Partnership Agreement
4. Escrow Agreement

SECTION 2.0 SAMPLE PROJECTS

Included in this business are six (6) hypothetical sample projects encompassing the different industry clusters that NWRC initially plans to develop within its geographic boundary.

The sample projects, referred to as "hypothetical" because the details and locations have not yet been finalized, illustrate NWRC's intended activities within the proposed industries.

It is noted that the sample projects are only limited examples of the types of projects that NWRC will undertake, involving one or more of the industry categories proposed. While the detailed specifications of actual projects may ultimately differ from the hypothetical projects, all actual projects affiliated with NWRC will be in approved industries,

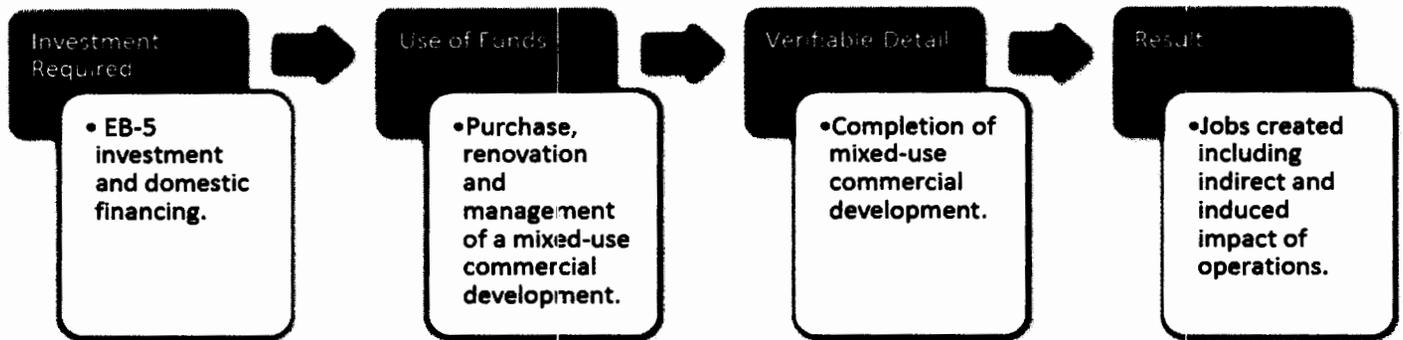
will be located within the approved geographic scope, and will utilize only those investment structures approved by USCIS as part of NWRC’s initial proposal.

All projects are expected to be completed within an EB-5 alien investor’s conditional residency period. The timelines are projected to begin when each project’s first EB-5 investor’s capital investment is received by the new commercial enterprise.

2.1.1 SAMPLE PROJECT 1:

NWRC’s first proposed hypothetical project is a mixed-use retail shopping center, fast food chain restaurant and office complex development to be developed in Sacramento County. The project consists of the purchase, renovation, management and operation of existing, vacant buildings totaling 50,000 square feet. The restaurant area will be 10,000 square feet, while the retail and professional office space area will be 40,000 square feet and is assumed to be anchored by a supermarket.

EB-5 capital will be applied to the purchase, renovation, management and operations for the entire project and new jobs will be created. Jobs will be created through the direct, indirect, and induced impacts of the mixed-use commercial development through management and operations through staffing needs, and additional revenue earned through proposed retail, restaurant and supermarket operations.



2.1.2 PROJECT SPECIFICATIONS

| | |
|--|--|
| Industry Cluster | Retail Shopping Center Restaurants, Cafes and Food Courts Professional Office |
| Sample Project | Acquisition, renovation and management of mixed-use commercial center with retail space, office space and restaurant , or similar project. |
| Sample Project Location | County of Sacramento, CA or similar location with same economic impacts. |
| Sample Project Building Area (square feet) | 50,000 square feet |

2.1.3 MARKET ANALYSIS OF RETAIL, OFFICE AND FOOD SERVICE INDUSTRY IN SACRAMENTO, CALIFORNIA

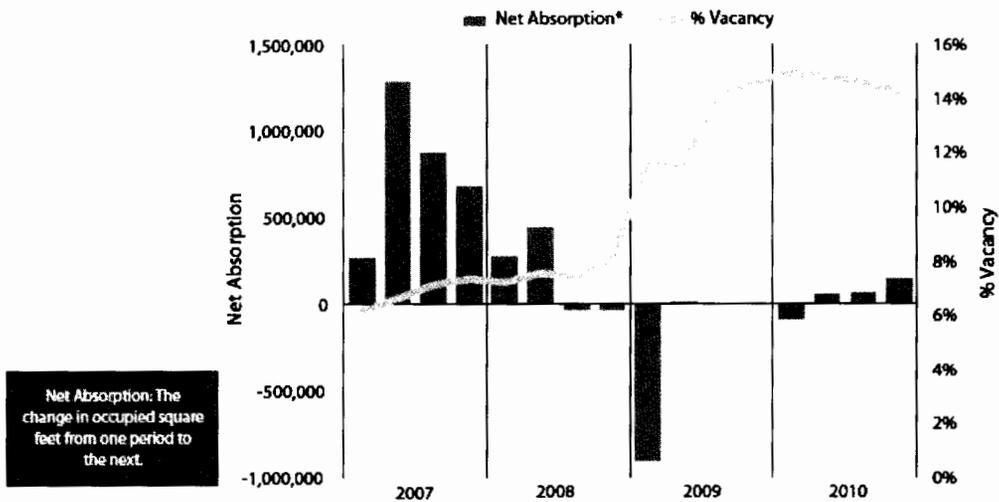
OVERVIEW

Following possibly the worst year on record in 2009, the staggering Sacramento real estate market found some “sea legs” in 2010, with rental fundamentals in many sectors stabilizing and leasing and sales activity returning to modest levels. The commercial market saw moderately more leasing activity, as there became a growing sense that the market is nearing the floor in rental rates, providing tenants the confidence to commit to leases. While the general mood in the office sector remains bridled (aside from the residential market, it will be saddled with the longest road to recovery), the prevailing sentiment in the retail and industrial sectors is that the worst is probably behind them. Operating fundamentals in the apartment sector are actually quite good, with occupancy surpassing 94% and some market participants expecting rent growth to return as early as next year. Tenants and investors alike took advantage of “California on Sale” in 2010, positioning themselves nicely for the next up-cycle, many at basis’ of 50% or less of peak values and currently the same leasing and purchase opportunities.

RETAIL

The retail sector has experienced a big change since 2010. Coming off a year full of high profile bankruptcies, a vacancy rate that nearly doubled and contract rents that fell 30% - 50%, retail fundamentals stabilized in 2010 and there was a resurgence in leasing activity. Largely absent the previous few years, new tenants begin to enter the region and several national tenants have regained interest. Although 2010 remained a challenging year, it was one in which the free-fall in rents and occupancy came to an end, and some positive indicators emerged. The prevailing belief is that the worst is behind the market and that if building owners and tenants have survived this long they will likely weather the storm. Occupancy reached a trough early in the year at roughly 85%, ending a five quarter skid, but remained stable the rest of the year, ending with a modest uptick to 85.8%. Average lease rates did fall throughout the year, but at a much slower pace than the previous year, providing some sense of a bottom and giving prospective tenants the confidence necessary to commit to deals. As a result, the region saw a marked increase in tenant activity. Part of what caused vacancy to spike the past few years were the closures of several “big box” stores, including Gottschalks, Linens ‘N Things, Mervyns, Circuit City, Shoe Pavilion and others. These vacant spaces are now beginning to get backfilled. Whereas just a year ago the region had roughly 60 vacant “big box” properties with very little interest (for context consider that Los Angeles, a market with five times the population, had about the same number), about half of those properties now have deals working on them, and many will sign in 2011. Grocers and discount retailers, such as Foods Co., Fresh and Easy, Grocery Outlet, Dollar Tree, Wise Buys, 99 Cent Store, were the most active during the year, as consumer preferences shifted in response to the tough economy. The same movement towards frugality has also changed the culinary scene, as some higher end restaurants have converted to more affordable formats, and everyday lunch and dinner spots have dominated new openings. Perhaps the most visible examples of this are the conversions of Bistro 33 to Spin Burger and Mason’s to Cafeteria 15L at high profile midtown locations. Several national tenants are active again as well, including Michaels, Petco, Chipotle, Verizon, AT&T Wireless and Wal-Mart (with a smaller grocery-only concept). Even Starbucks, with its highly publicized closures in 2009, just signed a new lease in the market. For the first time in a few years, we also saw retailers announce plans to enter the market with multiple sites, including Sprouts Market, Henry’s Farmer’s Market, Sunflower Market, Pinkberry, Five Guys Burger & Fries, and Smashburger. Although this past year offered some encouraging signs, it was not without casualties, most notably Hollywood Video, who shut down all 2,415 stores nationally, including 12 in the greater Sacramento region. Blockbuster is also in the process of closing 182 additional stores after declaring bankruptcy in September. Other notable closures in 2010 include the Hard Rock Café in the Downtown Plaza and William Glen, a well-known local gift and specialty store that just recently closed after 47 years. Also, Pottery Barn announced they will close their Arden Mall location in 2011.

Vacancy vs. Net Absorption | Sacramento MSA



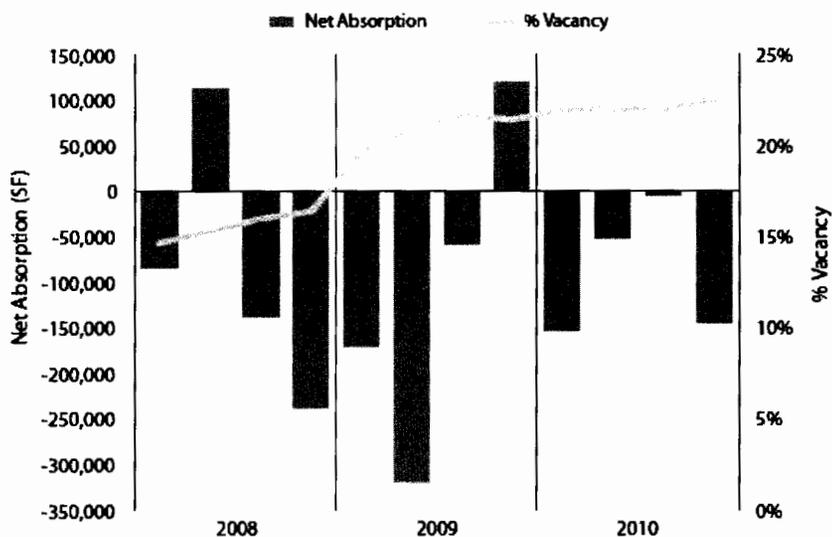
OFFICE

The office market continued to struggle in 2010. There was some more activity, but it was primarily “negative” activity, consisting mostly of renewals or relocations focused around downsizing or aggressive economic incentives rather than business growth. Many businesses failed, highlighted by the dissolution of one of Sacramento’s oldest, largest, and most respected law firms. Just one year into a highly publicized 15-year lease on Capitol Mall, McDonough Holland & Allen PC shut down. Vacancy hovered in the low 20%’s during the year, while the availability rate, which includes available sublease space, hit the mid 20%’s. These numbers do not offer a complete picture of the slack in the market, however, as there is no way to count what is believed to be significant underutilized or mothballed space, both commonly referred to as shadow space. Perhaps the best indicator of market health is net absorption – the change in occupied space during the period – which was negative 350,000 square feet for the year. This decline represented the third year in a row this indicator was negative, totaling nearly 1.1 million square feet of lost occupancy over the three-year period. Given the forgoing, lease rates naturally went down, falling on average about 10%.

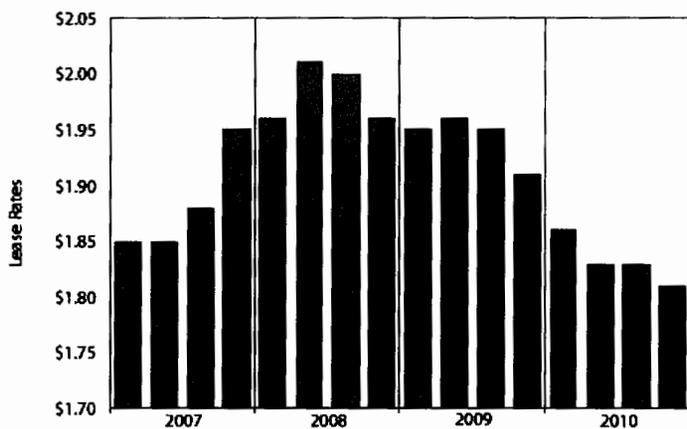
Public sector tenants, particularly state government related tenants, continue to be the major driver of leasing activity, accounting for half of the top 10 lease transactions in 2010. The Army Corps of Engineers executed the largest transaction of the year, a 225,000 square-foot renewal. The Department of Fish & Game, Department of Alcohol & Drug Program, California Child Support Services, California Board of Equalization, and ACS, having won the contract to handle IT and business services for California’s Medicaid program, all signed significant leases. The largest private sector lease in 2010 was a renewal by Bank of America for 165,000 square feet along the Highway 50 Corridor. Private sector activity has been tepid, with most lease transactions in the form of renewals. With shrinking employment, many companies looked to downsize their space. There has been sales activity that has allowed new owners to profitably reset lease rates to lower levels in some areas. One prime example was the sale of Prospect Greens, a 640,000 square foot, six-building project along the Highway 50 corridor for roughly \$105 per square foot. This property sold five years ago for \$160 per square foot. With this basis, the new owner is offering rates that are approximately \$0.10 per square foot lower per month than the average for comparable Class A properties in the submarket. For a longer run perspective on the status of the market, consider that 1) there are about 12 million square feet of vacant space in the region today and 2) during the past decade the region has averaged roughly 600,000 square feet of net absorption. Assuming the pace of absorption stays consistent, it could take 20 years to fill up all of today’s vacant space. Alternatively, consider that the region has built roughly 11 million square feet of office space during the past decade. That means that even if

Sacramento didn't build anything in the past 10 years, there would be sitting with 1 million square feet of vacant space today. Now, while in practice it is not that simple – the supply/demand imbalances are surely different between Class A-D building and location segments – it does mean that, no matter how you calculate it, it will take at least several years before we see a healthy market again.¹

Vacancy Rate vs. Net Absorption | Sacramento MSA



Asking Lease Rates | Sacramento MSA



¹ <http://www.cba.csus.edu/sacbusinessreview>

MIXED-USE COMMERCIAL AND OFFICE BUILDING COMPARABLES

The comparables below support the viability of finding commercial office and retail space for \$100 per square foot or less in this geographic area. Based on this data, NWRC believes \$100 per square foot should be enough to acquire a suitable building in Sacramento County.

9343 Tech Center Drive

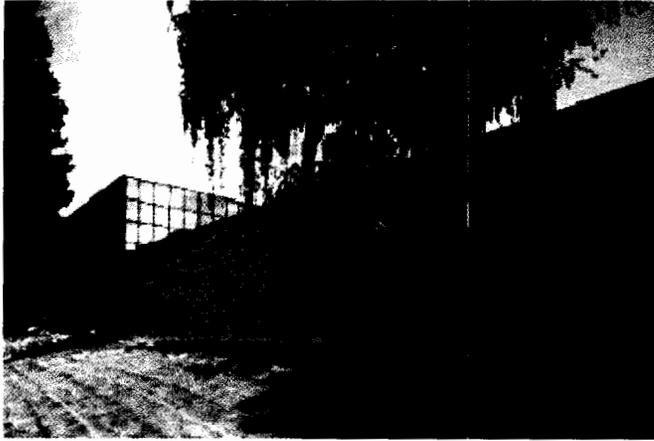
9343 Tech Center Drive, Sacramento, CA 95826



| | |
|--------------------|--------------------------|
| Price: | \$4,687,452 |
| Building Size: | 47,348 SF |
| Price/SF: | \$99 |
| Property Type: | Office |
| Property Sub-type: | Office Building |
| Property Use Type: | Vacant/Owner-User |

Campus Commons Prof. Center

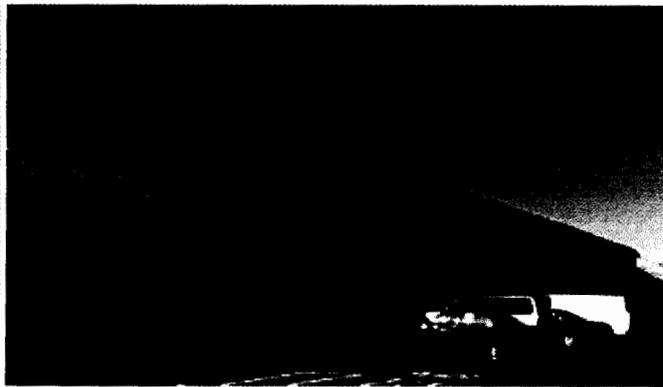
2335 American River Drive, Sacramento, CA 95825



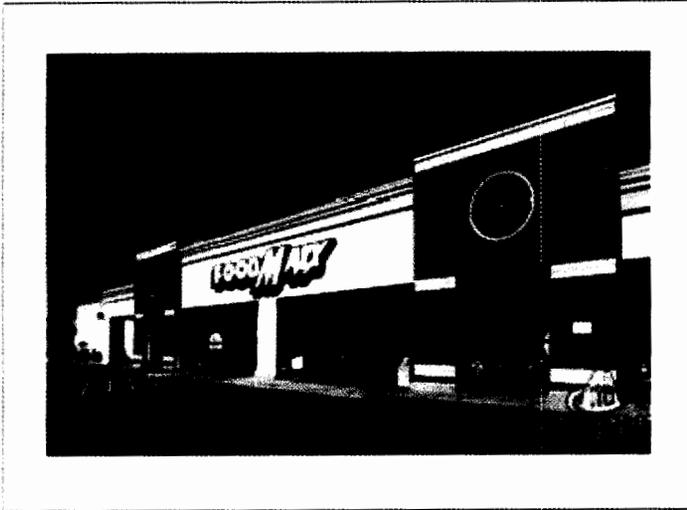
| | |
|--------------------|------------------------|
| Price: | \$3,240,000 |
| Building Size: | 44,528 SF |
| Price/SF: | \$72.76 |
| Property Type: | Office |
| Property Sub-type: | Office Building |
| Property Use Type: | Investment |
| Commission Split: | 2.5% |
| Cap Rate: | 13% |
| Occupancy: | 26% |
| No. Stories: | 4 |
| Tenancy: | Multiple |
| Year Built: | 1980 |
| Lot Size: | 2.18 AC |
| Parking Ratio: | 3.93 / 1,000 SF |

Fulton Square REO Retail

1319 -1361 Fulton Avenue, Sacramento, CA 95825



| | |
|----------------------|---------------------|
| Price: | \$1,620,000 |
| Gross Leasable Area: | 39,810 SF |
| Building Size: | 39,810 SF |
| Price/SF: | \$40.69 |
| Property Type: | Retail |
| Property Sub-type: | Strip Center |
| Property Use Type: | Investment |
| Distressed: | Yes |
| Occupancy: | 26% |
| Tenancy: | Multiple |
| Lot Size: | 3.50 AC |



8065 Watt Ave
Sacramento, CA 95843

| | |
|-----------------------|-------------------------------|
| County: | Sacramento |
| Property Type: | Retail Neighborhood Center |
| Building Size: | 119,998 SF |
| Price: | \$9,000,000 |
| Price/SF: | \$75.00/SF |
| Cap Rate: | 9.40% |
| Status: | Active |
| LoopNet ID: | 16921651 |

FOOD SERVICE

According to the US Census Bureau, Sacramento County had 2,503 food service and drinking establishments in 2007. These establishments generated \$1.9 billion in revenue and employed 41,637 people with a combined total of \$539 million in annual payroll. In 2002, Sacramento County had 2,094 such establishments with annual sales revenue of \$1.4 billion and employed 34,402 people. The county experienced a 16% increase in the number of food service establishments since 2002, and revenues for the same period increased 37%. From 2002 to 1997, the county experienced only a 1% growth in the number of such establishments, while revenues grew 39%. Within a five (5) year period, the food industry has grown substantially within the county with higher revenues per establishment, reflecting the economic prowess of the industry within the state as a whole. Restaurant jobs represent 10% of employment in the state, and employment within the industry will increase by 9.9% within the next ten (10) years. In 2011, California's restaurants are projected to register \$61.6 billion in sales.²

2.1.4 SAMPLE PROJECT 1 - CAPITALIZATION

(b) (4)

² <http://www.restaurant.org>

(b) (4)



2.1.5 SAMPLE PROJECT 1 - DEVELOPMENT TIMELINE

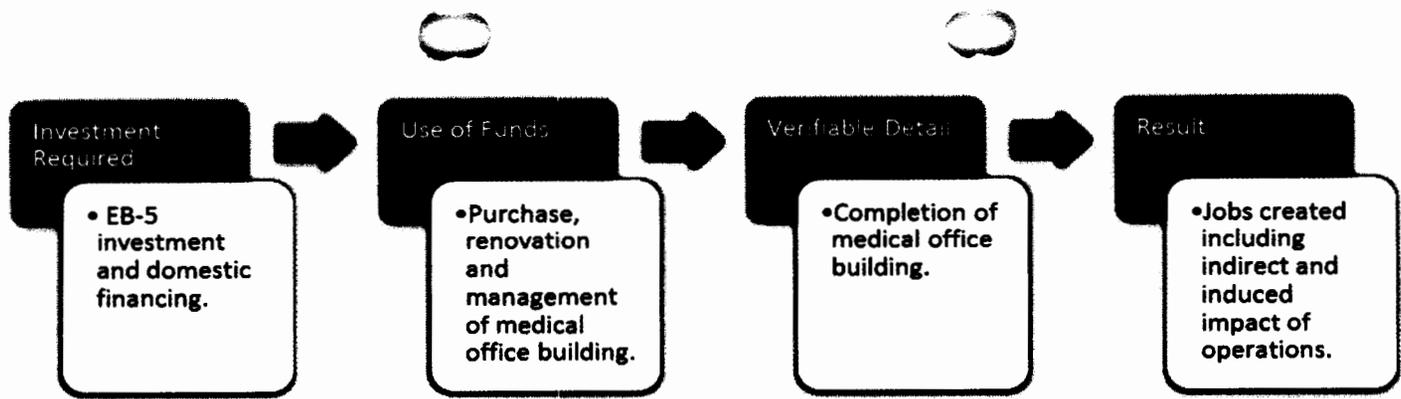
(b) (4)



2.2.1 SAMPLE PROJECT 2:

NWRC's second proposed hypothetical project is a medical office building for physicians, dentists, and other practitioners in Santa Clara County. The project consists of the purchasing of a vacant building and then renovating, managing and operating the medical building with an area totaling 30,000 square feet.

EB-5 capital will be applied to the purchase, renovation and management of the project and new jobs will be created. Jobs will be created through the direct, indirect, and induced impacts of the medical office management and operations.



2.2.2 PROJECT SPECIFICATIONS

| | |
|--|---|
| Industry Cluster Sample Project | Health Care Facilities ✓ Acquisition, renovation and facility management of medical office building, or similar project. ✓ |
| Sample Project Location | County of Santa Clara, CA or similar location with same economic impacts. |
| Sample Project Building Area (square feet) | 30,000 square feet ✓ |

2.2.3 MARKET ANALYSIS OF MEDICAL INDUSTRY IN SANTA CLARA COUNTY

As the driving force of the state’s high tech industry, the Santa Clara County remains a desirable place to live, commanding expensive real estate prices and attracting a well-educated populace. The median age is 36.6, in line with the national figure of 36.7. 186,509 of the county’s residents are 65 or over, and, as with the rest of the country’s aging population, are expected to require increased medical care and attention in the upcoming years.

The health care industry is one of the fastest growing industries in Santa Clara County. According to the California Department of Labor, 5 of the top 10 fastest growing occupations in the county belong to the medical industry, joined by 2 of the top 10 high wage occupations. Despite this growth, the state of California expects a nursing shortage due to the significant demographic challenges posed by the aging population, especially in urban areas such as the Bay Area.

The medical office building comparables below support the viability of the proposed project. In September 2010, a medical office building of 31,949 square feet sold for \$6,727,500 at \$210.57 per square feet in Santa Clara County. In addition, there is a 71,830 square feet medical office building listed at \$9,790,000 at \$136.29 per square feet currently on the market. The project is viable according to its itemized capitalization in Section 2.2.4. Based on this data, NWRC believes \$233 per square foot should be enough to acquire a suitable building in Santa Clara County.

MEDICAL OFFICE BUILDING COMPARABLES



**80 Great Oaks Boulevard
San Jose, CA 95119**

| | |
|-----------------------|--------------------------|
| County: | Santa Clara |
| Property Type: | Office Medical Office |
| Building Size: | 71,830 SF |
| Building Class: | A |
| Occupancy: | 100% |
| Price: | \$9,790,000 |
| Price/SF: | \$136.29/SF |
| Cap Rate: | 8.00% |
| Net Lease Investment: | Yes |
| Status: | Active |
| LoopNet ID: | 17116548 |

**Sold – Oakridge Professional Center
2650120 ID:**

Sale Details

Sale Status: **Sold**

Sale Date: **Sep 2010**

Sale Price: **\$6,727,500**
\$210.57/SF

Cap Rate: **8.33%** As a % of price

Oakridge Professional Center
841 Blossom Hill Rd
San Jose, CA 95123
Santa Clara County

Property Type: **Office**

Sub Type: **Medical Office**

Building Size: **31,949 SF**

Occupancy: **95%**

Year Built: **1974**



2.2.4 SAMPLE PROJECT 2 - CAPITALIZATION

(b) (4)



(b) (4)

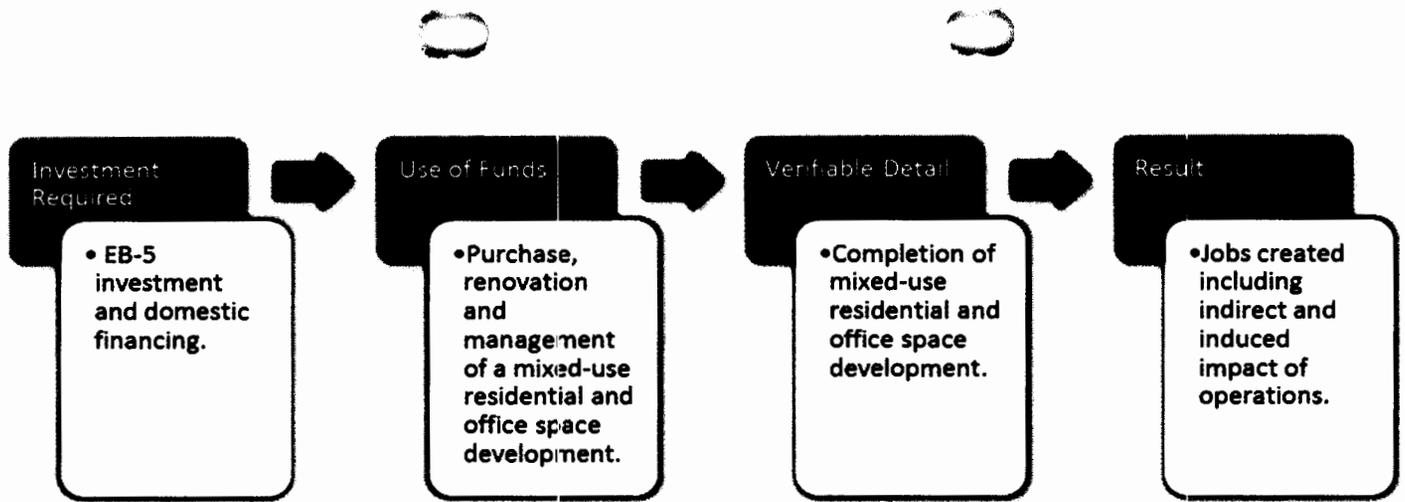
2.2.5 SAMPLE PROJECT 2 - DEVELOPMENT TIMELINE

(b) (4)

2.3.1 SAMPLE PROJECT 3:

NWRC's third proposed hypothetical project is a condominium development mixed with office space in Sacramento County. The office space will also support the services for the condominium complex as well as create offices for administrative service centers. The project consists of the purchase and renovation of a vacant building, as well as the management and operation of the building with total an area of 70,000 square feet. A projected 30,000 square feet will be used for professional offices, and 40,000 square feet will be for 32 condominium units. The condominium units are expected to be leased and managed by the regional center.

EB-5 capital will be applied to the construction, management and operations for the entire project and new jobs will be created. Jobs will be created through the direct, indirect, and induced impacts of the mixed-use residential and office spaces through management and operations through staffing needs, and additional revenue earned through proposed condominium and office tenant leases.



2.3.2 PROJECT SPECIFICATIONS

| | |
|--|---|
| Industry Cluster | Professional Offices |
| Sample Project | Acquisition, renovation and facility management of condominium and office spaces, or similar project. |
| Sample Project Location | County of Sacramento, CA or similar location with same economic impacts. |
| Sample Project Building Area (square feet) | 70,000 square feet |

2.3.3 MARKET ANALYSIS OF REAL ESTATE INDUSTRY IN SACRAMENTO COUNTY

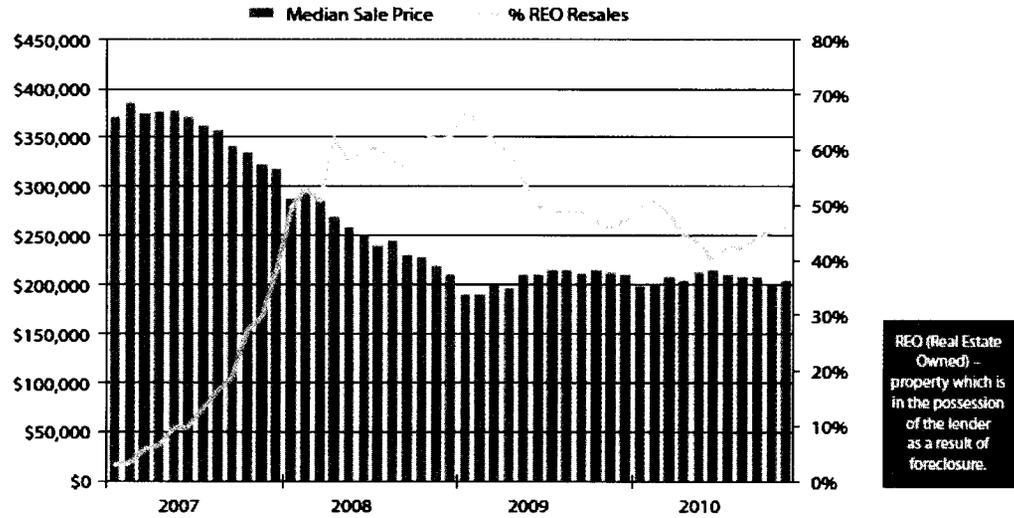
RESIDENTIAL OVERVIEW

2010 began on a somewhat positive note, as optimistic homebuilders actively acquired inventory of finished and partially finished lots throughout the region, pushing lot prices to levels the area has not seen in three years. A trough in the median home price was established in early 2009 while tax incentives and other government props (including artificially low interest rates) fueled optimism that would-be homebuyers waiting for the bottom would be propelled off the sidelines.

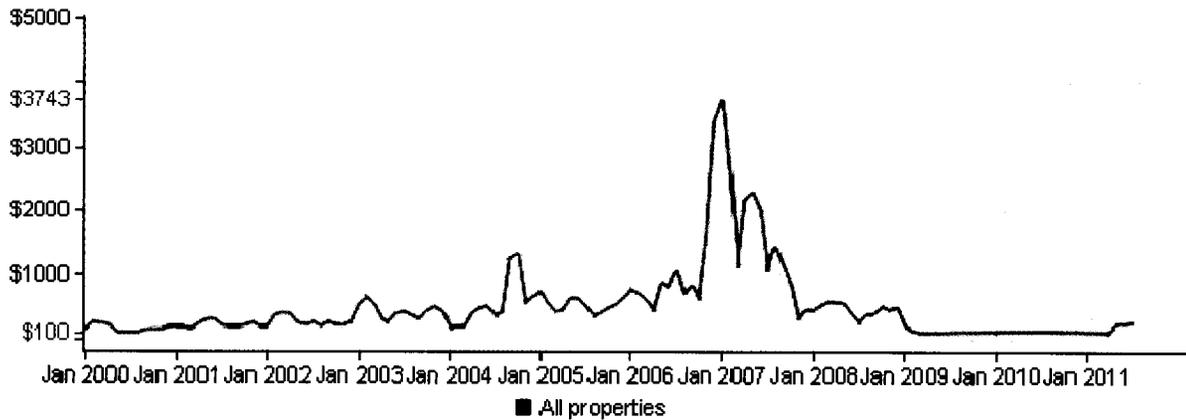
The housing market continues to struggle in 2011, marking what will be the sixth consecutive year in a residential downturn. Foreclosure activity continues to dominate the environment, as borrowers at all income strata are having difficulty paying their mortgages. REO activity may peak in 2011 as banks, with stronger balance sheets and built-up loss allowances, are expected to work through foreclosures at a faster rate. The deep pipeline of foreclosures will remain a significant overhang on the housing market for some time. This means that the rental market will see an increase as the public is wary of purchasing homes.



Median Sale Price (all homes) vs. REOs as a % of Sales | Sacramento MSA



Average Price Per Sqft
Sacramento, CA | All properties | All years

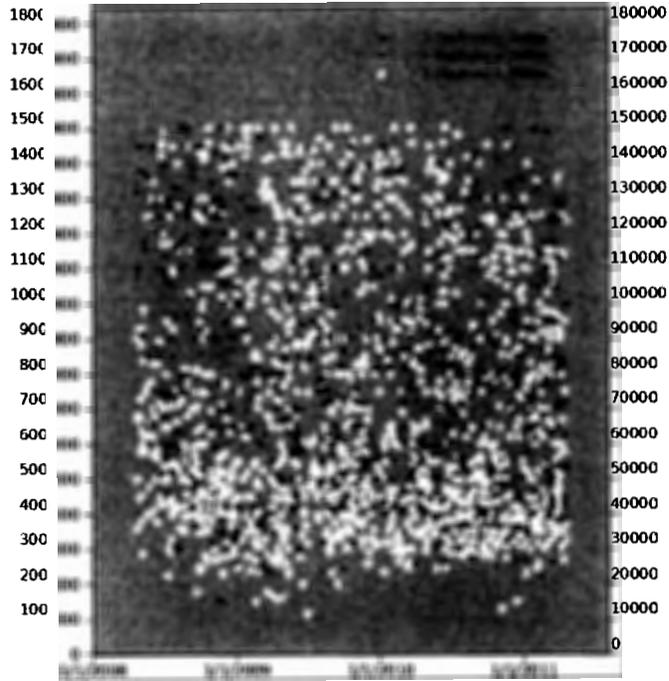


CONDOMINIUM MARKET ANALYSIS

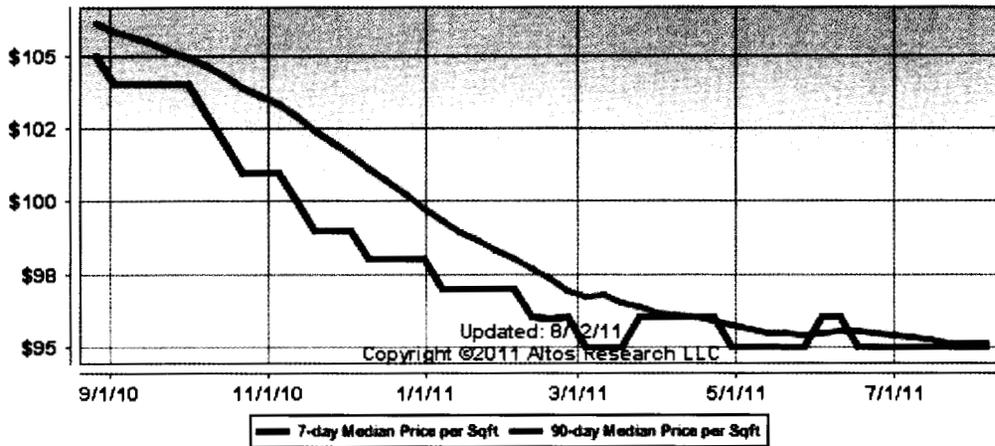
The graph below shows all condominium sales under \$150,000, which accounts for 86% of all condo sales over the past 12 months.³

⁴ <http://www.grubb-ellis.com/Data/Reports>

All Condominium Sales in Sacramento under \$150,000



Median Price per Sqft for SACRAMENTO, CA



CONDOMINIUM COMPARABLES

Sale Status: **Sold**
Sale Date: **May 2011**
Sale Price: **\$8,450,000**
\$82,039/Unit
Cap Rate: **6.20%**
Listing Price: **\$9,400,000**

Governors Village
815 E St
Sacramento, CA 95814
Sacramento County

Property Type: **Multifamily**
Sub Type: **Garden/Low-Rise**
No. Units: **103**
Building Size: **71,230 SF**
Occupancy: **95%**



OFFICE BUILDING MARKET OVERVIEW

Refer to Section 2.1.3 Market Analysis of Retail & Office Industry in Sacramento, California

MARKET ANALYSIS SUMMARY

The price-per-square feet for office buildings are below \$100 per square feet as seen in the office comparables in Section 2.1.3. The office building comparables in fact reflect price-per-square feet costs at \$72.76 for a 44,528 square feet building and at \$99 for a 47,348 square feet building. Condominium price-per-square feet prices within Q3 of 2011 are at \$95. NWRC is budgeting \$100/square foot for the land and vacant building acquisition costs, which should fall in line with the current market.

2.3.4 SAMPLE PROJECT 3 - CAPITALIZATION

(b) (4)





(b) (4)



2.3.5 SAMPLE PROJECT 3 - DEVELOPMENT TIMELINE

(b) (4)



2.3.6 SAMPLE PROJECT 3 - FINANCIAL PROJECTIONS AND ASSUMPTIONS

(b) (4)

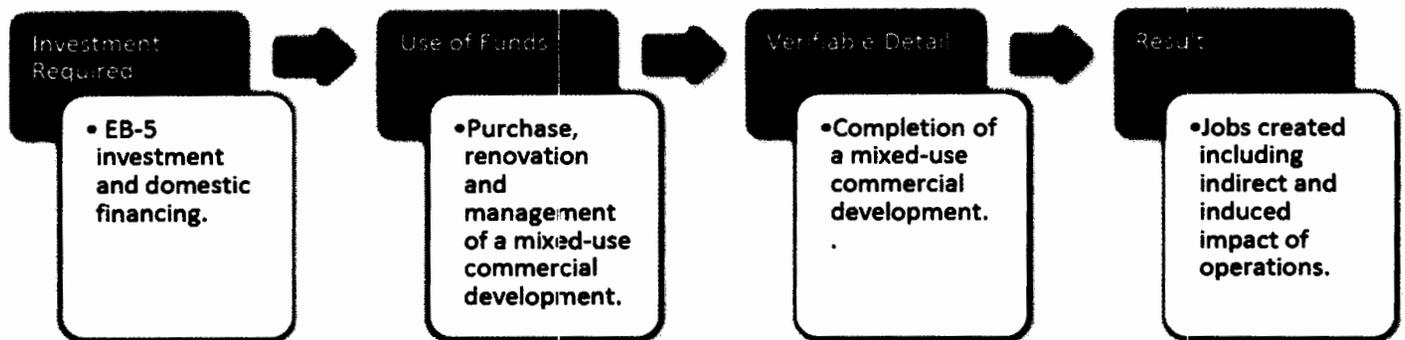


(b) (4)

2.4.1 SAMPLE PROJECT 4:

NWRC's fourth proposed hypothetical project is an assisted living community development within the County of Santa Cruz. The project consists of the purchase of a vacant property and the renovation, management/operation of the property into an operational assisted living facility of a building area totaling 70,000 square feet. The proposed project will have 120 units in the assisted living facility.

EB-5 capital will be applied to the purchase of vacant property, renovation, management and operations for the entire project and new jobs will be created. Jobs will be created through the direct, indirect, and induced impacts of operations and the assisted living community through staffing needs and tenant rentals.



2.4.2 PROJECT SPECIFICATIONS

| | |
|--|---|
| Industry Cluster | Health Care Facilities |
| Sample Project | Acquisition, renovation and facility management of assisted living community. |
| Sample Project Location | County of Santa Cruz, CA or similar location with same economic impacts. |
| Sample Project Building Area (square feet) | 70,000 square feet |

2.4.3 MARKET ANALYSIS OF NURSING CARE INDUSTRY IN SANTA CRUZ COUNTY

The median age in Santa Cruz County is 37.2, compared to the national median of 36.7. 10.5% of the population is 65 and over, while the national percentage is 12.6%. As with the rest of the Bay Area, the aging population is expected to require a significant infusion of health care and nursing resources in the coming years. The assessed value of the first property of 82,075 SF at \$15,493,414 gives a \$189 per square foot value. This provides basis that \$228 per square foot acquisition of property in Section 2.4.4 is viable.

ASSISTED LIVING FACILITY COMPARABLES

610 Frederick St
Santa Cruz, CA 95062



Property Details

Primary Property Type: Senior Housing
Property Sub-type: Assisted Living Residences
Building Size: 82,075 SF

Owner & Mortgage Info

Current Owner: Dominican Santa Cruz Hospital

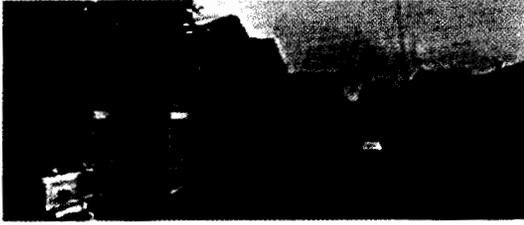
Tenant Info

Current Tenants: Employee Assistance Program, Community Hospital Santa Cruz,
Dominican Hospital Foundation, Occupational Medical Center

Tax Info

\$15,493,414 Assessed Value, \$1,852.52 Taxes

1734 Seabright Ave
Santa Cruz, CA 95062



Property Details

Primary Property Type: Senior Housing
Property Sub-type: Assisted Living Residences
Building Size: 15,500 SF

Owner & Mortgage Info

Current Owner: Rachael Spencer, Kevin Rooney, et al

Tenant Info

Current Tenants: Bank of Commerce Mortgage, Seabright Mortgage

Tax Info

\$385,124 Assessed Value, \$4,609.88 Taxes

2.4.4 SAMPLE PROJECT 4 - CAPITALIZATION

(b) (4)



2.4.5 SAMPLE PROJECT 4 - DEVELOPMENT TIMELINE

(b) (4)



2.4.6 SAMPLE PROJECT 4 – FINANCIAL PROJECTIONS AND ASSUMPTIONS

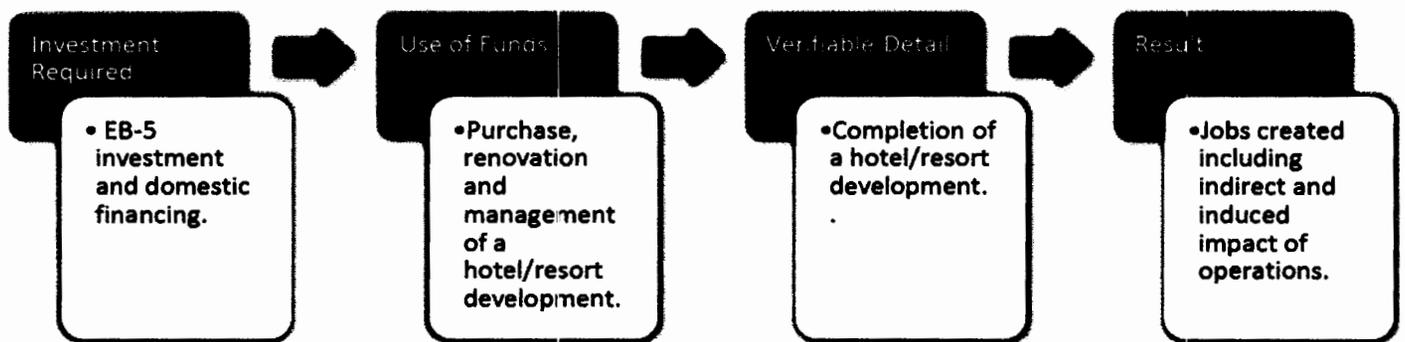
(b) (4)



2.5.1 SAMPLE PROJECT 5:

NWRC’s fifth proposed hypothetical project is a hotel/resort development in the County of Santa Cruz. A hotel/resort development would impact local retail stores, entertainment facilities such as golf courses, and transportation services to major airports. The project consists of the purchasing, management and operation of a facility totaling 40,000 square feet. This hotel/resort project is planned to have 80 rooms. It will encompass and impact food services, air and ground transportation, entertainment, and retail. NWRC intends to finance the purchasing and management of a hotel/resort in Santa Cruz County. EB-5 loans will be used for development, purchasing and capital equipment costs for the facility, as well as management/operations of the hotel/resort. Jobs will be created in connection with operating the facility, through indirect and induced impacts of this new enterprise within the regional center boundary.

EB-5 capital will be applied to the purchase, renovation, management and operations for the entire project and new jobs will be created. Jobs will be created through the direct, indirect, and induced impacts of the hotel/resort development and management.



2.5.2 PROJECT SPECIFICATIONS

| | |
|--|---|
| Industry Clusters | Hotels and Motels Retail Shopping Facilities Restaurants, Cafes and Food Courts |
| Sample Project | Acquisition, renovation and facility management of hotel or resort. |
| Sample Project Location | County of Santa Cruz, CA or similar location with same economic impacts. |
| Sample Project Building Area (square feet) | 40,000 square feet |

2.5.3 MARKET ANALYSIS OF HOSPITALITY INDUSTRY IN SANTA CRUZ COUNTY

Situated on the California coastline, Santa Cruz County relies on tourism as one of its cornerstone industries, along with agriculture, education, and technology. Tourist attractions include the county's 29 miles of beaches, 14 state parks, Santa Cruz Beach Boardwalk, the redwood forests, and the Monterey Bay, which features a protected marine sanctuary.

Based on the comparables below, NWRC believes that \$175 per square foot is a reasonable prediction of the cost of acquiring the sample project property.

HOTEL/MOTEL COMPARABLES

Verified Sale Details

Sale Status: Sold

Sale Date: Jun 2011

Sale Price: **\$2,627,057** (Approximate)
\$69,133/Room

Cap Rate: Not Provided

Torch Lite Inn
520 Riverside Ave
Santa Cruz, CA 95060
Santa Cruz County

Property Type: Hotel & Motel

Sub Type: Economy/Limited Service

No. Rooms: 38

Year Built: 1978

Sold 3Q 2008 for
\$1,000,000 - \$1,500,000
Santa Cruz, CA
\$25,000 - \$30,000/Room

Economy/Limited
Service
15,000 SF Bldg
44 Rooms

Sold 3Q 2008 for
\$6,000,000 - \$6,500,000
Santa Cruz, CA
\$75,000 - \$80,000/Room

Economy/Limited
Service
79 Rooms
Built 1985

Sold 3Q 2007 for
\$3,500,000 - \$4,000,000
Santa Cruz, CA
\$45,000 - \$50,000/Room

Economy/Limited
Service
45,000 SF Bldg
82 Rooms
Built 2008

2.5.4 SAMPLE PROJECT 5 - CAPITALIZATION

(b) (4)

(b) (4)



2.5.5 SAMPLE PROJECT 5 - DEVELOPMENT TIMELINE

(b) (4)



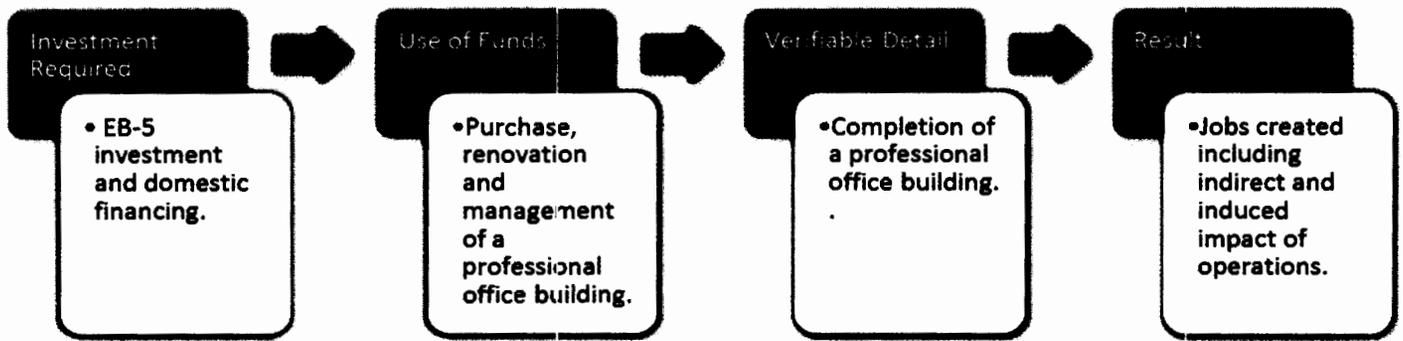
2.5.6 SAMPLE PROJECT 5 – FINANCIAL PROJECTIONS AND ASSUMPTIONS

(b) (4)



2.6.1 SAMPLE PROJECT 6:

NWRC's sixth proposed hypothetical project is a professional office building development in Alameda County with a focus on architectural and engineering professionals as tenants. NWRC intends to finance the purchasing and management of a professional office building in Alameda County. EB-5 loans will be used for development, purchasing and capital equipment costs for the facility, as well as the management/operations of the building. Jobs will be created in connection with operating the facility, including indirect and induced impacts of this new enterprise within the regional center boundary. The project consists of the purchase and renovation of a vacant property, leading to the management and operation of the building area totaling 40,000 square feet.



2.6.2 PROJECT SPECIFICATIONS

| | |
|--|--|
| Industry Cluster Sample Project | Professional Offices Acquisition, renovation and facility management of a professional office building. |
| Sample Project Location | County of Alameda, CA or similar location with same economic impacts. |
| Sample Project Building Area (square feet) | 40,000 square feet |

2.6.3 MARKET ANALYSIS OF PROFESSIONAL OFFICE INDUSTRY IN ALAMEDA COUNTY

Job losses have slowed in the East Bay this year, as employers cut an estimated 3,000 positions in the first half of 2010, compared to 40,000 jobs during the same time last year. Office-using employment is expected to increase modestly by year's end; however, this gain will be somewhat offset by planned layoffs from Chevron, which announced plans to cut nearly 10,000 positions in San Ramon and Concord. Construction and rent prices of offices are both expected to decline from last year, as existing vacancy rates in office place pressure on both to reinforce a renter's and buyer's market.

The region reflected a rise in activity during the second quarter of 2011, translating into nearly 115,000 square feet of positive net absorption that pushed the vacancy rate down 40 basis points to 17.1 percent. The Emeryville submarket was a primary contributor to the positive net absorption enjoyed by the corridor. Emeryville posted over 168,000 square feet of net absorption and this activity resulted in the vacancy rate shrinking to 16.9 percent from 21.4 percent. The Emeryville Tower IV & II (formerly the Watergate Tower IV & II) played a large role with Santen Pharmaceuticals securing nearly 48,000 square feet and the Berkeley Research Group's expansion of approximately 20,000 square feet. The region also experienced a large sale with the Investcorp Real Estate purchase of 3300 Webster Street for nearly \$30 million or about \$312 per square foot. As tenant momentum continues in the latter half of the year, watch for a rise in net absorption and a softening of concessions. Currently, there are two significant tenant requirements in the Oakland CBD market; Sungevity is looking for 80,000 square feet as well as the 200,000-250,000 square foot requirement for the Metropolitan Transportation Commission, Bay Area Quality Management District and the Association of Bay Area Governments. They have narrowed their site selection to either one site in Oakland or two sites in San Francisco. Additionally, as vacancies shrink and rents rise, particularly in South of Market (SOMA) in San Francisco, watch for inquires in the corridor from technology companies currently located in San Francisco. This increase in tenant activity will help the overall market slowly and steadily improve.⁴

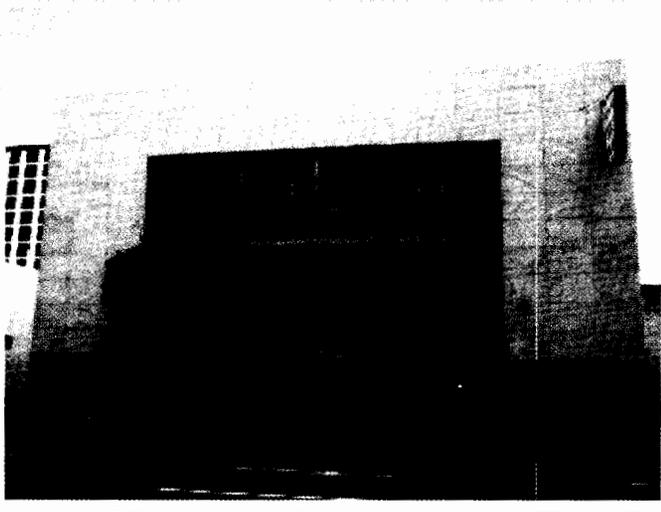
OFFICE BUILDING COMPARABLES

As supported by the following office building comparables within Alameda County, the proposed project is fully viable within the current market conditions. The price-per square-foot for the office buildings listed below ranges from \$68 to \$130, whereas the cost per square feet allocated for the project, as seen in Section 3.6.4, is US \$125. It is expected that the regional center will be able to find a property in this range to renovate in Alameda County at this price.

⁴ <http://www.grubb-ellis.com/Data/Reports>

Office/College/Bank/Retail/Light Manufacturing

1510 Webster Street, Oakland, CA 94612



Price: **\$2,350,000**
Price/SF: **\$68.12**
Property Type: **Office**
Property Sub-type: **Office Building**
Property Use Type: **Vacant/Owner-User**
Building Class: **B**
Lot Size: **0.33 AC**

Last Verified 7/15/2011
Listing ID 17156617

Roland Way Office Center

401 Roland Way, Oakland, CA 94621

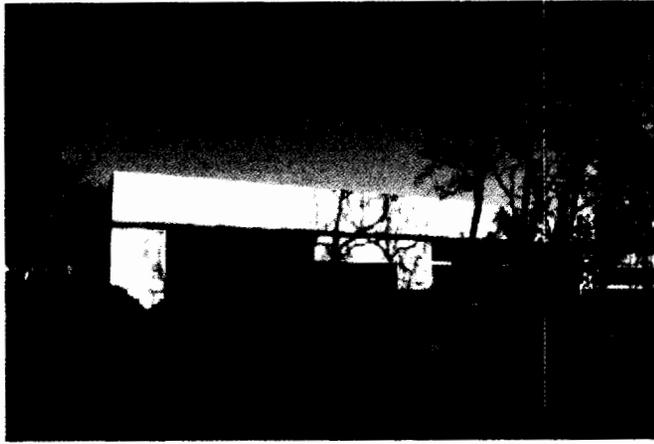


Price: **\$5,200,000**
Price/SF: **\$130.19**
Property Type: **Office**
Property Sub-type: **Office Building**
Property Use Type: **Investment**
No. Stories: **2**
Year Built: **1982**

Last Verified 8/5/2011
Listing ID 15573047

Prime Fremont R&D

200-210 Hammond Ave, Fremont, CA 94539



Price: \$3,854,160
Price/SF: \$120
Property Type: Office
Property Sub-type: Office-R&D
Property Use Type: Vacant/Owner-User
No. Stories: 1
Building Class: B
Parking Ratio: 3.86 / 1,000 SF

Last Verified 7/11/2011
Listing ID 16758768

2.6.4 SAMPLE PROJECT 6 - CAPITALIZATION

(b) (4)

2.6.5 SAMPLE PROJECT 6 - DEVELOPMENT TIMELINE

(b) (4)



SECTION 3.0 REGIONAL CENTER MARKET ANALYSIS

3.1 REGIONAL OVERVIEW

NWRC encompasses 13 contiguous counties in California. Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo Counties are located in the Bay Area and Central Valley regions of California.

| Regional Area Profile | Regional Center | California |
|--------------------------------------|------------------------|-------------------|
| Total Area (square miles) | 13,133 | 163,696 |
| Land Area (square miles) | 12,073 | 155,959 |
| Population (2009 estimate) | 9,680,769 | 36,961,664 |
| Population % change 2000-2009 | 8.2% | 9.1% |
| Population Density (per square mile) | 801.8 | 217.2 |

3.2 MARKET OVERVIEW: REGIONAL CHALLENGES AND STRENGTHS

Regional Challenges

The NWRC geographical composition varies from county to county. Merced, Napa, San Joaquin, Stanislaus, Yolo—and to a lesser extent—Santa Cruz and Solano counties are rural and undeveloped, with smaller populations. Rural areas tend to suffer greater economic challenges when the national economy is in recession. On the other hand, Alameda, Contra Costa, Sacramento, San Francisco, San Mateo, and Santa Clara counties contain more urban and suburban development, with the higher costs of entry associated with cities, especially California cities.

Regional Strengths

The San Francisco Bay Area ranks as an extremely desirable place to live, and attracts a highly educated and skilled workforce. The technology industry and the universities in the region share a synergistic relationship, allowing for continued investment in innovation. While the outlying counties of the Central Valley still focus on farming, demographics project substantial population growth continuing through 2050 to form a new “megaregion” that will encompass San Joaquin, Stanislaus, and Merced counties, providing new economic opportunities in the process.

3.3 OVERVIEW: COMMERCIAL REAL ESTATE OUTLOOK WITHIN THE PROPOSED REGIONAL CENTER

In order to evaluate the market for commercial real estate within the proposed regional center, data was analyzed from the U.S. Census Bureau. There are two sets of reports, both available on their website: <http://www.censtats.census.gov> and <http://factfinder.census.gov>. The 2007 set of data is the latest set of economic data available. Each proposed industry is analyzed below:

RETAIL AND RESTAURANT DEVELOPMENT

The Census Bureau and its NAICS codes had the most comprehensive data in the retail trade section. In 2007, retail sales revenue in the proposed regional center amounted to US\$121.1 billion by 29,388 employer establishments.

| County | 2007 Retail Employer Establishments | 2007 Retail Employer Sales (\$MM) |
|-------------------------------|-------------------------------------|-----------------------------------|
| Alameda County | 4,503 | \$ 17,909 |
| Contra Costa County | 2,822 | \$ 11,764 |
| Merced County | 578 | \$ 2,001 |
| Napa County | 537 | \$ 1,665 |
| Sacramento County | 3,821 | \$ 15,600 |
| San Francisco County | 3,710 | \$ 12,400 |
| San Joaquin County | 1,756 | \$ 7,110 |
| San Mateo County | 2,216 | \$ 10,199 |
| Santa Clara County | 5,297 | \$ 26,492 |
| Santa Cruz County | 981 | \$ 3,725 |
| Solano County | 1,167 | \$ 4,828 |
| Stanislaus County | 1,500 | \$ 5,662 |
| Yolo County | 500 | \$ 1,766 |
| Regional Center Total: | 29,388 | \$ 121,121 |

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

MEDICAL OFFICE BUILDINGS

The data for Medical Buildings incorporated NAICS code 62 (Health Care and Social Assistance), omitting available data for NAICS code 623 (Nursing and Residential Care Facilities), which were used to generate data for the Living Facility industry below. In the cases of all counties except San Joaquin, Solano, Stanislaus, and Yolo, data for Nursing and Residential Care revenue was partial or undisclosed; in such cases, the available data was subtracted from the overall Health Care and Social Assistance revenue figure. In 2007, 23,142 health care and social assistance establishments generated at least US\$52 billion, with Santa Clara County likely providing over a billion dollars more.

| County | 2007 Health Care and Social Assistance Establishments | 2007 Health Care and Social Assistance Revenue (\$MM) |
|-------------------------------|--|--|
| Alameda County | 3,817 | \$ 8,944 |
| Contra Costa County | 2,435 | \$ 5,307 |
| Merced County | 398 | \$ 540 |
| Napa County | 371 | \$ 1,117 |
| Sacramento County | 2,830 | \$ 8,628 |
| San Francisco County | 2,770 | \$ 7,335 |
| San Joaquin County | 1,159 | \$ 2,766 |
| San Mateo County | 1,851 | \$ 3,916 |
| Santa Clara County | 4,678 | \$ 6,994 |
| Santa Cruz County | 806 | \$ 1,417 |
| Solano County | 700 | \$ 1,983 |
| Stanislaus County | 1,003 | \$ 2,445 |
| Yolo County | 324 | \$ 563 |
| Regional Center Total: | 23,142 | \$ 51,955 |

Red Text = Partial Data

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

CONDOMINIUM DEVELOPMENT

Census data for real estate property managers, NAICS code 53131, provided the data for the condominium industry in the regional center area. In 2007, 2,251 real estate property manager establishments generated US\$2.0 billion.

| County | 2007 Real Estate Property Managers Establishments | 2007 Real Estate Property Managers Revenue (\$MM) |
|-------------------------------|--|--|
| Alameda County | 320 | \$ 223 |
| Contra Costa County | 217 | \$ 155 |
| Merced County | 23 | \$ 3 |
| Napa County | 26 | \$ 7 |
| Sacramento County | 331 | \$ 239 |
| San Francisco County | 369 | \$ 535 |
| San Joaquin County | 92 | \$ 67 |
| San Mateo County | 192 | \$ 230 |
| Santa Clara County | 444 | \$ 405 |
| Santa Cruz County | 52 | \$ 30 |
| Solano County | 57 | \$ 27 |
| Stanislaus County | 67 | \$ 49 |
| Yolo County | 61 | \$ 35 |
| Regional Center Total: | 2,251 | \$ 2,004 |

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

NURSING AND RESIDENTIAL CARE FACILITIES DEVELOPMENT

All counties except San Joaquin, Solano, Stanislaus, and Yolo counties lacked full census data for their Nursing and Residential Care revenue; their numbers reflect the available data from disclosed sources. Using available data for NAICS code 623 (Nursing and Residential Care Facilities), 2,603 nursing and residential care establishments had US\$3.5 billion in revenue.

| County | 2007 Nursing & Residential Care Establishments | 2007 Nursing & Residential Care Revenue (\$MM) |
|-------------------------------|---|---|
| Alameda County | 421 | \$ 737 |
| Contra Costa County | 302 | \$ 345 |
| Merced County | 45 | \$ 52 |
| Napa County | 54 | \$ 33 |
| Sacramento County | 402 | \$ 444 |
| San Francisco County | 197 | \$ 417 |
| San Joaquin County | 192 | \$ 279 |
| San Mateo County | 244 | \$ 130 |
| Santa Clara County | 383 | \$ 559 |
| Santa Cruz County | 57 | \$ 24 |
| Solano County | 161 | \$ 153 |
| Stanislaus County | 105 | \$ 218 |
| Yolo County | 40 | \$ 98 |
| Regional Center Total: | 2,603 | \$ 3,490 |

Red Text = Partial Data

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

HOTEL/RESORT DEVELOPMENT

In 2007, 1,600 accommodation establishments generated US\$6.8 billion in revenue.

| County | 2007 Accommodation Establishments | 2007 Accommodation Sales (\$MM) |
|-------------------------------|--|--|
| Alameda County | 239 | \$ 554 |
| Contra Costa County | 75 | \$ 206 |
| Merced County | 28 | \$ 22 |
| Napa County | 94 | \$ 308 |
| Sacramento County | 131 | \$ 341 |
| San Francisco County | 301 | \$ 2,190 |
| San Joaquin County | 75 | \$ 82 |
| San Mateo County | 162 | \$ 597 |
| Santa Clara County | 263 | \$ 870 |
| Santa Cruz County | 94 | \$ 104 |
| Solano County | 53 | \$ 56 |
| Stanislaus County | 47 | \$ 38 |
| Yolo County | 38 | N/A |
| Regional Center Total: | 1600 | \$ 5,366 |

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

PROFESSIONAL OFFICE DEVELOPMENT

The Census Bureau's data for Professional, Scientific, Technical Establishments and Real Estate and Rental and Leasing Establishments provide information for each of the thirteen counties with the partial exceptions of Merced, Sacramento, San Mateo, Solano, Stanislaus, and Yolo counties, which lacked sufficient revenue to provide complete data for the former category. In 2007, 46,185 office establishments generated US\$89 billion in revenue.

| County | 2007 Number of Professional Office Establishments | 2007 Professional Office Revenue (\$MM) |
|-------------------------------|--|--|
| Alameda County | 7,249 | \$ 11,546 |
| Contra Costa County | 4,743 | \$ 6,179 |
| Merced County | 326 | \$ 142 |
| Napa County | 631 | \$ 507 |
| Sacramento County | 5,444 | \$ 5,022 |
| San Francisco County | 7,511 | \$ 26,629 |
| San Joaquin County | 1,439 | \$ 1,135 |
| San Mateo County | 4,188 | \$ 7,414 |
| Santa Clara County | 10,471 | \$ 27,240 |
| Santa Cruz County | 1,305 | \$ 940 |
| Solano County | 1,004 | \$ 799 |
| Stanislaus County | 1,203 | \$ 892 |
| Yolo County | 671 | \$ 545 |
| Regional Center Total: | 46,185 | \$ 88,988 |

Red Text = Partial Data

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

3.4 COUNTY-SPECIFIC ANALYSIS

ALAMEDA COUNTY - CALIFORNIA

Alameda County comprises most of the San Francisco Bay Area's East Bay region, including several miles of coastal plain. According to the 2000 census, it was the 7th largest county in the state with a population of 1,443,741; 2009 estimates place it at 1,491,482. The county seat is Oakland, the eighth-largest city in the state.

Profile and Summary:

| | |
|---------------------------------|-----------------|
| Land Area (square miles): | 738 |
| Population (2009 estimate): | 1,491,482 |
| Population % change 2000-2009: | 3.3% |
| Median Household Income (2008): | US\$70,217 |
| County Seat: | City of Oakland |

Retail Industry:

Retail sales amounted to US\$17.9 billion in 2007.

Medical Office Industry:

In 2007, health care and social assistances establishments reported US\$8.9 billion in revenue.

Condominium Industry:

Revenues for condominium establishments amounted to US\$223 million in 2007.

Assisted Living Facilities Industry:

In 2007, the figure for nursing and residential care establishments was at least US\$737 million.

Hotel/Resort Industry:

Accommodation establishments generated US\$554 million in 2007.

Professional Office Industry:

In 2007 office establishments totaled US\$11.5 billion in revenue.

Food Service Industry:

Food service establishments generated \$2.25 billion in 2007.

CONTRA COSTA COUNTY - CALIFORNIA

Contra Costa County occupies much of the East Bay section of the Bay Area that is directly north of Alameda County. Historically, much of its economy has derived from agriculture and heavy industry; however, the northwestern and western waterfront regions now suffer from urban decay. The 2009 population is 1,041,274, up from the 2000 census count of 948,817. The county seat is the city of Martinez.

Profile and Summary:

| | |
|---------------------------------|------------------|
| Land Area (square miles): | 720 |
| Population (2009 estimate): | 1,041,274 |
| Population % change 2000-2009: | 9.7% |
| Median Household Income (2008): | US\$78,469 |
| County Seat: | City of Martinez |

Retail Industry:

In 2007, total retail income was US\$11.8 billion.

Medical Office Industry:

Health care establishments generated US\$5.3 billion in 2007.

Condominium Industry:

The 2007 sales figures for real estate property management establishments reached US\$155 million.

Assisted Living Facilities Industry:

Nursing and residential care establishments reported US\$345 million in 2007.

Hotel/Resort Industry:

The accommodations industry totaled US\$206 million in sales for the year 2007.

Professional Office Industry:

In 2007, office establishments generated US\$6.2 billion in revenue.

Food Service Industry:

Food service establishments generated \$1.36 billion in 2007.

MERCED COUNTY - CALIFORNIA

Merced County is located in California's Central Valley, north of Fresno and southeast of San Jose. It derives its name from the Merced River, named El Rio de Nuestra Señora de la Merced (River of Our Lady of Mercy) by an 1806 expedition headed by Gabriel Moraga. In 2000, its population was 210,554 and is estimated to be 245,321 in 2009. The county seat is the city of Merced.

Profile and Summary:

| | |
|---------------------------------|----------------|
| Land Area (square miles): | 1,929 |
| Population (2009 estimate): | 245,321 |
| Population % change 2000-2009: | 16.2% |
| Median Household Income (2008): | US\$42,629 |
| County Seat: | City of Merced |

Retail Industry:

In 2007, Merced County retailers reported US\$2.0 billion in earnings.

Medical Office Industry:

Health care and social assistance earnings for 2007 amounted to US\$540 million.

Condominium Industry:

The condominium industry reported US\$3 million in sales in 2007.

Assisted Living Facilities Industry:

In 2007, nursing and residential care numbers were at US\$52 million.

Hotel/Resort Industry:

Accommodations establishments totaled US\$22 million in sales in 2007.

Professional Office Industry:

2007 totals for office establishments reached US\$142 million.

Food Service Industry:

Food service establishments generated \$197 million in 2007.

NAPA COUNTY - CALIFORNIA

Located north of the Bay Area, Napa County has become synonymous with wine production. Home to over 300 wineries, Napa Valley gains as many as 5 million tourist visitors each year. In 2000, the population was 124,279, while the 2009 estimate is 134,650. The city of Napa is the county seat.

Profile and Summary:

| | |
|---------------------------------|--------------|
| Land Area (square miles): | 754 |
| Population (2009 estimate): | 134,650 |
| Population % change 2000-2009: | 8.3% |
| Median Household Income (2008): | US\$64,829 |
| County Seat: | City of Napa |

Retail Industry:

Retail sales for 2007 reached US\$1.7 billion.

Medical Office Industry:

In 2007, health care and social assistance establishments reported US\$1.1 billion in revenue.

Condominium Industry:

Real estate property managers reported US\$7 million in sales in 2007.

Assisted Living Facilities Industry:

Assisted living facilities totaled US\$33 million for the year 2007.

Hotel/Resort Industry:

In 2007, the accommodations industry generated US\$308 million in sales.

Professional Office Industry:

2007 revenue data for the office industry reached US\$507 million.

Food Service Industry:

Food service establishments generated \$312 million in 2007.

SACRAMENTO COUNTY - CALIFORNIA

Sacramento County lies in the geographic middle of the Central Valley, with its southernmost portion accessing the San Francisco Bay. The 2000 population was 1,223,497; the 2009 census listed it at 1,400,949. The county seat, Sacramento, also serves as the state capital.

Profile and Summary:

| | |
|---------------------------------|--------------------|
| Land Area (square miles): | 966 |
| Population (2009 estimate): | 1,400,949 |
| Population % change 2000-2009: | 14.5% |
| Median Household Income (2008): | US\$56,882 |
| County Seat: | City of Sacramento |

Retail Industry:

Retails sales figures for 2007 were US\$15.6 billion.

Medical Office Industry:

Health care establishments generated US\$8.6 billion in revenue in 2007.

Condominium Industry:

In 2007, the condominium industry reported US\$239 million in sales.

Assisted Living Facilities Industry:

Nursing and residential care establishments totaled US\$444 million of revenue in 2007.

Hotel/Resort Industry:

The accommodations industry generated US\$341 million in sales in 2007.

Professional Office Industry:

In 2007, the office industry reported US\$5.0 billion in income.

Food Service Industry:

Food service establishments generated \$1.9 billion in 2007.

SAN FRANCISCO COUNTY - CALIFORNIA

San Francisco is a consolidated city-county and the fourth most populous city in California. Anchoring the San Francisco Bay Area, the 13th-largest metropolitan area in the country, it boasts a multifaceted economy that includes a presence in the tourism, finance, and technology industries. The population in 2009 is 815,358, up from 2000's estimate of 776,731.

Profile and Summary:

| | |
|---------------------------------|------------------------------|
| Land Area (square miles): | 47 |
| Population (2009 estimate): | 815,358 |
| Population % change 2000-2009: | 5.0% |
| Median Household Income (2008): | US\$73,127 |
| County Seat: | City-County of San Francisco |

Retail Industry:

In 2007, the retail industry totaled US\$12.4 billion in sales.

Medical Office Industry:

Revenue data in 2007 for the health care industry was US\$7.3 billion.

Condominium Industry:

Condominium revenue figures totaled US\$535 million in 2007.

Assisted Living Facilities Industry:

In 2007, nursing and residential care establishments reported US\$417 million in revenue.

Hotel/Resort Industry:

The hospitality industry totaled US\$2.2 billion in income for 2007.

Professional Office Industry:

Professional offices generated US\$26.6 billion in revenue in 2007.

Food Service Industry:

Food service establishments generated \$2.8 billion in 2007.

SAN JOAQUIN COUNTY – CALIFORNIA

San Joaquin County is located in the Central Valley, just east of the Bay Area. It contains seven cities comprising approximately 921,600 total acres. In addition to being the leading California producer of asparagus, the county also boasts a growing trade in wine grapes. San Joaquin County's 2000 population was 563,603 and its estimated 2009 population is 674,860. The city of Stockton is its county seat.

Profile and Summary:

| | |
|---------------------------------|------------------|
| Land Area (square miles): | 1,399 |
| Population (2009 estimate): | 674,860 |
| Population % change 2000-2009: | 19.7% |
| Median Household Income (2008): | US\$54,350 |
| County Seat: | City of Stockton |

Retail Industry:

In 2007, the retail industry reported US\$7.1 billion in sales.

Medical Office Industry:

Health care establishments totaled US\$2.8 billion in revenue in 2007.

Condominium Industry:

In 2007, real estate property manager establishments reported US\$67 million.

Assisted Living Facilities Industry:

Nursing and residential care revenue for 2007 totaled US\$279 million.

Hotel/Resort Industry:

The accommodations industry reported US\$82 million in income in 2007.

Professional Office Industry:

In 2007, establishments in the office space industry reached US\$1.1 billion in revenue.

Food Service Industry:

Food service establishments generated \$6.6 million in 2007.

SAN MATEO COUNTY - CALIFORNIA

San Mateo County includes most of the San Francisco Peninsula, situated between San Francisco and Santa Clara counties. Featuring a diverse population and economy, the county is home to the San Francisco International Airport, technology and biotechnology corporations, and a coastal agricultural industry. Its 2009 population is 718,989, while its 2000 population was 707,164. The county seat is Redwood City.

Profile and Summary:

| | |
|---------------------------------|--------------|
| Land Area (square miles): | 449 |
| Population (2009 estimate): | 718,989 |
| Population % change 2000-2009: | 1.7% |
| Median Household Income (2008): | US\$84,879 |
| County Seat: | Redwood City |

Retail Industry:

Retail sales in 2007 totaled US\$10.2 billion.

Medical Office Industry:

Health care establishments reached US\$3.9 billion in revenue in 2007.

Condominium Industry:

In 2007, revenue data for the condominium industry was US\$230 million.

Assisted Living Facilities Industry:

Nursing and residential care establishments reported US\$130 million in revenue for 2007.

Hotel/Resort Industry:

In 2007, the hospitality industry recorded revenues of US\$597 million.

Professional Office Industry:

Professional office establishments generated US\$7.4 billion in revenue in 2007.

Food Service Industry:

Food service establishments generated \$1.5 billion in 2007.

SANTA CLARA COUNTY – CALIFORNIA

Santa Clara County occupies the South Bay region of the San Francisco Bay Area. Named after Mission Santa Clara, which was established in 1777, the county is home to Santa Clara Valley, informally known as Silicon Valley due to its technology-focused economy. Its population in 2000 was 1,682,585, while its 2009 population is estimated at 1,784,642, making it the Bay Area's most populous county. The county seat is the city of San Jose.

Profile and Summary:

| | |
|---------------------------------|------------------|
| Land Area (square miles): | 1,291 |
| Population (2009 estimate): | 1,784,642 |
| Population % change 2000-2009: | 6.1% |
| Median Household Income (2008): | US\$88,525 |
| County Seat: | City of San Jose |

Retail Industry:

Retail sales were US\$26.5 billion in 2007.

Medical Office Industry:

Health care and social services establishments reported US\$7.0 billion in revenue in 2007.

Condominium Industry:

Real estate property manager establishments generated US\$405 million in income in 2007.

Assisted Living Facilities Industry:

In 2007, nursing and residential care revenue was US\$559 million.

Hotel/Resort Industry:

2007 sales for the hospitality industry reached US\$870 million.

Professional Office Industry:

Professional office revenue for 2007 totaled US\$27.2 billion.

Food Service Industry:

Food service establishments generated \$3.3 billion in 2007.

SANTA CRUZ COUNTY – CALIFORNIA

Santa Cruz County lies on the Pacific Coast, at the north end of the Monterey Bay and just south of the San Francisco Bay Area. It has 29 miles of beaches and includes 6 state parks and 6 state beaches. Its estimated population in 2000 was 255,600. The population in 2009 is approximately 256,218. The county seat is the city of Santa Cruz.

Profile and Summary:

| | |
|---------------------------------|--------------------|
| Land Area (square miles): | 445 |
| Population (2009 estimate): | 256,218 |
| Population % change 2000-2009: | 0.2% |
| Median Household Income (2008): | US\$66,495 |
| County Seat: | City of Santa Cruz |

Retail Industry:

Retail sales were US\$3.7 billion for 2007.

Medical Office Industry:

In 2007, the health care and social assistance industry reported US\$1.4 billion in revenue.

Condominium Industry:

The condominium industry reported US\$30 million in revenue in 2007.

Assisted Living Facilities Industry:

In 2007, nursing and residential care income was US\$24 million.

Hotel/Resort Industry:

Accommodations establishments totaled US\$104 million in 2007.

Professional Office Industry:

2007 revenue data for the professional office sector was US\$940 million.

Food Service Industry:

Food service establishments generated \$409 million in 2007.

SOLANO COUNTY - CALIFORNIA

Located in the Bay-Delta region of California between Napa and Contra Costa Counties, Solano County features a mixture of rural and suburban geography. It restricts residential and commercial development outside of its cities, maintaining roughly 80% of its land for agricultural or open space purposes. The 2009 population is 407,234, up from the 2000 census count of 394,545.

Profile and Summary:

| | |
|---------------------------------|-------------------|
| Land Area (square miles): | 829 |
| Population (2009 estimate): | 407,234 |
| Population % change 2000-2009: | 3.2% |
| Median Household Income (2008): | US\$70,173 |
| County Seat: | City of Fairfield |

Retail Industry:

In 2007, the retail industry generated US\$4.8 billion in sales.

Medical Office Industry:

Health care establishments reported US\$2.0 billion in revenue for 2007.

Condominium Industry:

Real estate property managers establishments in 2007 totaled US\$27 million in income.

Assisted Living Facilities Industry:

In 2007, the assisted living industry reached US\$153 million in sales.

Hotel/Resort Industry:

The total revenue figure for the accommodations industry in 2007 was US\$56 million.

Professional Office Industry:

In 2007, the professional office industry generated US\$799 million in revenue.

Food Service Industry:

Food service establishments generated \$517 million in 2007.

STANISLAUS COUNTY - CALIFORNIA

Stanislaus County is in the Central Valley, north of Merced and south of San Joaquin counties. Historically an agricultural region, skyrocketing real estate prices in the Bay Area have resulted in the creation of bedroom communities here. The 2000 census listed the population at 446,998, and the 2009 estimate shows the population to be 510,385.

Profile and Summary:

| | |
|---------------------------------|-----------------|
| Land Area (square miles): | 1,494 |
| Population (2009 estimate): | 510,385 |
| Population % change 2000-2009: | 14.2% |
| Median Household Income (2008): | US\$50,094 |
| County Seat: | City of Modesto |

Retail Industry:

Retail sales for 2007 reached US\$5.6 billion.

Medical Office Industry:

The health care industry reported US\$2.4 billion in income in 2007.

Condominium Industry:

The condominium industry's revenue total for 2007 was US\$49 million.

Assisted Living Facilities Industry:

Nursing and residential care establishments reported 2007 income of US\$218 million.

Hotel/Resort Industry:

In 2007, the hospitality industry generated US\$38 million in sales.

Professional Office Industry:

The professional office industry's revenue data for 2007 was US\$892 million.

Food Service Industry:

Food service establishments generated \$577 million in 2007.

YOLO COUNTY - CALIFORNIA

Located in the northern part of the state, Yolo County is a primarily agricultural region, producing enough tomatoes to dominate 90% of the United States' canned and processed tomato market. It is also home to the University of California, Davis. The 2009 population is estimated at 199,407, a rise from 168,657 in 2000.

Profile and Summary:

| | |
|---------------------------------|------------------|
| Land Area (square miles): | 1,013 |
| Population (2009 estimate): | 199,407 |
| Population % change 2000-2009: | 18.2% |
| Median Household Income (2008): | US\$57,877 |
| County Seat: | City of Woodland |

Retail Industry:

Retail sales for 2007 totaled US\$1.8 billion.

Medical Office Industry:

The health care industry generated US\$563 million in income in 2007.

Condominium Industry:

In 2007, revenue data for the condominium industry totaled US\$35 million.

Assisted Living Facilities Industry:

Nursing and residential care establishments reported US\$98 million in 2007.

Hotel/Resort Industry:

Income data for 2007 was unavailable.

Professional Office Industry:

In 2007, the professional office industry generated US\$545 million in revenue.

Food Service Industry:

In 2007, there were 361 Food Services and Drinking Places within the county. The Accommodation and Food Services sector as a whole generated \$840 million in 2007.

SECTION 4.0 JOB CREATION AND OTHER ECONOMIC IMPACTS

There are six sample projects planned initially for New World Regional Center within a 13 county region in the state of California. The sample projects will provide jobs in a wide variety of occupations, particularly in service, sales and office occupations. (b) (4)

Further details about New World Regional Center's projected economic impacts and job creation are included in the economic report prepared by Dr. Paul Sommers, entitled *Projected Impacts of Sample Projects within New World Regional Center: Revised Economic Report*.

Projected Impacts of Sample Projects within New World Regional Center: Revised Economic Report

Paul Sommers, Ph.D., Regional Economist
August 2011

Introduction

New World Real Estate Investment & Development LLC has proposed a regional center called New World Regional Center (NWRC), to consist of 13 contiguous northern California counties (Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo). The area is shown in the map below with orange highlighting in the seven counties included in the proposed regional center.



Source: http://www.counties.org/images/public/CA_County_Map_High_Res.pdf

An economic report on the impacts of this proposed regional center was prepared in October 2010. USCIS has requested additional information about the economic report in an RFE dated June 1, 2011. This revised report supersedes the October 2010 report and includes the following along with contents of the previous report:

1. Transparently show the basis for the data that will be used as the inputs to the model (to include how the estimation of the creation of the direct jobs were derived). (See page 3, Projecting Direct Employment Impacts)
2. Address how the RC will have a positive impact on the regional or national economy in such factors as increased household earnings, greater demand for business services, utilities, maintenance and repair and construction. (See page 13, Regional Economic Impacts of Sample Projects)
3. Provide a detailed prediction, which includes the topics of regional or national impact on household earnings, greater demand for business services, utilities, maintenance and repair, and construction both within and outside the Regional Center. The actual monetary predictions of economic impacts should be transparently presented with the source data used as the basis for the predictions and address the elements listed in USCIS regulations. (See page 13, Regional Economic Impacts of Sample Projects)

A variety of sample projects are planned for this region as shown in **Table 1**.

Table 1: New World Regional Center Industries Included in Sample Projects

Health Care Facilities

- 621 Ambulatory Health Care Services
- 622 Hospitals
- 623 Nursing and Residential Care Facilities
- 624 Social Assistance

Professional Offices

- 541 Professional, Scientific and Technical Services
- 561 Administrative and Support Services
- 5221 Depository Credit Intermediation (commercial banks)
- 524 Insurance Carriers and Related Activities (insurance companies)
- 531 Real Estate Rental and Leasing

Retail Shopping Centers

- 441 Motor Vehicle and Parts Dealers
- 442 Furniture and Home Furnishing Stores
- 443 Electronics and Appliance Stores
- 444 Building Material and Garden Equipment and Supplies Dealers
- 445 Food and Beverage Stores
- 446 Health and Personal Care Stores
- 447 Gasoline Stations
- 448 Clothing and Clothing Accessories Stores
- 451 Sporting Goods, Hobby, Book and Music Stores
- 452 General Merchandise Stores
- 453 Miscellaneous Store Retailers
- 454 Nonstore Retailers

Restaurants, Cafes and Food Courts

- NAICS 722 Food Services and Drinking Places

Hotels & Motels

- NAICS 7211 Traveler Accommodation

This report demonstrates methodologies to be used in projecting job creation impacts and provides general projections of potential job creation and regional economic impacts of this center based on sample projects described below. The projections of job creation and regional economic impacts will be developed using the IMPLAN input-output model. The methodology demonstrated here will be used for actual investments proposed by this group in the future.

Terminology Used in This Report

Under the EB-5 program, each alien investor's investment in a new commercial enterprise must result in the creation of 10 new full-time jobs. The EB-5 regulations at 8 CFR 204.6(m)(7)(ii) state that "jobs created indirectly" by the new commercial enterprise may be counted toward the job creation requirement. The regulations also state that, "[t]o show that 10 or more jobs are actually created indirectly by the business, reasonable methodologies may be used." IMPLAN has been recognized and accepted by USCIS as a reasonable methodology for projecting and verifying job creation. This report uses the IMPLAN model to project job creation within the proposed regional center, including "jobs created indirectly."

To avoid confusion about the terminology used in this report, a few terms must first be defined. In input-output analysis, the terms "direct impacts", "indirect impacts" and "induced impacts" are used by economists. Direct employment impacts in the context of an input-output methodology such as IMPLAN refer to jobs created at a business site. An example of a business site is a commercial building with various commercial tenants; direct employment impacts would refer to the employees of the tenants. Indirect employment impacts refer to jobs

created off-site by a multiplier effect resulting from the creation of new direct employment impacts at the business site. Indirect employment impacts include employees of the producers of materials, equipment, and services that are used by commercial tenants at the business site. Induced employment impacts refer to employees of companies that benefit from expenditures resulting from the income of direct and indirect employment impacts.

It is important to note that direct employment impacts in an input-output analysis include both direct and indirect employment impacts. Thus, the term “direct employment impact” in this report should not be confused with the concept of “direct jobs” in an EB-5 new commercial enterprise that are measurable by Forms I-9, payroll records, or other similar documentation as set forth in 8 C.F.R. 204.6(j)(4)(i)(A). The direct employment impacts and revenue projections in this economic analysis represent hypothetical jobs derived from reliable square foot per employee data, based on the sample project specifications, except for the hotel project projections which were based on reliable data for hotel revenues and hotel guest expenditures outside the hotel but within the region. In accordance with the EB-5 regulations, actual job creation ultimately will be proven through evidence that the planned square footage for particular uses has been constructed and/or that the projected revenues have been generated by the tenant businesses. For employment impacts resulting from hotel guest expenditures outside the hotel, hotel revenues will be used to verify the figures projected by reliable survey data, as these impacts are keyed to revenues.

Indirect and induced impacts constitute the “multiplier impacts” of direct employment impacts. Total impacts are the sum of direct, indirect, and induced impacts. Multipliers are measures of the degree of job creation associated with direct employment impacts in a particular industry. Multipliers can be derived from an input-output analysis by dividing projected total employment impact by the direct employment impact. Direct employment impacts can be expressed in either jobs or business revenues, resulting in two different types of multipliers (total employment impact divided by direct employment impact, or total employment impact divided by direct revenues). In the rest of this report, the input-output terminology will be used to describe impacts.

Projecting Direct Employment Impacts

Survey data are used to project direct employment impacts for all NWRC investment projects. NWRC commissioned a survey of firms in the regional center counties to estimate sq. ft. per employee ratios for several of the industries included in the NWRC business plan. This survey, carried out by Hebert Research,¹ a well known survey research firm, resulted in the data shown in Table 2.

¹ For information about Hebert Research, see www.hr2cloud.com.



**Research on Square Feet per Full-Time
Employee and Other Information
for Thirteen California Counties**

Prepared for New World Regional Center

July 2011 /

Prepared by
Jim Corbett, Research Director
Brandon Dilbeck, Research Analyst

Hebert Research, Inc.
13629 NE Bel-Red Road
Bellevue, WA 98005
(425) 643-1337

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Research Goal

Goal

The goal of this research was to determine the average square footage per full-time employee (at least 35 hours per week) and other revenue data for selected industries in thirteen California counties, as specified in the objectives below. The data set utilized in the research applies to all 13 counties surveyed because random sampling was used across all counties.

Objectives

The objectives of this research were to determine the following information:

1. Square footage per employee working in retail, restaurant, and office facilities
2. Square footage per employee working in medical buildings
3. Square footage per employee working in professional offices
4. Revenue and total square footage of apartment buildings
5. Revenue per available room of assisted living facilities
6. Revenue per room and vacancy rates for hotels

For these thirteen California counties:

- Alameda
- Contra Costa
- Merced
- Napa
- Sacramento
- San Francisco
- San Joaquin
- San Mateo
- Santa Clara
- Santa Cruz
- Solano
- Stanislaus
- Yolo

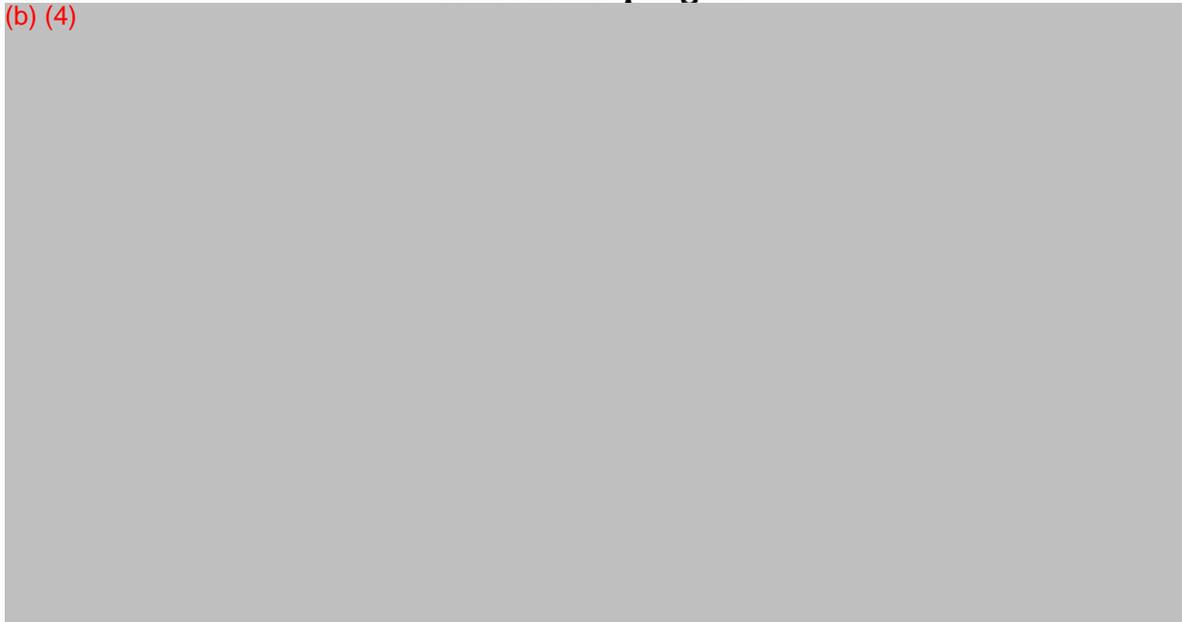
Methodology

Hebert Research conducted interactive voice survey interviews from July 11 to 12, 2011. The survey consisted of two to four questions depending on the topic being addressed and took just over a minute on average. A copy of the telephone script is included at the end of this report.

Businesses were randomly sampled by NAICS codes of the industries described by the client. Table 1 below summarizes what industries were queried, what topic they were asked about, and how many businesses comprise each sample cell. The descriptions are provided by the NAICS website. Further details for what these NAICS codes include are listed on the following page.

Table 1: Sampling Frame

(b) (4)





BANK OF THE WEST®

STATEMENT

PAGE 1 OF 1

UNION CITY OFFICE 00603
33301 ALVARADO NILES ROAD
UNION CITY CA 94587-3195 800-488-2265

NEW WORLD REAL EST INVST & DEV LLC DBA
NEW WORLD REGIONAL CENTER
2167 MEDALLION DR
UNIT 1
UNION CITY CA 94587

STATEMENT PERIOD
07/01/11 THROUGH 07/31/11

(b) (4) 0 ITEMS ENCLOSED

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WWW.BANKOFTHEWEST.COM/MORTGAGE. AT BANK OF THE WEST, WE MAKE
THE LOAN PROCESS EASY! LOANS SUBJECT TO CREDIT APPROVAL.

(b) (4)



For Your Protection: Please examine this statement and report any discrepancy within 30 days.

MEMBER FDIC



August 17, 2011

2167 Medallion Dr. #1
Union City, CA 94587
Tel: (510) 429-8692
Fax: (510) 487-5347

To Whom It May Concern,

The following is an accurate summary of expenses paid in relation to the preparation and filing of the New World Regional Center application for regional center designation by USCIS.

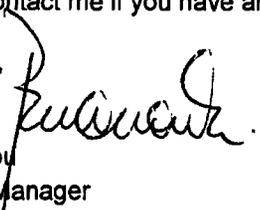
(b) (4)

A large rectangular area of the document is completely redacted with a solid grey fill, obscuring the majority of the letter's content.

The fees related to the initial filing of the New World Regional Center designation application were provided by Shen Wei (USA) Inc., a company of which I am the owner and president. The fees related to the response to USCIS's Request for Evidence were paid from the New World Regional Center operating account.

Please contact me if you have any questions.

Sincerely,


Belle Chou
General Manager



State of California
Secretary of State

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee \$20.00. If amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME (Please do not alter if name is preprinted.)

NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT, LLC

This Space For Filing Use Only

DUE DATE: NOV 18 2010

FILE NUMBER AND STATE OR PLACE OF ORGANIZATION

2. SECRETARY OF STATE FILE NUMBER

201023010102

3. STATE OR PLACE OF ORGANIZATION

CALIFORNIA

COMPLETE ADDRESSES FOR THE FOLLOWING (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE

2167 MEDALLION DRIVE #1

CITY AND STATE

UNION CITY

CA

ZIP CODE

94587

5. CALIFORNIA OFFICE WHERE RECORDS ARE MAINTAINED (DOMESTIC ONLY)

2167 MEDALLION DRIVE #1

CITY

UNION CITY

STATE

CA

ZIP CODE

94587

NAME AND COMPLETE ADDRESS OF THE CHIEF EXECUTIVE OFFICER, IF ANY

6. NAME

ADDRESS

CITY AND STATE

ZIP CODE

BELLE CHOU

33278 CENTRAL AVE, #102

UNION CITY, CA

94587

NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MANAGERS, OR IF NONE HAVE BEEN APPOINTED OR ELECTED, PROVIDE THE NAME AND ADDRESS OF EACH MEMBER (Attach additional pages, if necessary.)

7. NAME

ADDRESS

CITY AND STATE

ZIP CODE

BELLE CHOU

33278 CENTRAL AVE #102

UNION CITY, CA

94587

8. NAME

ADDRESS

CITY AND STATE

ZIP CODE

JIERU ZHENG

2167 Medallion Dr. #1

Union City, CA

94587

9. NAME

ADDRESS

CITY AND STATE

ZIP CODE

AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and Item 11 must be completed with a California address. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 11 must be left blank.)

10. NAME OF AGENT FOR SERVICE OF PROCESS

JIERU ZHENG

11. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

CITY

STATE

ZIP CODE

2167 Medallion Dr. #1

Union City

CA

94587

TYPE OF BUSINESS

12. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

Real Estate and Investment

13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

BELLE CHOU

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

Jieru Zheng

SIGNATURE

MEMBER MANAGER

9/23/10

TITLE

DATE

From: (213) 830-9933
Vivian Chen
Global Law Group
909 El Centro Street, Suite 1
South Pasadena, CA 91030

Origin ID: WHPA



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24000 AVILA RD., Room 2326
P.O. BOX 10590
LAGUNA NIGUEL, CA 92677

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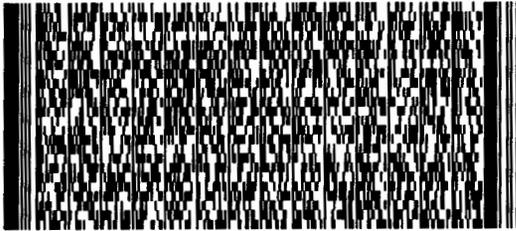
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PO #
Dept #

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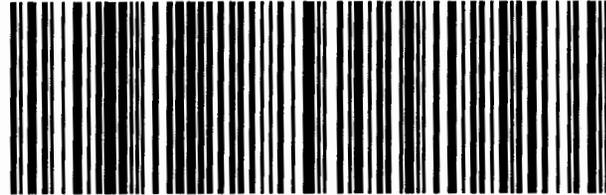
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| A # | Application/Petition |
| Receipt # | Application/Petitioner |
| Notice Date | Beneficiary |
| Page | |
| | |

I924, Application for Regional Center under Immigrant Investor Pilot Program
RCW1031910086
New World Regional Center
June 1, 2011
1 of 8

LINDA LAU ESQ.
GLOBAL LAW GROUP
350 S. FIGUEROA ST, SUITE 760
LOS ANGELES, CA 90071

Request for Evidence

Notice also sent to:

RETURN THIS NOTICE ON TOP OF THE REQUESTED INFORMATION LISTED ON THE ATTACHED SHEET.

Note: You are given until **August 24, 2011** in which to submit the requested information to the address at the bottom of this notice.

Pursuant to 8 C.F.R. 103.2(b)(11) failure to submit **ALL** evidence requested **at one time** may result in the denial of your application.

For more information, visit our website at **www.uscis.gov**
Or call us at **1-800-375-5283**
Telephone service for the hearing impaired: **1-800-767-1833**

COPY

CSC3553 WS22126 DIV III JT

You will be notified separately about any other applications or petitions you filed. Save this notice. Please enclose a copy of it if you write to us about this case, or if you file another application based on this decision. Our address is:
USCIS - CALIFORNIA SERVICE CENTER
P.O. BOX 10590
LAGUNA NIGUEL, CA 92607-0590
800-375-5283


RCW1031910086

Additional Information for Applicants and Petitioners.

General.

The filing of an application or petition does not in itself allow a person to enter or remain in the United States and does not confer any other right or benefit.

Inquiries.

If you do not hear from us within the processing time given on this notice and you want to know the status of this case, use InfoPass at www.uscis.gov to contact your local USCIS office or call our National Customer Service Center at 1-800-375-5283.

You should follow the same procedures before contacting your local USCIS office if you have questions about this notice.

Please have this form with you whenever you contact a local office about this case.

Requests for Evidence.

If this notice asks for more evidence, you can submit it or you can ask for a decision based on what you have already filed. When you reply, please include a copy of the other side of this notice and also include any papers attached to this notice.

Reply Period.

If this notice indicates that you must reply by a certain date and you do not reply by that date, we will issue a decision based on the evidence on file. No extension of time will be granted. After we issue a decision, any new evidence must be submitted with a new application or petition, motion or appeal, as discussed under "Denials".

Approval for a Petition.

Approval of an immigrant or nonimmigrant petition means that the beneficiary, the person for whom it was filed, has been found eligible for the requested classification. However, approval of a petition does not give any beneficiary actual status. Actual status is given when the beneficiary is given the proper visa and uses it to enter the United States. Please contact the appropriate U.S. consulate directly if you have any questions about visa issuance.

For nonimmigrant petitions, the beneficiary should contact the consulate after receiving our approval notice. For approved immigrant petitions, the beneficiary should wait to be contacted by consulate.

If the beneficiary is now in the United States and believes he or she may be eligible for the new status without going abroad for a visa, he or she should use InfoPass to contact a local USCIS office about applying here.

Denials.

A denial means that after every consideration, USCIS concluded that the evidence submitted did not establish eligibility for the requested benefit.

If you believe there is more evidence that will establish eligibility, you can file a new application or petition, or you can file a motion to reopen this case. If you believe the denial is inconsistent with precedent decisions or regulations, you can file a motion for reconsideration.

If the front of this notice states that this denial can be appealed and you believe the decision is in error, you can file an appeal.

You can obtain more information about these processes by either using InfoPass to contact your local USCIS office, or by calling the National Customer Service Center.

A request for initial designation as a Regional Center under the Immigrant Investor Pilot Program (“Pilot Program”) or an amendment to an existing Regional Center designation, may also involve:

1. A request for review of an exemplar Form I-526, Immigrant Petition by Alien Entrepreneur, prior to the filing of Form I-526 petitions by individual alien entrepreneurs with USCIS and/or;
2. In the case of a Regional Center amendment request, a review of a specific capital investment project where the regional center designation involved a review of an exemplar capital investment project.

It appears that you are requesting initial designation as a Regional Center under the Pilot Program.

Background:

The proposed Regional Center entity, New World Real Estate Investment & Development, LLC (NWREIDRC), was established on August 18, 2010 in California, and is structured as a limited liability company (“LLC”). NWREIDRC is requesting jurisdiction over a geographic area within the State of California, including 13 contiguous counties of Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo. New World Regional Center plans to offer EB-5 capital investment opportunities in affiliated new commercial enterprises, organized as LLCs, focusing on projects in the following industry categories:

1. Retail Trade: NAICS 44-45
2. Food Services and Drinking Places: NAICS 722
3. Finance and Insurance: NAICS 52
4. Health Care and Social Assistance: NAICS 62
5. Administrative and Support Services: NAICS 561
6. Nursing and Residential Care Facilities: NAICS 623
7. Traveler Accommodation: NAICS 7211
8. Arts, Entertainment and Recreation: NAICS 71
9. Transportation: NAICS 48
10. Professional, Scientific and Technical Services: NAICS

The capital investment activities will involve either direct equity investment into a particular project or loans to the entity located within the proposed bounds of the Regional Center that will develop the project.

Evidentiary Requirements for Regional Center Proposals

8 CFR 204.6 (m)(3), which is appended to this notice, describes the evidence that must be submitted in support of a Regional Center proposal. After review of your proposal, the following information, evidence and/or clarification is required. Note that in response to this notice, that it is helpful to provide a cover

letter that acts as an executive summary, followed by a table of contents with sections that are tabbed at the bottom of the page.

Indirect Job Creation (8 CFR 204.6(m)(3)(ii)):

Section 610(c) of the Departments of Commerce, Justice and State, the Judiciary, and Related Agencies Appropriations Act of 1993, as amended, allows aliens admitted under the pilot program described in this section to establish reasonable methodologies for determining the number of jobs created by the pilot program, including jobs which are estimated to have been created indirectly through revenues, improved regional productivity, job creation, or increased domestic capital investment resulting from the pilot program.

8 CFR 204.6(m)(3)(ii) requires that a Regional Center proposal must provide in verifiable detail how jobs will be created indirectly, while 8 CFR 204.6(m)(3)(v) describes the analytical tools that the Regional Center must employ when making economic and job creation predictions. It is also noted in 8 CFR 204.6(m)(1) in pertinent part that, except as provided herein, *aliens seeking to obtain immigration benefits under this paragraph continue to be subject to all conditions and restrictions set forth in section 203(b)(5) of the Act and this section.*

It is important to note that the quality of the prospective job creation estimates provided by an econometric analysis is first and foremost predicated on the quality and reasonableness of the information and assumptions that are used as the basis for the analysis. Therefore, any business plan, exemplar or actual, provided in support of a Regional Center proposal or amendment must contain sufficient specificity to provide valid and reasoned inputs into the econometric model, if such a model is used to demonstrate job creation for EB-5 purposes. Otherwise, a determination cannot be made that the Regional Center proposal demonstrates in "verifiable detail" that the requisite jobs will be created.

Each immigrant investor must demonstrate at the time of the filing of the Form I-526 that the job-creating capital investment project is feasible and that it will create the requisite ten jobs within a reasonable time. The immigrant investor must subsequently demonstrate at the filing of the Form I-829, Petition to Remove Conditions, that the capital investment project approved in the Form I-526 has been realized in accordance with the business plan that formed the basis for the I-526 approval, and that as a result the requisite ten jobs either have or will be created within a reasonable time. Therefore, the ability of ACSRC to address the issues regarding the feasibility of each capital investment project, the validity of the economic analysis, and the timing of the EB-5 job creation is critical to the successful completion of the immigrant investor's immigration process.

The econometric model described in the proposal is IMPLAN.

The proposal contains an economic impact analysis report entitled "Projected Impacts of Sample Projects within New World Regional Center" prepared by Dr. Paul Sommers, in which were listed the economic impacts of six hypothetical projects.

The first project is the construction and operation of a 50,000 square-foot retail shopping center with a chain restaurant and an office complex in Sacramento, California, that will involve a (b) (4)

. Discuss the financing plan for the project, provide a rough estimate of the number of EB-5 investors involved and clarify whether additional domestic investments are expected. Note that the expenditures used for the purchase of an existing structure is not a job-creating expenditure in and of itself. Also, please clarify whether EB-5 investment capital will be required for the operational phase of the project.

Provide similar information from industry statistics for the remaining hypothetical sample projects, that is,

(b) (4)

In light of the above, please provide an updated actual or exemplar business plan for each of the six projects for which New World Regional Center is seeking designation. The business plan and economic analysis must show:

- The feasibility of the project under current market conditions within the Regional Center;
- Transparently show the basis for the data that will be used as the inputs to the model (to included how the estimation of the creation of the direct jobs were derived), and

In addition, the submission must clearly identify the timeframe for the commencement, implementation, and realization of each project, how the investors' funds will flow to the job creating entity, and as a result, how the jobs will be created.

NAICS code of targeted industries:

It is noted that the NAICS codes provided by the applicant are too general to provide any meaningful information about the projects or target industries in which the applicant will be engaged. For example, the third industry of Finance and Insurance NAICS 52 covers 440,268 different establishments (information available at <http://www.census.gov/econ/census02/data/industry/E52.HTM>) and consists of the following sections:

- Monetary authorities-central bank NAICS 521
- Credit intermediation & related activities NAICS 522
- Securities intermediation & related activities NAICS 523
- Insurance carriers & related activities NAICS 524
- Funds, trusts, & other financial vehicles NAICS 525

Since New World Regional Center will obviously not be engaging in activities of a central bank, such general NAICS code does not help in describing the investment activities of New World Regional Center in a meaningful manner. As such, submit new NAICS codes for each target industry which are more indicative of the specific industries recipients of New World Regional Center's future investment activities.

Regional or National impact of the Regional Center (8 CFR 204.6 (m)(3)(iv)):

Regulations at 8 CFR 204.6(m)(3)(iv) require that the proposal contain:

...a detailed prediction regarding the manner in which the Regional Center will have a positive impact on the regional or national economy in general as reflected by such factors as increased household earnings, greater demand for business services, utilities, maintenance and repair, and construction both within and without the Regional Center;

The economic impact analysis report prepared by Dr. Paul Sommers discusses the projected job creation impacts of the six hypothetical sample projects contemplated by the Regional Center. However, the analysis does not address how the Regional Center will have a positive impact on the regional or national economy in such factors as increased household earnings, greater demand for business services, utilities, maintenance and repair and construction.

Provide a detailed prediction, which includes the topics of regional or national impact on household earnings, greater demand for business services, utilities, maintenance and repair, and construction both within and outside the Regional Center. The proposal should not make vague references to regional economic impacts but should provide actual monetary predictions transparently presented with the source data used as the basis for the predictions and address the elements listed in USCIS regulations.

Regional Center's Operational Plan (8 CFR 204.6(m)(3)(iii) and 8 CFR 204.6(m)(6)):

- **Amount and Source of the Regional Center's Operating Capital (8 CFR 204.6(m)(3)(iii)):**

The proposal does not contain a detailed statement relating to the sources of capital which have been committed to NWREIDRC. As such, provide documentation that shows the source(s) of the (b) (4) operation funds already deposited to NWREIDRC's business account. Also, explain how the funds will be sufficient for the operational activities of the Regional Center.

The detailed statement described in 8 CFR 204.6(m)(3)(iii) should include the exact amount of funds that have been dedicated to the Regional Center to accomplish the goals of the Immigrant Investor Pilot Program, the source of the funds, whether the amount is sufficient to sustain the Regional Center and evidence that that the funds have already been committed to the Regional Center.

Money already spent is money that has been committed and should also be included in the detailed statement of funds committed to the Regional Center. Certain expenses, such as document preparation and economic analyses, that have been incurred prior to filing the application for Regional Center designation, should be included in the detailed statement regarding the amount and source of funds committed to the Regional Center. Money placed in the corporate bank account could be considered committed to the Regional Center.

The statement should also show the Regional Center has sufficient funds, assets and resources committed to Regional Center for its continued operation until such time as it becomes self-sustaining through investor fees or other sources. (b) (4)

As such, please provide a detailed statement and documentary evidence that identifies the amount and source of capital committed to the Regional Center, which explains:

- The amount of funds that have been dedicated to the Regional Center;
- The source of such funds; and
- How the amount is sufficient to sustain the Regional Center.

Note: A Regional Center must have sufficient capital to operate in the manner outlined in the proposal from sources apart from the immigrant investors' required capital investment.

Economic Entity (8 CFR 204.6(e))

Provide a list of all members of New World Real Estate Investment & Development, LLC.

Regulatory References:

The regulation at 8 CFR 204.6(m) provides, in pertinent part:

(3) Requirements for regional centers. Each regional center wishing to participate in the Immigrant Investor Pilot Program shall submit a proposal to the Assistant Commissioner for Adjudications, which:

- (i) Clearly describes how the regional center focuses on a geographical region of the United States, and how it will promote economic growth through increased export sales, improved regional productivity, job creation, and increased domestic capital investment;
- (ii) Provides in verifiable detail how jobs will be created indirectly through increased exports;

(iii) Provides a detailed statement regarding the amount and source of capital which has been committed to the regional center, as well as a description of the promotional efforts taken and planned by the sponsors of the regional center;

(iv) Contains a detailed prediction regarding the manner in which the regional center will have a positive impact on the regional or national economy in general as reflected by such factors as increased household earnings, greater demand for business services, utilities, maintenance and repair, and construction both within and without the regional center; and

(v) Is supported by economically or statistically valid forecasting tools, including, but not limited to, feasibility studies, analyses of foreign and domestic markets for the goods or services to be exported, and/or multiplier tables.

Note that promoting economic growth through increased export sales is no longer a requirement.

The regulation at 8 CFR 204.6(e) provides the following definitions:

Qualifying employee

means a United States citizen, a lawfully admitted permanent resident, or other immigrant lawfully authorized to be employed in the United States including, but not limited to, a conditional resident, a temporary resident, an asylee, a refugee, or an alien remaining in the United States under suspension of deportation. This definition does not include the alien entrepreneur, the alien entrepreneur's spouse, sons, or daughters, or any nonimmigrant alien.

Regional center

means any economic unit, public or private, which is involved with the promotion of economic growth, including increased export sales, improved regional productivity, job creation, and increased domestic capital investment.

The regulation at 8 CFR 204.6(j)(4) provides:

Job creation --

(i) General. To show that a new commercial enterprise will create not fewer than ten (10) full-time positions for qualifying employees, the petition must be accompanied by:

(A) Documentation consisting of photocopies of relevant tax records, Form I-9, or other similar documents for ten (10) qualifying employees, if such employees have already been hired following the establishment of the new commercial enterprise; or

(B) A copy of a comprehensive business plan showing that, due to the nature and projected size of the new commercial enterprise, the need for not fewer than ten (10) qualifying employees will result, including approximate dates, within the next two years, and when such employees will be hired.

(ii) Troubled business. To show that a new commercial enterprise which has been established through a capital investment in a troubled business meets the statutory employment creation requirement, the petition must be accompanied by evidence that the number of existing employees is being or will be maintained at no less than the pre-investment level for a period of at least two years. Photocopies of tax records, Forms I-9, or other relevant documents for the qualifying employees and a comprehensive business plan shall be submitted in support of the petition.

(iii) Immigrant Investor Pilot Program. To show that the new commercial enterprise located within a regional center approved for participation in the Immigrant Investor Pilot Program meets the statutory employment creation requirement, the petition must be accompanied by evidence that the investment will create full-time positions for not fewer than 10 persons either directly or indirectly through revenues generated from increased exports resulting from the Pilot Program. Such evidence may be demonstrated by reasonable methodologies including those set forth in paragraph (m)(3) of this section.



Global Law Group

A Professional Law Corporation

October 6, 2010

Via Federal Express (Tracking# 7938 8610 1390)

ATTN: EB-5 Regional Center Unit
California Service Center
U.S. Citizenship and Immigration Services
24000 Avila Road, 2nd Floor, Room 2326
Laguna Niguel, CA 92677

**EB-5 Regional
Center Designation
Application**

078 1 10092959 0328 AL3100621

Ré: Application for Designation as EB-5 Regional Center
Name of Proposed Regional Center: New World Regional Center
Name of Applicant: New World Real Estate & Development LLC,
dba New World Regional Center

Dear Sir/ Madam:

This office represents the above referenced applicant in connection with its request for USCIS to designate New World Regional Center under the Immigrant Investor Pilot Program, pursuant to Immigration and Nationality Act § 203(b)(5) and Title 8, Code of Federal Regulations ("8 CFR") §204.6 and §204.6(m).

Enclosed within this binder please find the following items pertaining to the proposed regional center, New World Regional Center:

1. Form G-28, Notice of Entry of Appearance as Attorney;
2. Letter from Regional Center Applicant;
3. Executive Summary;
4. Overall Business Plan;
5. Operational Plan;
6. Economic Impact Analysis Report;
7. High Unemployment Area Designation Letter (TEA);
8. Sample Investment Agreements, including:
 - a. Sample Confidential Private Offering Memorandum;
 - b. Sample Limited Partnership Agreement;
 - c. Sample Subscription Agreement;



Global Law Group

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- d. Sample Escrow Agreement;
9. Corporate documents of Applicant, New World Real Estate & Development LLC:
- a. Articles of Organization;
 - b. Fictitious Business Name Statements;
 - c. Statement of Information; and
 - d. Company Bank Statement.

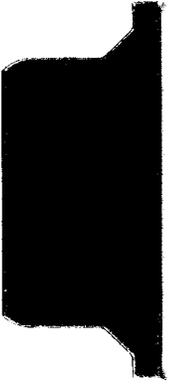
Kindly note that with respect to any third-party request made under the Freedom of Information Act (FOIA), this submission contains confidential commercial information which cannot be released per request by any party under FOIA except if the principal's consent is given.

Thank you for your consideration of this application and your kind assistance.

Sincerely,

Linda Lau, Esq.

Enclosures



G-28, Notice of Entry of Appearance as Attorney or Accredited Representative

Department of Homeland Security

Part 1. Notice of Appearance as Attorney or Accredited Representative

A. This appearance is in regard to immigration matters before:

- USCIS - List the form number(s): EB-5 Regional Center Application CBP - List the specific matter in which appearance is entered:
 ICE - List the specific matter in which appearance is entered: _____

B. I hereby enter my appearance as attorney or accredited representative at the request of:

List Petitioner, Applicant, or Respondent. **NOTE:** Provide the mailing address of Petitioner, Applicant, or Respondent being represented, and not the address of the attorney or accredited representative, except when filed under VAWA.

| | | | | | | |
|---|----------|------------|-------|--|------------------------------------|---|
| Principal Petitioner, Applicant, or Respondent | | | | | A Number or Receipt Number, if any | <input type="checkbox"/> Petitioner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Respondent |
| Name: Last | First | Middle | | NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT LLC | | |
| Address: Street Number and Street Name | Apt. No. | City | State | Zip Code | | |
| 2167 Medallion Dr. #1 | | Union City | CA | 94587 | | |

Pursuant to the Privacy Act of 1974 and DHS policy, I hereby consent to the disclosure to the named Attorney or Accredited Representative of any record pertaining to me that appears in my system of records of USCIS, USCBP, or USICE.

Signature of Petitioner, Applicant, or Respondent: *Belle Chou* Belle CHOU, General Manager Date: 9/3/10

Part 2. Information about Attorney or Accredited Representative (Check applicable items(s) below)

- A. I am an attorney and a member in good standing of the bar of the highest court(s) of the following State(s), possession(s), territory(ies), commonwealth(s), or the District of Columbia: California
 I am not or am subject to any order of any court or administrative agency disbaring, suspending, enjoining, restraining, or otherwise restricting me in the practice of law (If you are subject to any order(s), explain fully on reverse side).
- B. I am an accredited representative of the following qualified non-profit religious, charitable, social service, or similar organization established in the United States, so recognized by the Department of Justice, Board of Immigration Appeals pursuant to 8 CFR 1292.2. Provide name of organization and expiration date of accreditation:

- C. I am associated with _____
 The attorney or accredited representative of record previously filed Form G-28 in this case, and my appearance as an attorney or accredited representative is at his or her request (If you check this item, also complete item A or B above in Part 2, whichever is appropriate).

Part 3. Name and Signature of Attorney or Accredited Representative

I have read and understand the regulations and conditions contained in 8 CFR 103.2 and 292 governing appearances and representation before the Department of Homeland Security. I declare under penalty of perjury under the laws of the United States that the information I have provided on this form is true and correct.

| | | |
|---|--|--|
| Name of Attorney or Accredited Representative Linda Lau (SBN: 135064); Tina Lee (SBN: 229398); K. Lara Baharlo (SBN: 243187) | | Attorney Bar Number(s), if any 135064; 229398; 243187 |
| Signature of Attorney or Accredited Representative <u><i>Linda Lau</i></u> | | Date 10/5/10 |
| Complete Address of Attorney or Organization of Accredited Representative (Street Number and Street Name, Suite No., City, State, Zip Code) Global Law Group 350 South Figueroa Street, Suite 760 Los Angeles CA 90071 | | |
| Phone Number (Include area code) 213-830-9933 | Fax Number, if any (Include area code) 213-830-9930 | E-Mail Address, if any Linda@GlobalLawGroup.net |

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2167 Medallion Dr. #1
Union City, CA 94587
Tel: (510)-429-1063
Fax: (510)-487-5347

September 9, 2010

USCIS – California Service Center
Attn: EB-5 Regional Center Unit
24000 Avila Road, 2nd Floor, Room 2326
Laguna Niguel, CA 92677

RE: Initial Application for Designation as a Regional Center
Name of Proposed Regional Center: New World Regional Center
Name of Applicant: New World Real Estate Investment & Development LLC,
***dba* New World Regional Center**

To Whom It May Concern:

This letter is to confirm New World Real Estate Investment & Development LLC *dba* New World Regional Center is applying for the designation of New World Regional Center under the Immigrant Investor Pilot Program. I am the general manager and a principal of the applicant entity.

Our regional center designation application is being submitted on our behalf by Global Law Group. Should you have any questions in regard to this matter, please contact attorneys Linda Lau or Tina Lee of Global Law Group, as per the attached Form G-28.

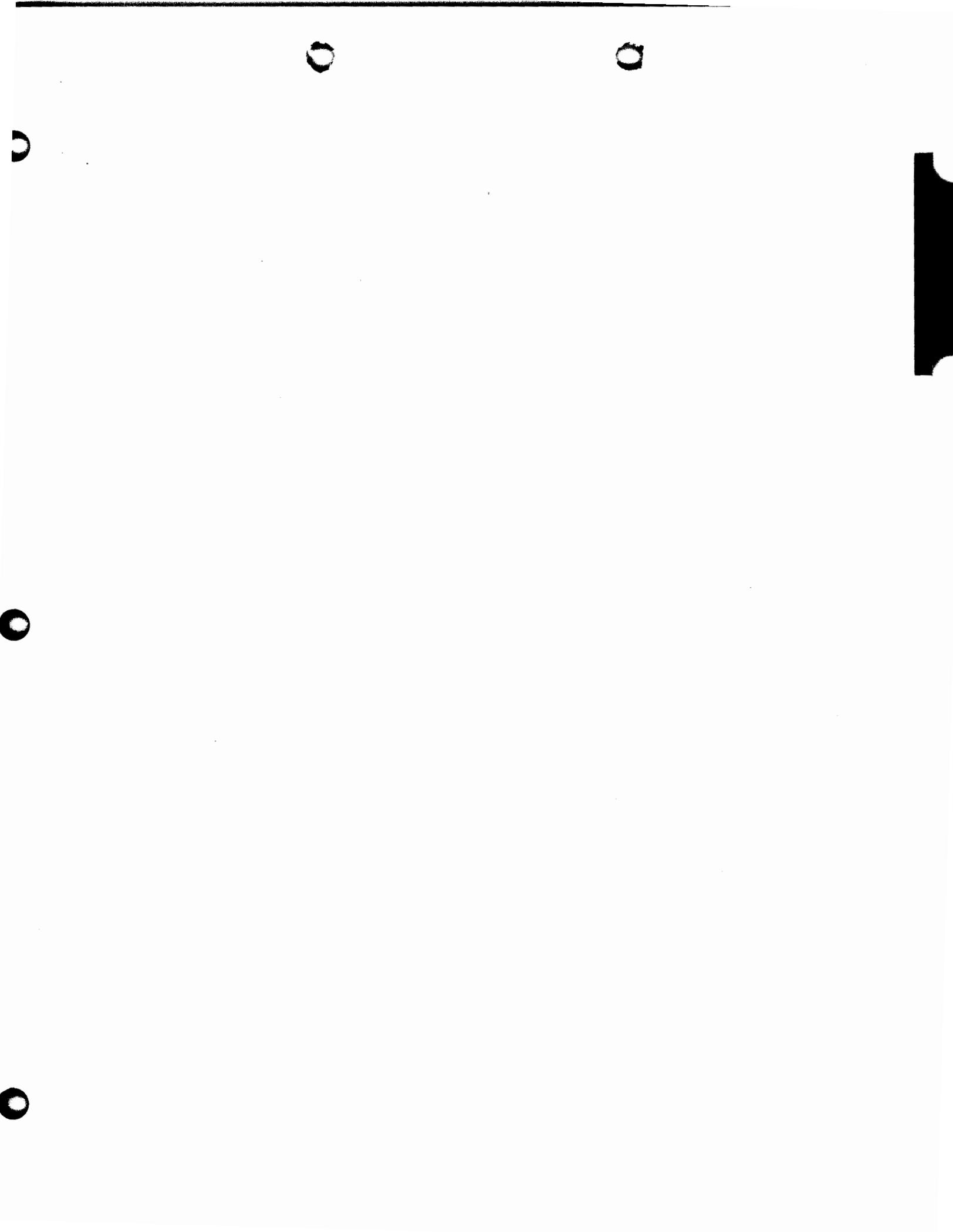
Thank you for your kind consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Belle Chou", written over a horizontal line.

Belle Chou, General Manager
Enclosures

Cc: Linda Lau, Esq.
Tina Lee, Esq.





Executive Summary

PROFILE OF PROPOSED REGIONAL CENTER

| | |
|---|---|
| Regional Center: New World Regional Center | |
| Location: 2167 Medallion Dr., #1 Union City, CA 94587 | Geographic Scope: 13 contiguous counties in California-- Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo |
| Contact: Julie Zheng, Marketing Manager | Industries: Retail Trade: NAICS 44-45 Food Services and Drinking Places: NAICS 722 Finance and Insurance: NAICS 52 Health Care and Social Assistance: NAICS 62 Administrative and Support Services: NAICS 561 Nursing and Residential Care Facilities: NAICS 623 Traveler Accommodation: NAICS 7211 Arts, Entertainment and Recreation: NAICS 71 Transportation: NAICS 48 Professional, Scientific and Technical Services: NAICS 54 |
| Phone: (510) 429-1063 | |
| Fax: (510) 487-5347 | |
| Email: Julie@newworldrc.com | |

Application Type: Application for Designation as a Regional Center

Name of Proposed Regional Center: **New World Regional Center (a registered fictitious business name of New World Real Estate Investment & Development LLC)**

Applicant Information: New World Real Estate Investment & Development LLC *dba* New World Regional Center requests the designation of New World Regional Center as a regional center under the EB-5 Immigrant Investor Pilot Program. New World Real Estate Investment & Development LLC is a California Limited Liability Company organized on August 18, 2010. It is led by a team of highly experienced and accomplished professionals with extensive real estate investment and private financing experience. New World Regional Center ("New World RC") will be responsible for administering the operations of the regional center upon designation by the U.S. Citizenship and Immigration Services ("USCIS"). This will include identifying, evaluating, and selecting qualified projects for funding; monitoring job creation; and ensuring compliance with EB-5 program requirements.

Primary Point of Contact: The primary point of contact for New World RC is Ms. Julie Zheng, Marketing Manager. She can be reached by email at Julie@newworldrc.com.



Immigration Counsel for New World RC is Linda Lau, Esq. of Global Law Group. Ms. Lau can be reached by telephone at (213) 830-9933, ext. 108, or by cellular phone at (213) 700-4023, and by email at Linda@globalawgroup.net.

Geographic Boundary: New World RC will encompass the following 13 contiguous counties in the state of California: Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo.

Industry Clusters and Proposed Economic Activities of New World RC: New World RC will finance the development, operation, and management of real estate development projects that will create a stable investment opportunity for the company and its shareholders, including immigrant investors, while boosting the local market, employment rates, and living standards of the community. New World will focus on the following industry clusters of economic activity:

1. Retail Trade: NAICS 44-45
2. Food Services and Drinking Places: NAICS 722
3. Finance and Insurance: NAICS 52
4. Health Care and Social Assistance: NAICS 62
5. Administrative and Support Services: NAICS 561
6. Nursing and Residential Care Facilities: NAICS 623
7. Traveler Accommodation: NAICS 7211
8. Arts, Entertainment and Recreation: NAICS 71
9. Transportation: NAICS 48
10. Professional, Scientific and Technical Services: NAICS 54

(b) (4)

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Investor Management Responsibilities: Each individual investor will be a limited partner of the limited partnership that funds a particular capital investment project, and will have the rights, powers and duties relating to the limited partnership's management that are normally granted to limited partners under the Uniform Limited Partnership Act, pursuant to the EB-5 immigrant investor regulations. Limited partners will be engaged in managing the limited partnership through policy formulation activities, while day-to-day operations will be handled by the general partner.

Minimum Investment Amount: Under the EB-5 immigrant investor program, an alien can become eligible to obtain U.S. lawful permanent resident status by investing a minimum of either US\$1,000,000 or US\$500,000 in a new commercial enterprise in the United States. To qualify for the lower US\$500,000 investment threshold, the alien must invest his or her capital into a location that qualifies as a Targeted Employment Area ("TEA"). A TEA is defined as an area that, at the time of investment, is a rural area or an area that has experienced an unemployment rate that is at least 150 percent of the national average unemployment rate. See Section 205(b)(5)(B) of the Immigration and Nationality Act ("INA") and Part 204.6(e) of Title 8 of the Code of Federal Regulations ("8 CFR").

New World RC has six initial proposed sample projects, referred to as "hypothetical" because their locations have not yet been finalized: (1) a retail shopping center with restaurants and an office complex in Sacramento County, (2) a medical building in Santa Clara County, (3) a condominium and office mixed-use development in Sacramento County, (4) an assisted living facility in Santa Cruz County, (5) a hotel/resort in Santa Cruz County, and (6) an office building in Alameda County. Within Sacramento County, potential project sites include the Census Designated Places (CDP's) of Florin, Foothill Farms, North Highlands and the Rio Linda, and Sacramento City. All of these areas have been certified as high unemployment areas within the definition of a TEA by the California Business, Transportation, and Housing Agency. For additional capital investment projects to be undertaken within the boundary of the regional center, the minimum capital investment amount per EB-5 investor will be US\$500,000 if the project is in a TEA, or US\$1,000,000 if outside of a TEA.

Fees related to due diligence activities and legal services for the processing of the immigrant visa application will be paid by each alien investor above and beyond the required capital investment.

Sample Capital Investment Projects: New World RC will involve funding the acquisition, development and/or renovation and management of real estate projects. The six hypothetical sample capital investment projects initially planned for New World RC are as follows:

1. Retail shopping center with restaurants and an office complex in Sacramento County in California. This development center is planned to include a restaurant, supermarket, retail shops and offices. It will encompass a total of 50,000 square feet of developed space.



2. Medical building in Santa Clara County, California. This medical center is planned to include offices of physicians, dentists, and other medical professionals. A total of 30,000 square feet of developed space is planned.
3. Condominium and office project in Sacramento County, California. It will span 70,000 square feet, with 30,000 square feet of professional offices and 40,000 square feet for the 32 units of condominiums.
4. Assisted living facility located in Santa Cruz County, California, and will be a 70,000 square feet development. This encompasses a 10,000 square foot common area with 120 units at 500 square feet each.
5. Hotel/resort in Santa Cruz County, California. The hotel/resort will be 40,000 square feet, with 80 rooms.
6. Office building in Alameda County, California. It is planned to encompass 40,000 of development space for professional offices.

Additional capital investment projects will be undertaken in the future within the regional center's geographic boundary focusing on the target industry clusters.

Job Creation: To demonstrate the projected job creation for New World RC, an Economic Impact Analysis Report based on the IMPLAN input-output model was prepared by Dr. Paul Sommers, an economist specializing in economic analysis for EB-5 projects, regional development, regional economics and workforce forecasting. The report projects that economic activity from the proposed projects will result in a total of (b) (4) new jobs, including jobs created indirectly.

The report projected direct, indirect and induced employment impacts. In input-output analysis, the terms "direct impacts", "indirect impacts" and "induced impacts" are used by economists. Direct employment impacts in the context of an input-output methodology such as IMPLAN refer to jobs created at a business site by revenues. An example of a business site is a commercial building with various commercial tenants; direct employment impacts would refer to the employees of the tenants. Indirect employment impacts refer to jobs created off-site by a multiplier effect resulting from the creation of new direct employment impacts at the business site. Indirect employment impacts include employees of the producers of materials, equipment, and services that are used by commercial tenants at the business site. Induced employment impacts refer to employees of companies that benefit from expenditures resulting from the income of direct and indirect employment impacts.



The term "direct employment impact" in the report includes all jobs on premise of the project including but not limited to jobs of tenants. This term should not be confused with jobs that are measurable by Forms I-9, payroll records, or other similar documentation as set forth in 8 CFR 204.6(j)(4)(i)(A). The direct employment impacts and revenue projections in this economic analysis represent hypothetical jobs derived from reliable square foot per employee data, based on the sample project specifications, except for the hotel project projections which were based on reliable data for hotel revenues and hotel guest expenditures outside the hotel but within the region. In accordance with the EB-5 regulations, actual job creation ultimately will be proven through evidence that the planned square footage for particular uses has been constructed and/or that the projected revenues have been generated by the tenant businesses. For employment impacts resulting from hotel guest expenditures outside the hotel, hotel revenues will be used to verify the figures projected by reliable survey data, as these impacts are keyed to revenues. The job projections are summarized as follows:

(b) (4)

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(b) (4)



Project Funding Requirements: Details of funding requirements for each project will be contained in project-specific business plans submitted with an individual investor's I-526 Petition.

Promotional Efforts: Through local promotions and the efforts of overseas agents, New World RC aims to attract alien investor capital to commercial development projects that will result in job creation and profits for investors. New World RC will recruit investors through an established personal network, and will also use agents and finders located overseas to promote its offering to potential EB-5 investors in specific countries. All marketing efforts will be reviewed for compliance with applicable securities laws prior to implementation.

Due Diligence in Recruitment of Investors: New World RC will conduct due diligence in the screening of the alien investors to help ensure both lawful source of capital and the alien investor's ability to fully invest the requisite amount of capital. A third party investigative or accounting/law firm may be used to evaluate investor source of funds.

Funding for Administrative/Operational Costs of New World RC: (b) (4)



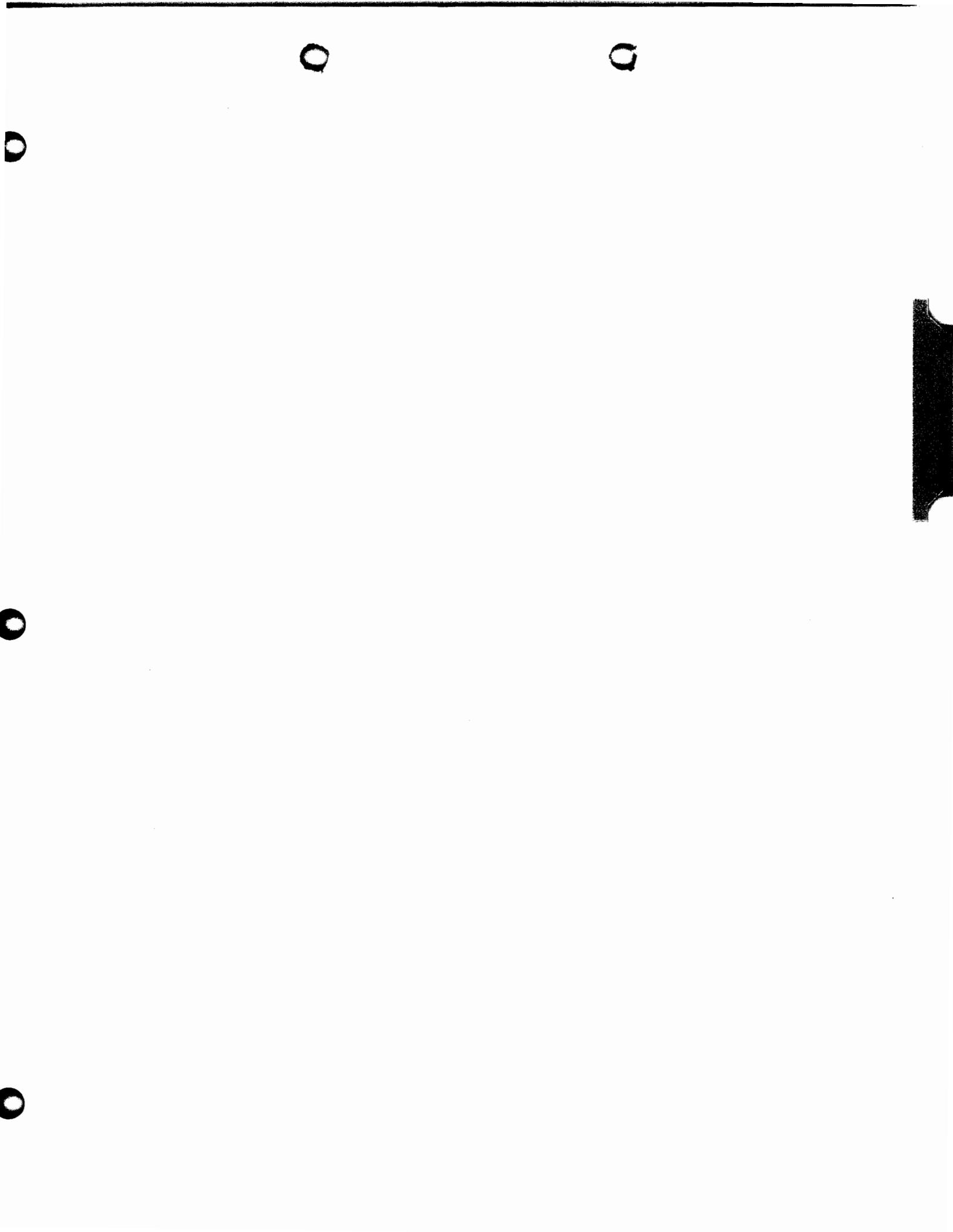


(b) (4)

Sample Investment Agreements: Sample agreements to be used in connection with investments in New World RC are included with this application. These include the Private Offering Memorandum, Subscription Agreement, Limited Partnership Agreement, and Escrow Agreement.

Escrow and Release of Capital: Capital investment contributed to a limited partnership will initially be placed into an escrow account in a United States financial institution before being released into the particular limited partnership's operational account for a project. No escrow will be used for the administrative fee, which will be available for use by New World RC immediately upon receipt. Capital invested pursuant to the EB-5 immigrant investor program will be released for operational use at the time an individual investor's I-526 immigrant investor petition has been received by USCIS, as evidenced by the Form I-797 Receipt Notice for the Form I-526 issued by USCIS.

Regional Center Administration: Administration, management and oversight of the regional center will be handled by New World RC in compliance with the federal regulations set forth in 8 CFR Part 204.6(m)(6). New World RC will identify, assess and evaluate proposed capital investment projects, monitor project progress, and maintain records on projects, investors and business activities for each federal fiscal year. It will also conduct due diligence screening of alien investors as noted above. A full list of oversight and reporting responsibilities will be outlined in the approval letter for New World RC upon regional center designation by USCIS.



 **New World**
REGIONAL CENTER

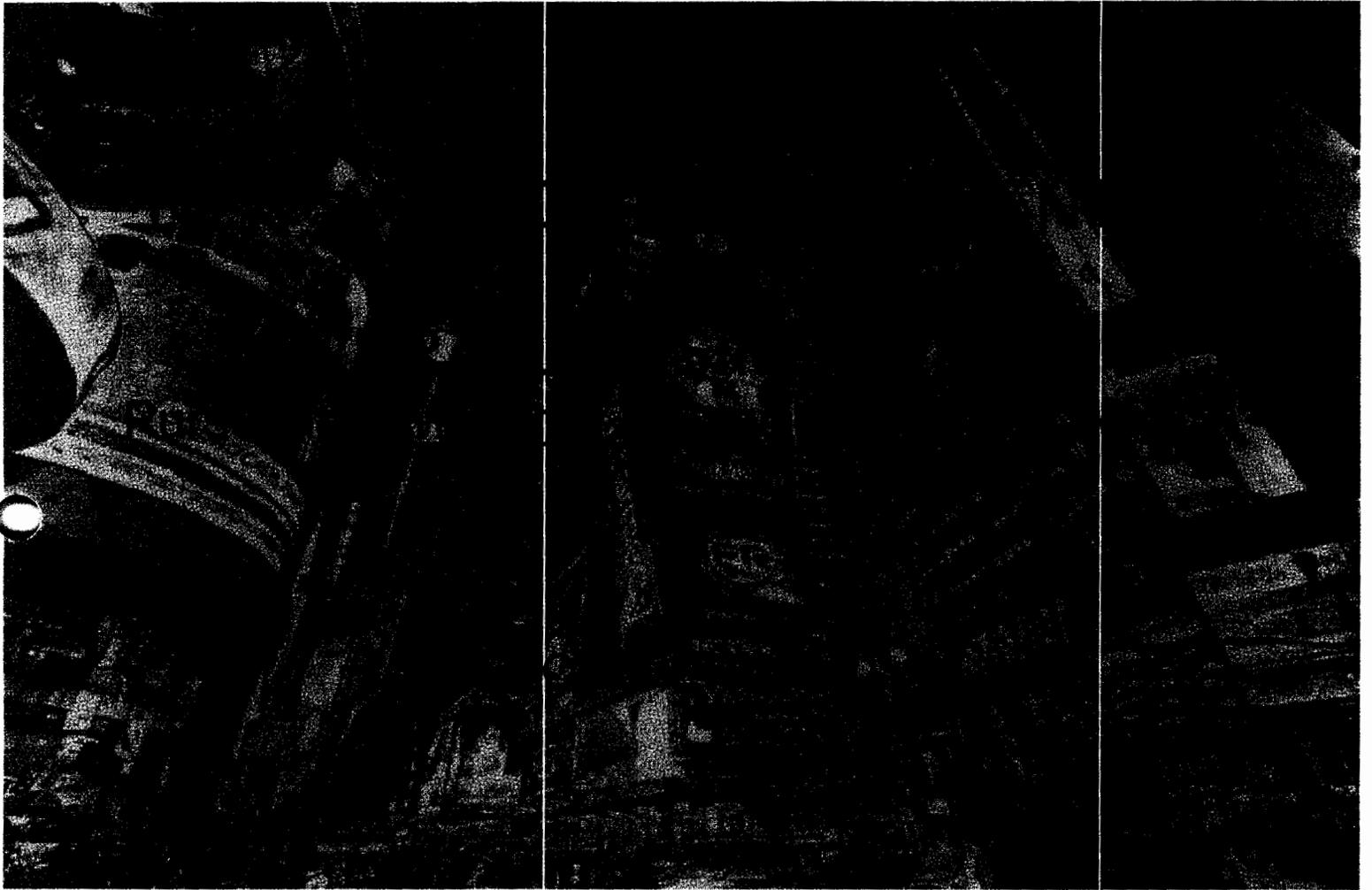


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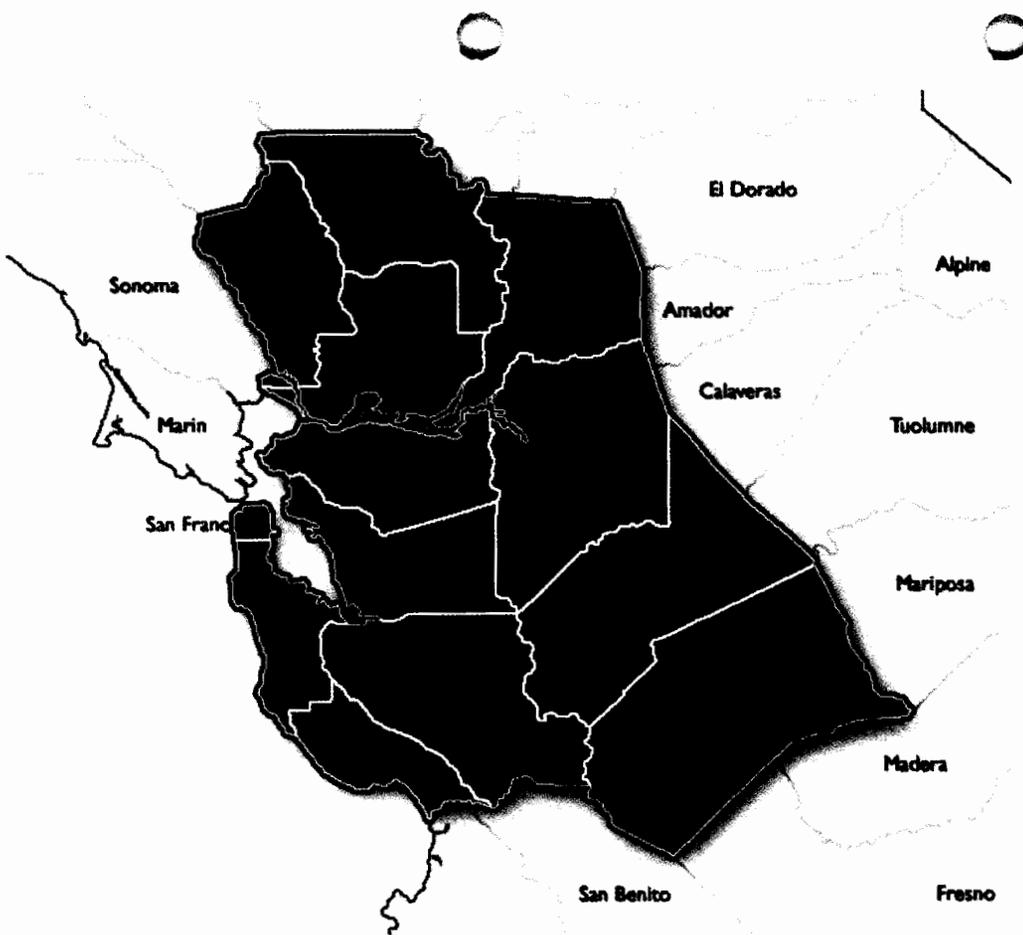
Section 1.0 Regional Center Business Overview

1.1 Summary

Pursuant to the Immigrant Investor Pilot Program, New World Regional Center ("New World RC") is proposed as a regional center to direct alien investor capital into real estate acquisition, development and/or renovation and management projects within a contiguous region comprised of Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo counties. Job-generating commercial activities within New World RC will focus on the following ten target industry clusters: 1) retail trade, 2) food services and drinking places, 3) health care and social assistance, 4) finance and insurance, 5) administrative and support services, 6) transportation, 7) arts, entertainment and recreation, 8) traveler accommodation, 9) professional, scientific and technical services, and 10) nursing and residential care facilities. Projects will include new developments of real estate from the ground up, or the purchase and renovation of vacant buildings. New World RC is proposed by and is the fictitious business name of New World Investment & Development LLC, the applicant.

1.2 Geographic Area and Scope

The thirteen contiguous counties comprising New World RC's geographic area are located in and adjacent to the Bay Area region of California. With a total area of 13,133 square miles, this geographic region contains a diverse area ranging from agricultural farmlands to high-density city blocks. The estimated 2009 population is 9,680,769, with a density of 802 people per square mile. Situated in the Bay Area and the Central Valley, these regions remain highly desirable locations, with growth expected to continue through the foreseeable future.



New World RC's geographic area includes the following 13 contiguous counties:

- Alameda
- Contra Costa
- Merced
- Napa
- Sacramento
- San Francisco
- San Joaquin
- San Mateo
- Santa Clara
- Santa Cruz
- Solano
- Stanislaus
- Yolo

1.3 Target Industry Groups

New World Regional Center will involve investments in the purchase, development, and management of facilities for retail trade, transportation, finance and insurance, professional, scientific and technical services office buildings, administrative and support services, health care and social assistance buildings, Nursing and residential care facilities, Arts, entertainment, and recreation centers, traveler accommodation and food services and drinking places..

Retail Trade (NAICS 44-45)

Retail stores are the backbone of a shopping center development. Retail stores attract customers to the shopping center and surrounding office development. Shopping center developments benefit the community by creating jobs and producing sales tax revenue which the government uses to provide services.

Food Services and Drinking Places (NAICS 722)

Not only does outside food consumption reflect current economic moods, but it also generates sales and income in a number of supporting industries. Fast food restaurants and sit-down diners are a key component of the shopping center tenant mix, and complement retail and office users. Cafes and bars can add even more diversity to the retail and office experience.

Finance and Insurance (NAICS 52)

Finance and Insurance companies provide important services for both individuals and businesses. Insurance establishments employ brokers and agents to sell insurance policies, annuities and other products and provide services such as claims and third party administration.

Health Care and Social Assistance (NAICS 62)

From general medical and dental offices to specialists needing unique layouts for equipment, medical office space needs to be specially designed for medical equipment and concern for patient care. These offices also provide needed services to the community and provide highly skilled and professional job opportunities to the area.

Administrative and Support Services (NAICS 561)

When anchoring a mixed-use development, condominiums can bring permanent traffic to the retail and food service restaurants. In addition, they bring jobs when residents also lease out adjacent office buildings for convenience. Office administrative services and services for the buildings and dwellings also provide jobs for the facility.

Nursing and Residential Care Facilities (NAICS 62)

With a growing number of baby boomers reaching retirement age, senior housing facilities will provide seniors with the freedom of housing on their own, coupled with the convenience of having basic services handled for them. Such establishments increase traffic for retail, restaurant, and entertainment facilities.

Traveler Accommodation (NAICS 7211)

For mixed-use developments, hotels can be appropriate complements to office, retail and restaurant users. They provide lodging for corporate and vacationing travelers, and offer convenient rental space for meetings and conventions. Carefully planned resorts and other hospitality developments can bring needed tourists and shoppers to local retail stores and restaurants while diversifying the creation of jobs. Hotels can also include entertainment areas like casinos or golf courses.

Arts, Entertainment, and Recreation (NAICS 71)

Recreational and entertainment facilities can turn an ordinary location into a vacation destination. Golf courses, skiing facilities, and marinas create opportunities for tourists to spend money and create jobs that supplement the resorts and retail developments.

Transportation (NAICS 48)

When carefully planned resorts and hotels are established, there will be a steady need for transportation from both air and ground. These transit systems are crucial for tourists to reach their destination and create jobs for vehicle operators and maintenance personnel.

Professional, Scientific and Technical Services (NAICS 54)

Office space development diversifies job opportunities, increases employment and provides traffic for nearby retail stores. Professional services tenants such as architectural and engineering services benefit the local population and provide a stable rent roll for office buildings.

1.4 Regional Center Investment Structure and Project Funding

(b) (4)

(b) (4)



1.5 Targeted Employment Area

Under the EB-5 immigrant investor program, an alien can become eligible for U.S. permanent resident status by investing either US\$1 million or US\$500,000 in a new commercial enterprise in the United States of America. To participate in the immigrant investor program by investing US\$500,000, the capital must be invested in a qualified Targeted Employment Area ("TEA").

Section 203(b)(5)(B) of the Immigration and Nationality Act defines a TEA as an area that, at the time of investment, is a "rural area" or an area that has experienced "high unemployment", i.e. an unemployment rate that is at least 150 percent of the national average unemployment rate.

The minimum investment by an alien investor into an approved commercial enterprise within the boundaries of the regional center will not be less than US\$500,000 (if the investment target is located within a TEA) or US\$1,000,000 if it is located outside of a TEA. Evidence that the proposed commercial project is in a TEA within the regional center boundary will be provided with the individual I-526 petitions of EB-5 investors.

1.6 New World Regional Center Management Team

Jerry Chang, President

As President of New World RC, Jerry Chang will oversee and direct the operations and strategic planning on New World RC. He has over fifteen years of real estate investment experience. Jerry began his career in real estate brokerage at Acel Real Estate House in

1996. In 1999, he started his own real estate company, Good Neighbor Real Estate. Good Neighbor Real Estate as a company went onto broker over hundreds of home sales over the course of 4 short years. In addition to starting his own company, Mr. Chang oversees commercial apartments and commercial real estate investment. Also, he has been active in real estate development in China as well, helping develop over 80 million RMB worth of property in various projects throughout China.

Belle Li-Wei Chou, General Manager

As the General Manager of New World RC, Belle Chou will manage New World RC's project development and oversee day-to-day operations of New World RC. Ms. Chou has an extensive background in project management such as overseeing the technical and quality assurance aspects of two ISO 9001-certified facilities that employed 2,600 workers. In this role, she has had the opportunity to explore new products and opportunities with companies that focus on green and communications technologies. As the co-founder of Crown Renewable Energy and the founder of PreferSolar, Ms. Chou has pursued opportunities in the rapidly growing green tech sector, developing public and commercial solar projects in the United States, establishing module assembly facilities in China, and promoting strategic alliances among solar companies in general. Savvy and skilled, Ms. Chou owns several patents in the United States, as well as abroad, including in Japan and Germany.

Julie Zheng, Marketing Manager

Julie Zheng is the Marketing Manager for New World RC. She directs the promotion of New World RC, and is in charge of marketing for New World RC in the United States and China. Ms. Zheng has over 15 years of experience in marketing and financial support. From 1995 to 1999, she was a partner at Wen Zhou O & W Trading Company. In 1999, she started her own company, Shang Hai Jin Da Steel Trading Company. During her management in the company until 2007, revenues reached 150 million RMB per year. In 2007, Ms. Zheng moved back to the United States and has since been working in Shen Wei (USA) Inc.'s accounting department.

1.7 Economic Analysis Experts

Paul Sommers, Ph.D

Dr. Paul Sommers received his Ph.D in Economics from Yale University and has been a professor at the Institute of Public Service and the Albers School of Business at Seattle University, since 2004. Dr. Sommers actively conducts research focused on economic development and workforce topics. His expertise focuses on regional development, regional economics and workforce forecasting. During his 25-year career at Battelle Memorial Institute and the University of Washington, Dr. Sommers has conducted many research projects consisting of national energy-industry topics, and rural and urban regional development issues in the Northwest. In the last several years, Dr. Sommers has been successful in preparing a number of job creation reports for investment groups participating in the EB-5 immigrant investor program. Dr. Sommers is a member of the Washington State Governor's Council of Economic Advisors, is a past President of the Seattle Economists Club, and currently serves on the board of the Pacific Northwest Regional Economics Conference.

1.8 Immigration Counsel

Linda Lau, Esq., Global Immigration Law Group

Linda Lau is an attorney licensed in California with over twenty-two years of experience handling business immigration matters. Ms. Lau provides legal representation to domestic and international companies and represents firms in the connection with the transfer and employment of executives, managers and professionals on both a temporary and permanent basis. Ms. Lau also has extensive experience advising companies and individuals on the development of significant immigrant investor (EB-5) projects. She holds a B.A. degree from the University of California at Berkeley and an M.S.W. degree from University of Michigan, Ann Arbor. She received her J.D. degree from the UCLA School of Law. Ms. Lau is also admitted as a solicitor of England and Wales.

1.9 Banking Institution & Escrow

Capital received from alien investors will be held in a nationally chartered bank escrow account subject to release according to the terms of the Escrow Agreement. In summary, funds will be held in an escrow account to be released on filing of the alien investor's I-526 as evidenced by Form-I-797 Notice of Receipt.

An escrow account will be used to hold EB-5 investor funds for each project according to the terms of the Escrow Agreement. Limited partners will not be involved in day-to-day operations, but will participate in policy and formulation activities pursuant to the rights and duties normally granted to limited partners under the Uniform Limited Partnership Act.

1.10 Investment Sample Agreements

New World Investment and Development Company includes the following sample investment agreements in this application:

1. Limited Partnership Agreement
2. Private Offering Memorandum
3. Subscription Agreement
4. Escrow Agreement

Section 2.0 Regional Center Market Analysis

2.1 Regional Overview

New World Regional Center encompasses 13 contiguous counties in California. Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo Counties are located in the Bay Area and Central Valley regions of California.

| Regional Area Profile | Regional Center | California |
|--------------------------------------|------------------------|-------------------|
| Total Area (square miles) | 13,133 | 163,696 |
| Land Area (square miles) | 12,073 | 155,959 |
| Population (2009 estimate) | 9,680,769 | 36,961,664 |
| Population % change 2000-2009 | 8.2% | 9.1% |
| Population Density (per square mile) | 801.8 | 217.2 |

2.2 Market Overview: Regional Challenges and Strengths

Regional Challenges

The New World Regional Center geographical composition varies from county to county. Merced, Napa, San Joaquin, Stanislaus, Yolo—and to a lesser extent—Santa Cruz and Solano counties are rural and undeveloped, with smaller populations. Rural areas tend to suffer greater economic challenges when the national economy is in recession. On the other hand, Alameda, Contra Costa, Sacramento, San Francisco, San Mateo, and Santa Clara counties contain more urban and suburban development, with the higher costs of entry associated with cities, especially California cities.

Regional Strengths

The San Francisco Bay Area ranks as an extremely desirable place to live, and attracts a highly educated and skilled workforce. The technology industry and the universities in the region share a synergistic relationship, allowing for continued investment in innovation. While the outlying counties of the Central Valley still focus on farming, demographics project substantial population growth continuing through 2050 to form a new “megaregion” that will encompass San Joaquin, Stanislaus, and Merced counties, providing new economic opportunities in the process.

2.3 Overview: Commercial Real Estate Outlook within the Proposed Regional Center

In order to evaluate the market for commercial real estate within the proposed regional center, data was analyzed from the U.S. Census Bureau. There are two sets of reports, both available on their website: <http://www.censtats.census.gov> and <http://factfinder.census.gov>. The 2007 set of data is the latest set of economic data available. Each proposed industry is analyzed below:

Retail and Restaurant Development

The Census Bureau and its NAICS codes had the most comprehensive data in the retail trade section. In 2007, retail sales revenue in the proposed regional center amounted to US\$121.1 billion by 29,388 employer establishments.

| County | 2007 Retail Employer Establishments | 2007 Retail Employer Sales (\$MM) |
|-------------------------------|---|---|
| Alameda County | 4,503 | \$ 17,909 |
| Contra Costa County | 2,822 | \$ 11,764 |
| Merced County | 578 | \$ 2,001 |
| Napa County | 537 | \$ 1,665 |
| Sacramento County | 3,821 | \$ 15,600 |
| San Francisco County | 3,710 | \$ 12,400 |
| San Joaquin County | 1,756 | \$ 7,110 |
| San Mateo County | 2,216 | \$ 10,199 |
| Santa Clara County | 5,297 | \$ 26,492 |
| Santa Cruz County | 981 | \$ 3,725 |
| Solano County | 1,167 | \$ 4,828 |
| Stanislaus County | 1,500 | \$ 5,662 |
| Yolo County | 500 | \$ 1,766 |
| Regional Center Total: | 29,388 | \$ 121,121 |

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

Medical Office Buildings

The data for Medical Buildings incorporated NAICS code 62 (Health Care and Social Assistance), omitting available data for NAICS code 623 (Nursing and Residential Care Facilities), which were used to generate data for the Living Facility industry below. In the cases of all counties except San Joaquin, Solano, Stanislaus, and Yolo, data for Nursing and Residential Care revenue was partial or undisclosed; in such cases, the available data was subtracted from the overall Health Care and Social Assistance revenue figure. In 2007, 23,142 health care and social assistance establishments generated at least US\$52 billion, with Santa Clara County likely providing over a billion dollars more.

| County | 2007 Health Care and Social Assistance Establishments | 2007 Health Care and Social Assistance Revenue (\$MM) |
|-------------------------------|--|--|
| Alameda County | 3,817 | \$ 8,944 |
| Contra Costa County | 2,435 | \$ 5,307 |
| Merced County | 398 | \$ 540 |
| Napa County | 371 | \$ 1,117 |
| Sacramento County | 2,830 | \$ 8,628 |
| San Francisco County | 2,770 | \$ 7,335 |
| San Joaquin County | 1,159 | \$ 2,766 |
| San Mateo County | 1,851 | \$ 3,916 |
| Santa Clara County | 4,678 | \$ 6,994 |
| Santa Cruz County | 806 | \$ 1,417 |
| Solano County | 700 | \$ 1,983 |
| Stanislaus County | 1,003 | \$ 2,445 |
| Yolo County | 324 | \$ 563 |
| Regional Center Total: | 23,142 | \$ 51,955 |

Red Text = Partial Data

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

Condominium Development

Census data for real estate property managers, NAICS code 53131, provided the data for the condominium industry in the regional center area. In 2007, 2,251 real estate property manager establishments generated US\$2.0 billion.

| County | 2007 Real Estate Property Managers Establishments | 2007 Real Estate Property Managers Revenue (\$MM) |
|-------------------------------|--|--|
| Alameda County | 320 | \$ 223 |
| Contra Costa County | 217 | \$ 155 |
| Merced County | 23 | \$ 3 |
| Napa County | 26 | \$ 7 |
| Sacramento County | 331 | \$ 239 |
| San Francisco County | 369 | \$ 535 |
| San Joaquin County | 92 | \$ 67 |
| San Mateo County | 192 | \$ 230 |
| Santa Clara County | 444 | \$ 405 |
| Santa Cruz County | 52 | \$ 30 |
| Solano County | 57 | \$ 27 |
| Stanislaus County | 67 | \$ 49 |
| Yolo County | 61 | \$ 35 |
| Regional Center Total: | 2,251 | \$ 2,004 |

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

Nursing and Residential Care Facilities Development

All counties except San Joaquin, Solano, Stanislaus, and Yolo counties lacked full census data for their Nursing and Residential Care revenue; their numbers reflect the available data from disclosed sources. Using available data for NAICS code 623 (Nursing and Residential Care Facilities), 2603 nursing and residential care establishments had US\$3.5 billion in revenue.

| County | 2007 Nursing & Residential Care Establishments | 2007 Nursing & Residential Care Revenue (\$MM) |
|-------------------------------|---|---|
| Alameda County | 421 | \$ 737 |
| Contra Costa County | 302 | \$ 345 |
| Merced County | 45 | \$ 52 |
| Napa County | 54 | \$ 33 |
| Sacramento County | 402 | \$ 444 |
| San Francisco County | 197 | \$ 417 |
| San Joaquin County | 192 | \$ 279 |
| San Mateo County | 244 | \$ 130 |
| Santa Clara County | 383 | \$ 559 |
| Santa Cruz County | 57 | \$ 24 |
| Solano County | 161 | \$ 153 |
| Stanislaus County | 105 | \$ 218 |
| Yolo County | 40 | \$ 98 |
| Regional Center Total: | 2,603 | \$ 3,490 |

Red Text = Partial Data

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

Hotel/Resort Development

In 2007, 1,600 accommodation establishments generated US\$6.8 billion in revenue.

| County | 2007 Accommodation Establishments | 2007 Accommodation Sales (\$MM) |
|-------------------------------|---|---------------------------------------|
| Alameda County | 239 | \$ 554 |
| Contra Costa County | 75 | \$ 206 |
| Merced County | 28 | \$ 22 |
| Napa County | 94 | \$ 308 |
| Sacramento County | 131 | \$ 341 |
| San Francisco County | 301 | \$ 2,190 |
| San Joaquin County | 75 | \$ 82 |
| San Mateo County | 162 | \$ 597 |
| Santa Clara County | 263 | \$ 870 |
| Santa Cruz County | 94 | \$ 104 |
| Solano County | 53 | \$ 56 |
| Stanislaus County | 47 | \$ 38 |
| Yolo County | 38 | N/A |
| Regional Center Total: | 1600 | \$ 5,366 |

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

Professional Office Development

The Census Bureau's data for Professional, Scientific, Technical Establishments and Real Estate and Rental and Leasing Establishments provide information for each of the thirteen counties with the partial exceptions of Merced, Sacramento, San Mateo, Solano, Stanislaus, and Yolo counties, which lacked sufficient revenue to provide complete data for the former category. In 2007, 46,185 office establishments generated US\$89 billion in revenue.

| County | 2007 Number of Professional Office Establishments | 2007 Professional Office Revenue (\$MM) |
|-------------------------------|---|---|
| Alameda County | 7,249 | \$ 11,546 |
| Contra Costa County | 4,743 | \$ 6,179 |
| Merced County | 326 | \$ 142 |
| Napa County | 631 | \$ 507 |
| Sacramento County | 5,444 | \$ 5,022 |
| San Francisco County | 7,511 | \$ 26,629 |
| San Joaquin County | 1,439 | \$ 1,135 |
| San Mateo County | 4,188 | \$ 7,414 |
| Santa Clara County | 10,471 | \$ 27,240 |
| Santa Cruz County | 1,305 | \$ 940 |
| Solano County | 1,004 | \$ 799 |
| Stanislaus County | 1,203 | \$ 892 |
| Yolo County | 671 | \$ 545 |
| Regional Center Total: | 46,185 | \$ 88,988 |

Red Text = Partial Data

Source: U.S. Census Bureau (<http://factfinder.census.gov>)

2.4 County-Specific Analysis

Alameda County - California

Alameda County comprises most of the San Francisco Bay Area's East Bay region, including several miles of coastal plain. According to the 2000 census, it was the 7th largest county in the state with a population of 1,443,741; 2009 estimates place it at 1,491,482. The county seat is Oakland, the eighth-largest city in the state.

Profile and Summary:

| | |
|---------------------------------|-----------------|
| Land Area (square miles): | 738 |
| Population (2009 estimate): | 1,491,482 |
| Population % change 2000-2009: | 3.3% |
| Median Household Income (2008): | US\$70,217 |
| County Seat: | City of Oakland |

Retail Industry:

Retail sales amounted to US\$17.9 billion in 2007.

Medical Office Industry:

In 2007, health care and social assistances establishments reported US\$8.9 billion in revenue.

Condominium Industry:

Revenues for condominium establishments amounted to US\$223 million in 2007.

Assisted Living Facilities Industry:

In 2007, the figure for nursing and residential care establishments was at least US\$737 million.

Hotel/Resort Industry:

Accommodation establishments generated US\$554 million in 2007.

Professional Office Industry:

In 2007 office establishments totaled US\$11.5 billion in revenue.

Contra Costa County - California

Contra Costa County occupies much of the East Bay section of the Bay Area that is directly north of Alameda County. Historically, much of its economy has derived from agriculture and heavy industry; however, the northwestern and western waterfront regions now suffer from urban decay. The 2009 population is 1,041,274, up from the 2000 census count of 948,817. The county seat is the city of Martinez.

Profile and Summary:

| | |
|---------------------------------|------------------|
| Land Area (square miles): | 720 |
| Population (2009 estimate): | 1,041,274 |
| Population % change 2000-2009: | 9.7% |
| Median Household Income (2008): | US\$78,469 |
| County Seat: | City of Martinez |

Retail Industry:

In 2007, total retail income was US\$11.8 billion.

Medical Office Industry:

Health care establishments generated US\$5.3 billion in 2007.

Condominium Industry:

The 2007 sales figures for real estate property management establishments reached US\$155 million.

Assisted Living Facilities Industry:

Nursing and residential care establishments reported US\$345 million in 2007.

Hotel/Resort Industry:

The accommodations industry totaled US\$206 million in sales for the year 2007.

Professional Office Industry:

In 2007, office establishments generated US\$6.2 billion in revenue.

Merced County - California

Merced County is located in California's Central Valley, north of Fresno and southeast of San Jose. It derives its name from the Merced River, named El Rio de Nuestra Señora de la Merced (River of Our Lady of Mercy) by an 1806 expedition headed by Gabriel Moraga. In 2000, its population was 210,554 and is estimated to be 245,321 in 2009. The county seat is the city of Merced.

Profile and Summary:

| | |
|---------------------------------|----------------|
| Land Area (square miles): | 1,929 |
| Population (2009 estimate): | 245,321 |
| Population % change 2000-2009: | 16.2% |
| Median Household Income (2008): | US\$42,629 |
| County Seat: | City of Merced |

Retail Industry:

In 2007, Merced County retailers reported US\$2.0 billion in earnings.

Medical Office Industry:

Health care and social assistance earnings for 2007 amounted to US\$540 million.

Condominium Industry:

The condominium industry reported US\$3 million in sales in 2007.

Assisted Living Facilities Industry:

In 2007, nursing and residential care numbers were at US\$52 million.

Hotel/Resort Industry:

Accommodations establishments totaled US\$22 million in sales in 2007.

Professional Office Industry:

2007 totals for office establishments reached US\$142 million.

Napa County - California

Located north of the Bay Area, Napa County has become synonymous with wine production. Home to over 300 wineries, Napa Valley gains as many as 5 million tourist visitors each year. In 2000, the population was 124,279, while the 2009 estimate is 134,650. The city of Napa is the county seat.

Profile and Summary:

| | |
|---------------------------------|--------------|
| Land Area (square miles): | 754 |
| Population (2009 estimate): | 134,650 |
| Population % change 2000-2009: | 8.3% |
| Median Household Income (2008): | US\$64,829 |
| County Seat: | City of Napa |

Retail Industry:

Retail sales for 2007 reached US\$1.7 billion.

Medical Office Industry:

In 2007, health care and social assistance establishments reported US\$1.1 billion in revenue.

Condominium Industry:

Real estate property managers reported US\$7 million in sales in 2007.

Assisted Living Facilities Industry:

Assisted living facilities totaled US\$33 million for the year 2007.

Hotel/Resort Industry:

In 2007, the accommodations industry generated US\$308 million in sales.

Professional Office Industry:

2007 revenue data for the office industry reached US\$507 million.

Sacramento County - California

Sacramento County lies in the geographic middle of the Central Valley, with its southernmost portion accessing the San Francisco Bay. The 2000 population was 1,223,497; the 2009 census listed it at 1,400,949. The county seat, Sacramento, also serves as the state capital.

Profile and Summary:

| | |
|---------------------------------|--------------------|
| Land Area (square miles): | 966 |
| Population (2009 estimate): | 1,400,949 |
| Population % change 2000-2009: | 14.5% |
| Median Household Income (2008): | US\$56,882 |
| County Seat: | City of Sacramento |

Retail Industry:

Retail sales figures for 2007 were US\$15.6 billion.

Medical Office Industry:

Health care establishments generated US\$8.6 billion in revenue in 2007.

Condominium Industry:

In 2007, the condominium industry reported US\$239 million in sales.

Assisted Living Facilities Industry:

Nursing and residential care establishments totaled US\$444 million of revenue in 2007.

Hotel/Resort Industry:

The accommodations industry generated US\$341 million in sales in 2007.

Professional Office Industry:

In 2007, the office industry reported US\$5.0 billion in income.

San Francisco County - California

San Francisco is a consolidated city-county and the fourth most populous city in California. Anchoring the San Francisco Bay Area, the 13th-largest metropolitan area in the country, it boasts a multifaceted economy that includes a presence in the tourism, finance, and technology industries. The population in 2009 is 815,358, up from 2000's estimate of 776,731.

Profile and Summary:

| | |
|---------------------------------|------------------------------|
| Land Area (square miles): | 47 |
| Population (2009 estimate): | 815,358 |
| Population % change 2000-2009: | 5.0% |
| Median Household Income (2008): | US\$73,127 |
| County Seat: | City-County of San Francisco |

Retail Industry:

In 2007, the retail industry totaled US\$12.4 billion in sales.

Medical Office Industry:

Revenue data in 2007 for the health care industry was US\$7.3 billion.

Condominium Industry:

Condominium revenue figures totaled US\$535 million in 2007.

Assisted Living Facilities Industry:

In 2007, nursing and residential care establishments reported US\$417 million in revenue.

Hotel/Resort Industry:

The hospitality industry totaled US\$2.2 billion in income for 2007.

Professional Office Industry:

Professional offices generated US\$26.6 billion in revenue in 2007.

San Joaquin County – California

San Joaquin County is located in the Central Valley, just east of the Bay Area. It contains seven cities comprising approximately 921,600 total acres. In addition to being the leading California producer of asparagus, the county also boasts a growing trade in wine grapes. San Joaquin County's 2000 population was 563,603 and its estimated 2009 population is 674,860. The city of Stockton is its county seat.

Profile and Summary:

| | |
|---------------------------------|------------------|
| Land Area (square miles): | 1,399 |
| Population (2009 estimate): | 674,860 |
| Population % change 2000-2009: | 19.7% |
| Median Household Income (2008): | US\$54,350 |
| County Seat: | City of Stockton |

Retail Industry:

In 2007, the retail industry reported US\$7.1 billion in sales.

Medical Office Industry:

Health care establishments totaled US\$2.8 billion in revenue in 2007.

Condominium Industry:

In 2007, real estate property manager establishments reported US\$67 million.

Assisted Living Facilities Industry:

Nursing and residential care revenue for 2007 totaled US\$279 million.

Hotel/Resort Industry:

The accommodations industry reported US\$82 million in income in 2007.

Professional Office Industry:

In 2007, establishments in the office space industry reached US\$1.1 billion in revenue.

San Mateo County - California

San Mateo County includes most of the San Francisco Peninsula, situated between San Francisco and Santa Clara counties. Featuring a diverse population and economy, the county is home to the San Francisco International Airport, technology and biotechnology corporations, and a coastal agricultural industry. Its 2009 population is 718,989, while its 2000 population was 707,164. The county seat is Redwood City.

Profile and Summary:

| | |
|---------------------------------|------------|
| Land Area (square miles): | 449 |
| Population (2009 estimate): | 718,989 |
| Population % change 2000-2009: | 1.7% |
| Median Household Income (2008): | US\$84,879 |

County Seat:

Redwood City

Retail Industry:

Retail sales in 2007 totaled US\$10.2 billion.

Medical Office Industry:

Health care establishments reached US\$3.9 billion in revenue in 2007.

Condominium Industry:

In 2007, revenue data for the condominium industry was US\$230 million.

Assisted Living Facilities Industry:

Nursing and residential care establishments reported US\$130 million in revenue for 2007.

Hotel/Resort Industry:

In 2007, the hospitality industry recorded revenues of US\$597 million.

Professional Office Industry:

Professional office establishments generated US\$7.4 billion in revenue in 2007.

Santa Clara County – California

Santa Clara County occupies the South Bay region of the San Francisco Bay Area. Named after Mission Santa Clara, which was established in 1777, the county is home to Santa Clara Valley, informally known as Silicon Valley due to its technology-focused economy. Its population in 2000 was 1,682,585, while its 2009 population is estimated at 1,784,642, making it the Bay Area's most populous county. The county seat is the city of San Jose.

Profile and Summary:

| | |
|---------------------------------|------------------|
| Land Area (square miles): | 1,291 |
| Population (2009 estimate): | 1,784,642 |
| Population % change 2000-2009: | 6.1% |
| Median Household Income (2008): | US\$88,525 |
| County Seat: | City of San Jose |

Retail Industry:

Retail sales were US\$26.5 billion in 2007.

Medical Office Industry:

Health care and social services establishments reported US\$7.0 billion in revenue in 2007.

Condominium Industry:

Real estate property manager establishments generated US\$405 million in income in 2007.

Assisted Living Facilities Industry:

In 2007, nursing and residential care revenue was US\$559 million.

Hotel/Resort Industry:

2007 sales for the hospitality industry reached US\$870 million.

Professional Office Industry:

Professional office revenue for 2007 totaled US\$27.2 billion.

Santa Cruz County – California

Santa Cruz County lies on the Pacific Coast, at the north end of the Monterey Bay and just south of the San Francisco Bay Area. It has 29 miles of beaches and includes 6 state parks and 6 state beaches. Its estimated population in 2000 was 255,600. The population in 2009 is approximately 256,218. The county seat is the city of Santa Cruz.

Profile and Summary:

| | |
|---------------------------------|--------------------|
| Land Area (square miles): | 445 |
| Population (2009 estimate): | 256,218 |
| Population % change 2000-2009: | 0.2% |
| Median Household Income (2008): | US\$66,495 |
| County Seat: | City of Santa Cruz |

Retail Industry:

Retail sales were US\$3.7 billion for 2007.

Medical Office Industry:

In 2007, the health care and social assistance industry reported US\$1.4 billion in revenue.

Condominium Industry:

The condominium industry reported US\$30 million in revenue in 2007.

Assisted Living Facilities Industry:

In 2007, nursing and residential care income was US\$24 million.

Hotel/Resort Industry:

Accommodations establishments totaled US\$104 million in 2007.

Professional Office Industry:

2007 revenue data for the professional office sector was US\$940 million.

Solano County - California

Located in the Bay-Delta region of California between Napa and Contra Costa Counties, Solano County features a mixture of rural and suburban geography. It restricts residential and commercial development outside of its cities, maintaining roughly 80% of its land for agricultural or open space purposes. The 2009 population is 407,234, up from the 2000 census count of 394,545.

Profile and Summary:

| | |
|---------------------------------|-------------------|
| Land Area (square miles): | 829 |
| Population (2009 estimate): | 407,234 |
| Population % change 2000-2009: | 3.2% |
| Median Household Income (2008): | US\$70,173 |
| County Seat: | City of Fairfield |

Retail Industry:

In 2007, the retail industry generated US\$4.8 billion in sales.

Medical Office Industry:

Health care establishments reported US\$2.0 billion in revenue for 2007.

Condominium Industry:

Real estate property managers establishments in 2007 totaled US\$27 million in income.

Assisted Living Facilities Industry:

In 2007, the assisted living industry reached US\$153 million in sales.

Hotel/Resort Industry:

The total revenue figure for the accommodations industry in 2007 was US\$56 million.

Professional Office Industry:

In 2007, the professional office industry generated US\$799 million in revenue.

Stanislaus County - California

Stanislaus County is in the Central Valley, north of Merced and south of San Joaquin counties. Historically an agricultural region, skyrocketing real estate prices in the Bay Area have resulted in the creation of bedroom communities here. The 2000 census listed the population at 446,998, and the 2009 estimate shows the population to be 510,385.

Profile and Summary:

| | |
|---------------------------------|-----------------|
| Land Area (square miles): | 1,494 |
| Population (2009 estimate): | 510,385 |
| Population % change 2000-2009: | 14.2% |
| Median Household Income (2008): | US\$50,094 |
| County Seat: | City of Modesto |

Retail Industry:

Retail sales for 2007 reached US\$5.6 billion.

Medical Office Industry:

The health care industry reported US\$2.4 billion in income in 2007.

Condominium Industry:

The condominium industry's revenue total for 2007 was US\$49 million.

Assisted Living Facilities Industry:

Nursing and residential care establishments reported 2007 income of US\$218 million.

Hotel/Resort Industry:

In 2007, the hospitality industry generated US\$38 million in sales.

Professional Office Industry:

The professional office industry's revenue data for 2007 was US\$892 million.

Yolo County - California

Located in the northern part of the state, Yolo County is a primarily agricultural region, producing enough tomatoes to dominate 90% of the United States' canned and processed tomato market. It is also home to the University of California, Davis. The 2009 population is estimated at 199,407, a rise from 168,657 in 2000.

Profile and Summary:

| | |
|---------------------------------|------------------|
| Land Area (square miles): | 1,013 |
| Population (2009 estimate): | 199,407 |
| Population % change 2000-2009: | 18.2% |
| Median Household Income (2008): | US\$57,877 |
| County Seat: | City of Woodland |

Retail Industry:

Retail sales for 2007 totaled US\$1.8 billion.

Medical Office Industry:

The health care industry generated US\$563 million in income in 2007.

Condominium Industry:

In 2007, revenue data for the condominium industry totaled US\$35 million.

Assisted Living Facilities Industry:

Nursing and residential care establishments reported US\$98 million in 2007.

Hotel/Resort Industry:

Income data for 2007 was unavailable.

Professional Office Industry:

In 2007, the professional office industry generated US\$545 million in revenue.

Section 3.0 Sample Projects

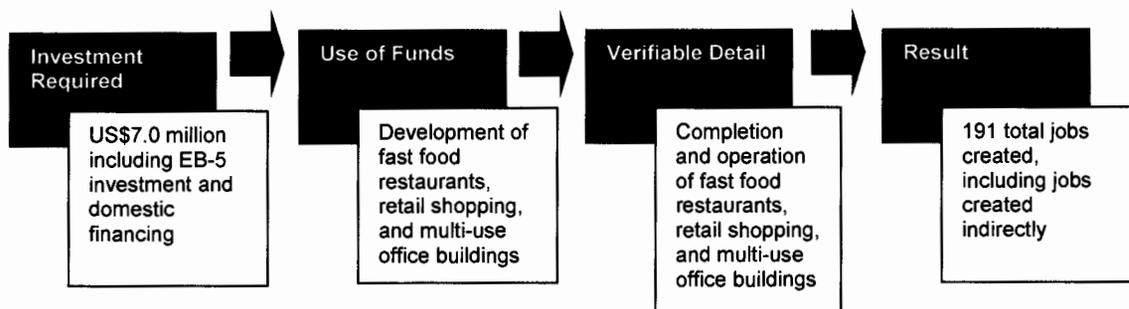
New World RC has proposed sample capital investment projects, which will be referred to as “hypothetical” since the locations have not yet been finalized.

3.1.1 Sample Project 1:

Retail, Restaurant and Office Project In Sacramento County.

New World Regional Center’s first proposed hypothetical project is a mixed-use retail shopping center, fast food chain restaurant and office complex development to be developed in Sacramento County.

The project consists of the purchase, renovation, management and operation of existing, vacant buildings totaling 50,000 square feet. The restaurant area will be 10,000 square feet, while the retail and professional office space area will be 40,000 square feet and is assumed to be anchored by a supermarket.



3.1.2 Market Analysis of Retail & Office Industry in Sacramento, California

The recession has dramatically affected both the retail and office space markets in the Sacramento region. Further intensifying these effects are the continuing budgetary problems of the state government, which plays a significant role in the local economy. The unemployment rate continues to remain high, hovering over 12 percent during the first quarter of 2010, although job losses are expected to slow significantly from 2009. The Downtown/Midtown submarket is expected to remain healthy due to the occupancy of government tenants unlikely to vacate space. In other regions of the state capital, bargain hunters and conservative buyers are expected to pick at the glut of available vacant retail and office properties.

3.1.3 Project Overview – Sample Project 1

A potential EB-5 investment target within the proposed New World RC is the purchasing and management of a retail and office development in the city of Sacramento. EB-5 funds will be used for development, purchasing and capital equipment costs for the facility. Jobs will be created in connection with operating the facility, through indirect and induced impacts due to renovation and operation of this new enterprise within the regional center boundary.

3.1.4 Project Specifications

(b) (4)



3.1.5 Sample Project 1 - Capitalization

(b) (4)



3.1.6 Sample Project 1 - Development Timeline

(b) (4)



(b) (4)

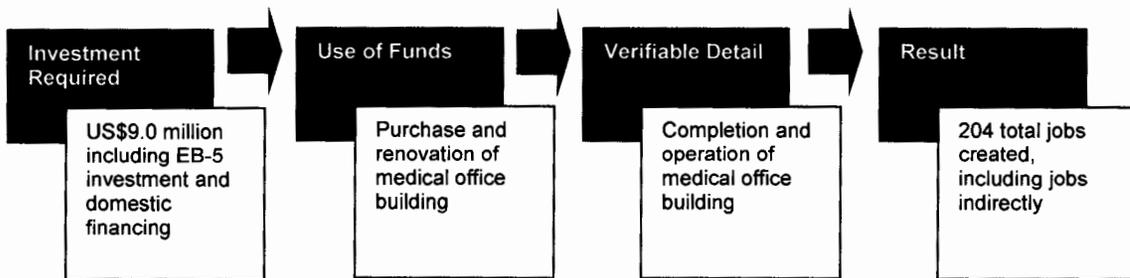


3.2.1 Sample Project 2:

Medical Office Project in Santa Clara County

New World RC's second proposed hypothetical project is a medical office building for physicians, dentists, and other practitioners.

The project consists of the purchasing of a vacant building and then renovating, managing and operating 1 medical building with an area totaling 30,000 square feet.



3.2.2 Market Analysis of Medical Industry in Santa Clara County

As the driving force of the state's high tech industry, the county remains a desirable place to live, commanding expensive real estate prices and attracting a well-educated populace. The median age is 36.6, in line with the national figure of 36.7. 186,509 of the county's residents are 65 or over, and, as with the rest of the country's aging population, are expected to require increased medical care and attention in the upcoming years.

The health care industry is one of the fastest growing industries in Santa Clara County. According to the California Department of Labor, 5 of the top 10 fastest growing occupations in the county belong to the medical industry, joined by 2 of the top 10 high wage occupations. Despite this growth, the state of California expects a nursing shortage due to the significant demographic challenges posed by the aging population, especially in urban areas such as the Bay Area.

3.2.3 Project Overview – Sample Project 2

New World RC intends to finance the purchase, renovation and management of a medical office building in the Santa Clara County. EB-5 funds will be used for development, purchasing and capital equipment costs for the facility. Jobs will be created in connection with operating the facility, through indirect and induced impacts of renovating this building for a new enterprise within the regional center boundary.

3.2.4 Project Specifications

(b) (4)



3.2.5 Sample Project 3 - Capitalization

(b) (4)



(b) (4)



3.2.6 Sample Project 3 - Development Timeline

(b) (4)

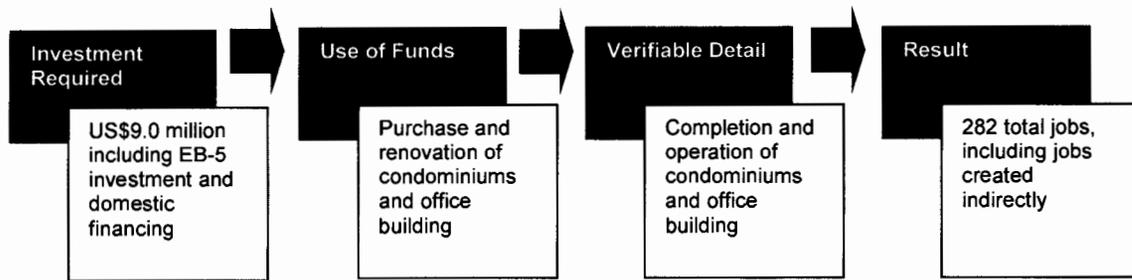


3.3.1 Sample Project 3:

Condominium Project in Sacramento County.

New World Regional Center's third proposed hypothetical project is a condominium development mixed with office space. The office space will also support the services for the condominium complex as well as create offices for administrative service centers.

The project consists of the purchase and renovation of a vacant building that leads to the management and operation of buildings that total an area of 70,000 square feet. A projected 30,000 square feet will be used for professional offices, and 40,000 square feet will be for 32 condominium units.



3.3.2 Market Analysis of Real Estate Industry in Sacramento County

See section 3.2.

As with its counterparts in the retail and professional office space industries, the housing market also continues its downswing through the recession, with employment losses expected to proceed at a decelerated rate from the previous year. The property leasers will face ongoing pressure to discount rents, as investors proceed to purchase foreclosed homes at discounted prices in order to place them on the rental market.

3.3.3 Project Overview – Sample Project 3

New World Regional Center intends to finance the purchasing and management of a condominium development in Sacramento County. EB-5 funds will be used for development, purchasing and capital equipment costs for the facility. Jobs will be created in connection with operating the facility, through indirect and induced impacts of this new enterprise within the regional center boundary.

3.3.4 Project Specifications

(b) (4)



3.3.5 Sample Project 3 - Capitalization

(b) (4)



3.3.6 Sample Project 3 - Development Timeline

(b) (4)



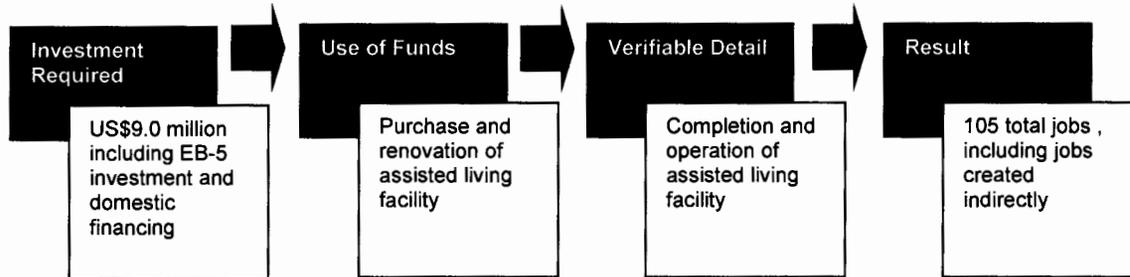
(b) (4)



3.4.1 Sample Project 4: *Assisted Living Project in Santa Cruz County.*

New World Regional Center's fourth proposed hypothetical project is an assisted living community development within the County of Santa Cruz.

The project consists of the purchase of a vacant property and renovating into an operational assisted living facility of a building area totaling 70,000 square feet. The proposed project will have 120 units in the assisted living facility.



3.4.2 Market Analysis of Nursing Care Industry in Santa Cruz County

The median age in Santa Cruz County is 37.2, compared to the national median of 36.7. 10.5% of the population is 65 and over, while the national percentage is 12.6%. As with the rest of the Bay Area, the aging population is expected to require a significant infusion of health care and nursing resources in the coming years.

3.4.3 Project Overview – Sample Project 4

New World Regional Center intends to finance the purchasing and management of an assisted living facility in Santa Cruz County. EB-5 funds will be used for development, purchasing and capital equipment costs for the facility. Jobs will be created in connection with operating the

facility, and through indirect and induced impacts of renovating and operating this new enterprise within the regional center boundary.

3.4.4 Project Specifications

(b) (4)



3.4.5 Sample Project 4 - Capitalization

(b) (4)



3.4.6 Sample Project 4 - Development Timeline

(b) (4)



(b) (4)

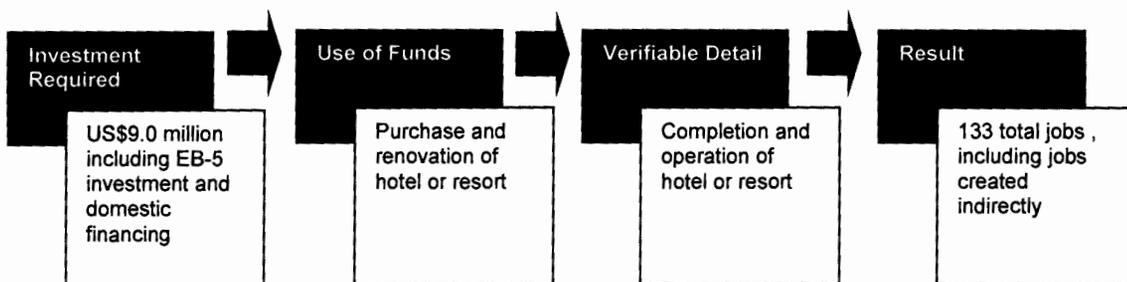


3.5.1 Sample Project 5:

Hotel/Resort Project in Santa Cruz County.

New World Regional Center's fifth proposed hypothetical project is a hotel/resort development in the County of Santa Cruz. A Resort development would impact local retail stores, entertainment facilities such as golf courses, and transportation services to major airports.

The project consists of the new purchasing, management and operation of a facility totaling 40,000 square feet. This hotel/resort project is planned to have 80 rooms. It will encompass and impact food services, air and ground transportation, entertainment, and retail.



.5.2 Market Analysis of Hospitality Industry in Santa Cruz County

Situated on the California coastline, Santa Cruz County relies on tourism as one of its cornerstone industries, along with agriculture, education, and technology. Tourist attractions include the county's 29 miles of beaches, 14 state parks, Santa Cruz Beach Boardwalk, the redwood forests, and the Monterey Bay, which features a protected marine sanctuary.

According to a 2004 survey, accommodation and food services comprised 12% of the county's private employment jobs, trailing only health care at 13% and retail trade at 17%, underscoring the importance of the hospitality industry to the local economy.

3.5.3 Project Overview – Sample Project 5

New World Regional Center intends to finance the purchasing and management of a hotel/resort in Santa Cruz County. EB-5 funds will be used for development, purchasing and capital equipment costs for the facility. Jobs will be created in connection with operating the facility, through indirect and induced impacts of this new enterprise within the regional center boundary.

3.5.4 Project Specifications

(b) (4)



3.5.5 Sample Project 5 - Capitalization

(b) (4)



(b) (4)

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3.5.6 Sample Project 5 - Development Timeline

(b) (4)

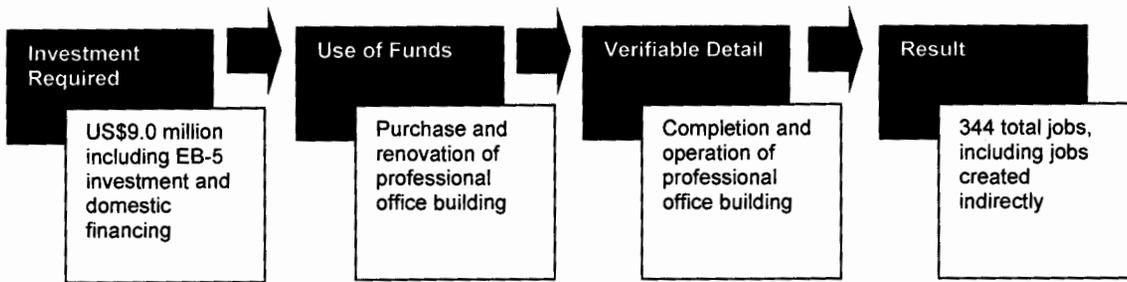
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3.6.1 Sample Project 6:

Professional Office Project In Alameda County.

New World Regional Center's sixth proposed hypothetical project is a professional office building development in Alameda County with a focus on architectural and engineering professionals as tenants.

The project consists of the purchase and renovation of a vacant property, leading to the management and operation of the building area totaling 40,000 square feet.



3.6.2 Market Analysis of Professional Office Industry in Alameda County

Job losses have slowed in the East Bay this year, as employers cut an estimated 3,000 positions in the first half of 2010, compared to 40,000 jobs during the same time last year. Office-using employment is expected to increase modestly by year's end; however, this gain will be somewhat offset by planned layoffs from Chevron, which announced plans to cut nearly 1,000 positions in San Ramon and Concord. Construction and rent prices of offices are both expected to decline from last year, as existing vacancy rates in office place pressure on both to reinforce a renter's and buyer's market.

3.6.3 Project Overview – Sample Project 6

New World Regional Center intends to finance the purchasing and management of a professional office building in Alameda County. EB-5 funds will be used for development, purchasing and capital equipment costs for the facility. The economist anticipates Need info from client here new jobs will be created by the project. Jobs will be created in connection with operating the facility, through indirect and induced impacts of this new enterprise within the regional center boundary.

3.6.4 Project Specifications

(b) (4)





.6.5 Sample Project 6 - Capitalization

(b) (4)



3.6.6 Sample Project 6 - Development Timeline

(b) (4)



(b) (4)



Section 4.0 Job Creation and Other Economic Impacts

When fully developed, the 6 Sample projects involving the purchase and redevelopment of building in various industries would produce a total of (b) (4) jobs, including jobs created indirectly. Labor income from the combined projects would total (b) (4) with regional business output of (b) (4). In addition, revenues to the state/local levels would add (b) (4) in federal taxes.

A detailed discussion of the job creation for New World Regional Center is found in "Projected Impacts of Sample Projects within New World Regional Center" by Dr. Paul Sommers, which is included with this application.

The logo features a stylized house icon with an upward-pointing arrow on the left side, positioned above the text "New World" in a large, bold, sans-serif font. Below "New World" is the text "REGIONAL CENTER" in a smaller, all-caps, sans-serif font.

New World
REGIONAL CENTER



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I. NEW WORLD REGIONAL CENTER OVERVIEW

A. BUSINESS SUMMARY

Business Focus and Objectives: New World Real Estate Investment & Development LLC (dba New World Regional Center) is the applicant of a proposed EB-5 regional center, New World Regional Center ("New World RC"), that seeks to utilize foreign investors to fund the development of shopping centers, professional offices, mixed-use condominiums, medical buildings, assisted living facilities, hotel/resorts, and restaurants throughout a 13-county region in California. New World RC's objectives are to:

- Acquire project sites ideal for retail, professional offices, condominiums, medical offices, assisted living communities, hotel/resorts, and restaurant use
- Join with civic partners for potential joint ventures
- Recognize and identify community, local and regional demands and needs
- Stabilize project funding with private equity investment
- Create opportunities for new job-creating enterprises

Geographic Scope: The 13 contiguous California counties are: Alameda County, Contra Costa County, Merced County, Napa County, Sacramento County, San Francisco County, San Joaquin County, San Mateo County, Santa Clara County, Santa Cruz County, Solano County, Stanislaus County, and Yolo County.

Industry Focus: New World RC will focus investments on the construction, development, and management of real estate in the following industries:

- (1) Retail Trade Facilities (NAICS 44-45)
- (2) Food Services and Drinking Places (NAICS 722)
- (3) Finance and Insurance (NAICS 52)
- (4) Health Care and Social Assistance Facilities (NAICS 62)
- (5) Administrative and Support Services (NAICS 5612)
- (6) Nursing and Residential Care Facilities (NAICS 62)
- (7) Traveler Accommodation (NAICS 7211)
- (8) Arts, Entertainment, and Recreation (NAICS 71)
- (9) Transportation (NAICS 48)
- (10) Professional, Scientific and Technical Services Office facilities (NAICS 54)

For further details on the business scope and objective of New World RC, please refer to its overall business plan.

B. OPERATIONS SUMMARY

Operations Summary: New World RC will be responsible for the management and administration of regional center operations. New World RC will monitor all projects and provide administrative reports required by the USCIS for projects and investors.

New World RC's operations stand to generate substantial job and economic growth potential for each county. New World RC's unique, experienced Marketing Department plans to solicit investment funds from every foreign market that has interested and available investors who want to migrate to the United States. Using these investors' funds, New World RC's experienced Acquisition Department will seek construction sites in all 13 counties to develop shopping center,

professional office, mixed-use condominium, medical building, assisted living facility, hotel/resort, and restaurant projects. New World RC will utilize investor funds to purchase vacant buildings in strategic locations that will ensure the project's chances of success. In addition, funds will finance renovation costs such as architecture and design costs, city permits and fees, and legal expenses to create viable projects. Next, investor funds will be used to finance the construction on the acquired site.

Primary point of contact:

Julie Zheng, Marketing Manager
2167 Medallion Dr., #1
Tel: 510-429-1063, Fax: 510-487-5347
Email: Julie@newworldrc.com

II. PROMOTIONAL EFFORTS AND INVESTOR RECRUITMENT

(b) (4)



III. INVESTOR RECRUITMENT AND SCREENING

A. Investor Recruitment

(b) (4)



B. Due Diligence in Investor Screening

Investor Questionnaire - The prospective investor will provide biographic information to allow New World RC to evaluate whether the prospective investor will meet the requirements of the EB-5 investment program. New World RC will require potential investors to complete an Investor Questionnaire designed to measure the investor's qualifications to invest under applicable securities laws and to apply for US permanent residency under the Immigrant Investor Pilot Program.

Third Party Investigative Firm - As needed, a reputable investigative or accounting/law firm such as PFK International, Vance international, Kroll or Kingson Law Firm will be retained to conduct comprehensive vetting of potential investors and the source of their funds, which would include gathering information concerning their foreign business interests and other personal background information from civil and criminal records that is pertinent to the source of funds issue. Vetting of investors' background and source of funds will not be done directly by New World RC as New World RC will focus on promotional activities and regional center administration.

Legal Service Agreement - New World RC requires that investors sign a legal service agreement with a duly licensed immigration lawyer as a condition for admission to a limited partnership. This policy ensures that the applicant is screened by a competent immigration professional as a condition for, and prior to, admission into a new commercial enterprise within New World RC.

All information will be kept confidential. Once the prospective investor is deemed satisfactory, the prospective investor will proceed to the subscription process.

C. Subscription Process

During the subscription process, the prospective investor will complete and sign a subscription agreement. The prospective investor will also receive a Private Offering Memorandum. The prospective investor will be given an opportunity to go over all documents with a financial professional before signing the subscription agreement. The agreement will inform the prospective investor of the risks inherent in investing in the project and will contain an agreement that the investor will diligently file a Form I-526 to US Citizenship and Immigration Services ("USCIS"). Additionally, the agreement will contain an agreement that all funds for investment will come from lawful sources and that the prospective investor will provide evidence proving such. A full set of sample Investment Documents, including the Private Offering Memorandum, Subscription Agreement, Limited Partnership Agreement, and Escrow Agreement is filed with this application.

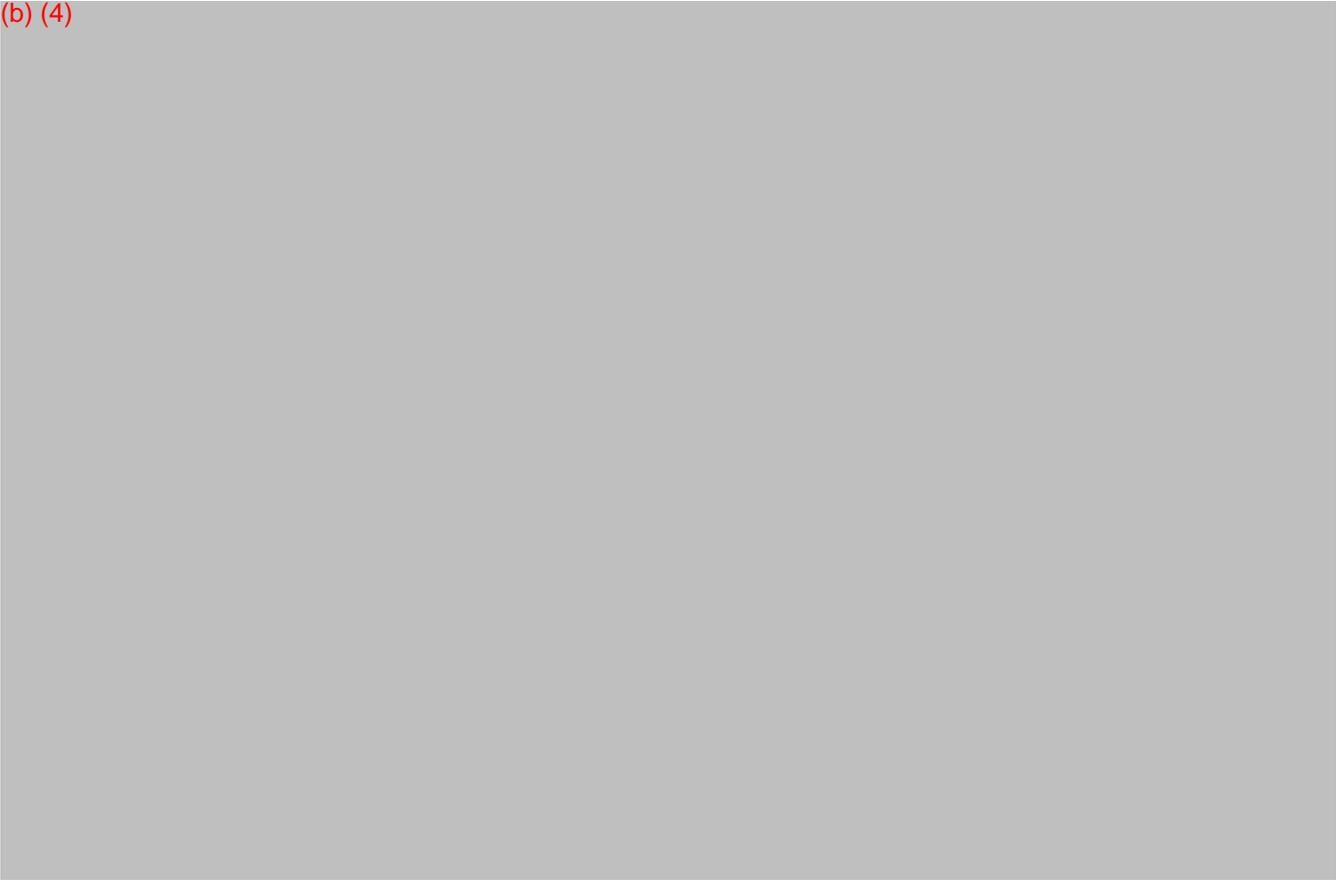
IV. FUNDING FOR REGIONAL CENTER OPERATIONS

A. REGIONAL CENTER'S OPERATING CAPITAL

(b) (4)



(b) (4)



V. ADMINISTRATIVE OVERSIGHT

New World RC, pursuant to USCIS regional center designation, will operate in a manner that will serve to maintain the designation of New World RC. It will maintain all records, data, and information related to the investors, the investments, the projects involved, and the movement of funds to and from each limited partnership. In addition, New World RC will compile specific reports as requested by USCIS.

Julie Zheng is the principal point of contact responsible for the administration of the proposed regional center.

A. Financial Monitoring

All investors' funds for a given project will be held in a reputable financial institution such as SunTrust Bank. Capital investment funds contributed to a limited partnership will initially be deposited into an escrow account with an approved reputable financial institution in the US such as NES Financial Corp. Funds invested pursuant to the EB-5 immigrant investor program will be released upon filing of each investor's I-526.

B. Record Keeping

All data obtained will be maintained on a secure customer relationship management online system that is accessible to staff in all locations.

New World RC will monitor and total the aggregate EB-5 alien capital invested through your regional center for each Federal Fiscal Year. In addition it will produce quarterly reports of any

investor commercial activity affiliated through the Regional Center projects. New World RC will specifically keep track of the following report information and be prepared to give reports to USCIS each Federal Fiscal Year:

1. Investor Status Report

- a. Primary Investor Name, date of birth, Petition Receipt #, and Alien Registration #;
 - i. Status of 1-526 petition (filed, pending, approved, denied, withdrawn) and date(s) of such event.
- b. Number of visas included in petition (investor, spouse and children);
- c. Country of nationality of each alien investor who filed an I-526 petition;
- d. US city and state of residence or intended residence of each alien investor;
- e. Identify the following investment information in the commercial enterprise:
 - i. Date of investment in the commercial enterprise;
 - ii. Amount of investment in the commercial enterprise;
 - iii. Date, nature, and amount of any payment/remuneration/profit/ return on investment made to the alien investor by the commercial enterprise or regional center from time of investment to present.

2. Regional Center Business Activity Report by Target Industry Categories

- a. Identify and list received capital and aggregate amounts;
- b. List any non-EB-5 domestic capital and specify aggregate amounts;
- c. For investor capital (both alien and domestic), list of the following:
 - i. Name and address of each "direct" job creating commercial enterprise;
 - ii. Industry category for each indirect job creating investment activity.
- d. Project progress in light of job creation requirements pursuant to the USCIS approved Employment and Economic Impact Analysis Report.

3. Investor Status Report by Federal Fiscal Year

- a. Total aggregate # of approved 1-526 petitions year to date;
- b. Total aggregate # of approved 1-829 petitions year to date;
- c. Total aggregate sum of EB-5 alien capital invested through Regional Center since approval and designation.

4. Inactivity Report – If no investors are reported, following will be provided:

- a. Detailed written explanation for the inactivity;
- b. A specific plan with budget, timelines, milestones and critical steps to:
 - i. Actively promote our New World RC's investment program;
 - ii. Identify and recruit legitimate and viable alien investors;
 - iii. Provide a strategy to invest into job creating enterprises and investment activities within New World RC.

In addition to digital records, New World RC has a system to file and archive documents related to EB-5 investors. There is one staff person dedicated to record keeping for New World RC.

C. Due Diligence in Project Selection and Development Process

For each potential project, New World RC's professional team will inspect the site, check zoning, perform the underwriting, create the project sources and uses, study the primary market, establish a stabilized operating budget, and forecast cash flow.

When a project meets the necessary test criteria and is approved by the President, the acquisition team negotiates for the best price and the vacant property is acquired. Once a property is under control, New World RC assigns the project to a project manager to commence the entitlement process. A limited partnership is then created by an external legal firm.

During the renovation/construction phase, New World RC contracts with general contractors to construct the projects. New World RC's construction department oversees every aspect of the construction phase from the initial permit process to receiving the certificate of completion.

Months prior to completion, the President and General Manager assigns the project to an asset manager and property manager who then start the pre-leasing process.

Once the project starts operating, New World RC will contract legal staff and EB-5 consultants that will keep complete reporting records for the immigrating investor and report in a timely and proper manner to the USCIS.

With respect to due diligence in the oversight of the development process, details as to each project will be set forth in the project-specific business plan that will be provided to investors for reference to include, but not be limited to the following project-specific content:

- Project Specifications
- Project Specific Market analysis
- Project Specific marketing strategy
- Project Schedule and Milestone details
- Project budget and financing details

New World RC follows a tightly controlled and managed process to examine all elements of a potential project, including, with respect to real property, its location, income-producing capacity, prospective tenant profile, prospects for long-range appreciation, income tax considerations and liquidity. Only those projects meeting New World RC's investment criteria will be accepted and undertaken.



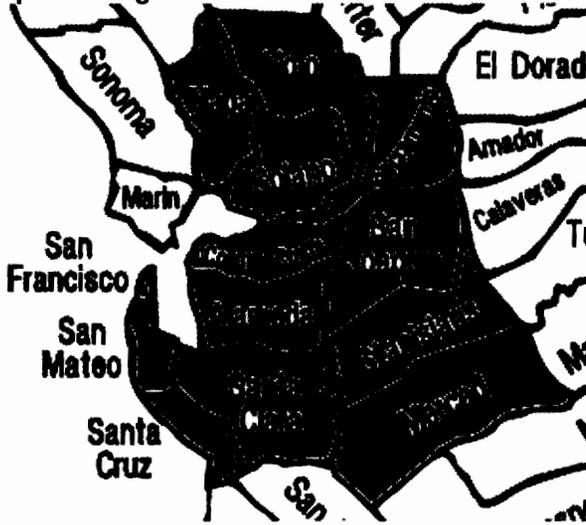
Projected Impacts of Sample Projects within New World Regional Center

Paul Sommers, Ph.D., Regional Economist
October 2010

Introduction

New World Real Estate Investment & Development LLC has proposed a regional center called New World Regional Center, to consist of 13 contiguous northern California counties (Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo). The area is shown in the map below with orange highlighting in the seven counties included in the proposed regional center.

Proposed Regional Center Boundaries



Source: http://www.counties.org/images/public/CA_County_Map_High_Res.pdf

A variety of sample projects are planned for this region as shown in **Table 1**.

Table 1: New World Regional Center Sample Projects

| Sample Project | Applicable NAICS Codes |
|---|--|
| Shopping centers with retail stores, restaurants and office buildings | 44-45 (Retail Trade); 52 (Finance and Insurance); 722 (Food Services and Drinking Places) |
| Medical office buildings | 62 (Health Care and Social Assistance) |
| Condominiums | 561 (Administrative and Support Services) |
| Assisted living communities | 623 (Nursing and Residential Care Facilities) |
| Hotels/Resorts with various guest amenities | 7211 (Traveler Accommodation), 44-45 (Retail Trade), 48 (Transportation), 71 (Arts, Entertainment and Recreation), 722 (Food Services and Drinking Places) |
| Professional office buildings | 54 (Professional, Scientific and Technical Services) |

This report demonstrates methodologies to be used in projecting job creation impacts and provides general projections of potential job creation and regional economic impacts of this center based on sample projects described below. The projections of job creation and regional economic impacts will be developed using the IMPLAN input-output model. The methodology demonstrated here will be used for actual investments proposed by this group in the future.

Terminology Used in This Report

Under the EB-5 program, each alien investor's investment in a new commercial enterprise must result in the creation of 10 new full-time jobs. The EB-5 regulations at 8 CFR 204.6(m)(7)(ii) state that "jobs created indirectly" by the new commercial enterprise may be counted toward the job creation requirement. The regulations also state that, "[t]o show that 10 or more jobs are actually created indirectly by the business, reasonable methodologies may be used." IMPLAN has been recognized and accepted by USCIS as a reasonable methodology for projecting and verifying job creation. This report uses the IMPLAN model to project job creation within the proposed regional center, including "jobs created indirectly."

To avoid confusion about the terminology used in this report, a few terms must first be defined. In input-output analysis, the terms "direct impacts", "indirect impacts" and "induced impacts" are used by economists. Direct employment impacts in the context of an input-output methodology such as IMPLAN refer to jobs created at a business site by revenues. An example of a business site is a commercial building with various commercial tenants; direct employment impacts would refer to the employees of the tenants. Indirect employment impacts refer to jobs created off-site by a multiplier effect resulting from the creation of new direct employment impacts at the business site. Indirect employment impacts include employees of the producers of materials, equipment, and services that are used by commercial tenants at the business site. Induced employment impacts refer to employees of companies that benefit from expenditures resulting from the income of direct and indirect employment impacts.

It is important to note that direct employment impacts in an input-output analysis include both direct and indirect jobs in USCIS terms. Thus, the term "direct employment impact" in this report should not be confused with the concept of "direct jobs" in an EB-5 new commercial enterprise that are measurable by Forms I-9, payroll records, or other similar documentation as set forth in 8 C.F.R. 204.6(j)(4)(i)(A). The direct employment impacts and revenue projections in this economic analysis represent hypothetical jobs derived from reliable square foot per employee data, based on the sample project specifications, except for the hotel project projections which were based on reliable data for hotel revenues and hotel guest expenditures outside the hotel but within the region. In accordance with the EB-5 regulations, actual job creation ultimately will be proven through evidence that the planned square footage for particular uses has been constructed and/or that the projected revenues have been generated by the tenant businesses. For employment impacts resulting from hotel guest expenditures outside the hotel, hotel revenues will be used to verify the figures projected by reliable survey data, as these impacts are keyed to revenues.

Indirect and induced impacts constitute the "multiplier impacts" of direct employment impacts. Total impacts are the sum of direct, indirect, and induced impacts. Multipliers are measures of the degree of job creation associated with direct employment impacts in a particular industry. Multipliers can be derived from an input-output analysis by dividing projected total employment impact by the direct employment impact. Direct employment impacts can be expressed in either jobs or business revenues, resulting in two different types of multipliers (total employment impact divided by direct employment impact, or total employment impact divided by direct revenues). In the rest of this report, the input-output terminology will be used to describe impacts.

Projecting Direct Employment Impacts

One or more of three possible methods will be used to project direct employment impacts:

1. Developer or tenant plans

In some projects, the developer is working with a particular tenant, and either the developer or the tenant has created a pro forma financial analysis that is driven in part by a projection of job creation in the tenant's business once the facility construction or renovation process is completed. For these projects, a great deal of thought has typically gone into constructing the pro forma, and the job creation or revenue assumptions in the pro forma will be used to project direct employment impacts.

2. Comparable projects

Occasionally, a project may closely resemble another project the developer has previously completed. In this situation, the actual job creation of comparable tenants on a per sq. ft. basis or in relation to the comparable tenant's business plan and annual revenues may provide a clear and solid basis for estimating direct employment impacts or revenues for a new project.

3. Average industry statistics

The Bureau of the Census, U.S. Department of Commerce conducts regular industry surveys and reports on the number of establishments and the level of employment for very detailed NAICS industry categories. In some cases, the average establishment size estimated by dividing total industry employment by the number of establishments will be used as a prediction of likely employment levels in a particular industrial project.

Industry associations and well-regarded consulting organizations also publish useful information on typical establishment size, employment levels, or revenues that can be used to establish likely direct employment impact levels.

Projecting Total Employment Impacts

The forecasting methodology for total impacts utilized in this report is based on the IMPLAN input-output model for 2008.¹ Input-output models estimate inter-industry production relationships, modeling inputs required from each industry to produce the outputs of any given industry. For example, if more cars are required, more output is required from the metal and rubber sectors, which in turn require more vehicles to haul their supplies, which necessitates further increases in metal and rubber output. The model also captures the impact of payroll spending by employees in impacted sectors for each round of impact. These backward linkages extend back infinitely, but in smaller and smaller quantities in each round, approaching zero as a limit. Input-output models capture this entire series of backward relationships through the concepts of indirect and induced impacts. Total impacts are the sum of direct, indirect, and induced impacts. For this report, a 13-county version of IMPLAN is used to capture impacts of the investments within the 13-county regional center. Additional discussion of the construction of appropriate regional models is provided later in this report.

In addition to the impacts of routine operations of the companies established within the regional center due to the investments made by the investors, additional impacts will be realized due to the development and construction activities. Direct employment impacts in these activities are not permanent and are therefore not allowed to be used in determining the number of immigrant investors who may participate in the project. It is

¹ Minnesota Implan Group, <http://www.implan.com/>

noted that none of the employment impacts associated with construction activity in the sample projects are included in the total employment impacts in this report.

Either revenue impacts or direct employment impact estimates can be used to drive an input-output model such as IMPLAN, or to select appropriate multipliers for an analysis based on a table of multipliers as offered by RIMS II, a service of the U.S. Department of Commerce Bureau of Economic Analysis. Like IMPLAN, RIMS II multipliers are based on an analysis conducted using an input-output model that is driven by direct impacts in the form of either revenue impacts or employment impacts. All input-output models, including IMPLAN and the U.S. model used at Commerce to construct RIMS II multipliers, contain fixed ratios between industry-level revenues and employment impacts; the models actually run on dollar-denominated relationships between an industry's outputs and the inputs required to produce those outputs. Once the calculations in dollar terms are completed, such a model uses a table expressing relationships between "output contributed to final demand" and employment to convert a projection of total output resulting from a particular direct impact into a projection of total employment creation. These models are indifferent between direct impacts expressed in dollars of industry revenue or impacts expressed in terms of direct employment impacts because if one starts with direct employment impacts, the model just converts them into the implied industry revenue in order to perform its calculations. At the back end it converts the output measured in dollars back into an equivalent employment number required to produce that level of output. The term output at an industry level is equivalent to an industry's contribution to Gross Domestic Product; thus we can interpret the total output impacts as the projected level of increase in regional GDP resulting from an investment scenario.

Recognizing these relationships, the direct impacts table below (**Table 3**) reports both the direct employment impact estimates and the implied industry revenue estimates. Either of these columns (direct employment impacts or revenues) can be used to drive the IMPLAN model to produce estimates of total impacts. In the total impact table below (**Table 6**), both employment and output (GDP) impacts are reported.

Sample Projects and Job Creation Impacts

The developers have proposed 6 hypothetical sample projects described in **Table 2**. New World RC is planning to acquire existing buildings and rehabilitate them as shown in the table. The table shows the location of each sample project, the size of the facility, and the estimated renovation costs. The table shows a total (b) (4) of investments in five counties within the 13-county proposed regional center; this table was provided by the developer and reflects the developer's current business plan.

Table 3 provides additional assumed characteristics of these projects based on statistically valid sources and analytic procedures used to establish the likely direct impacts of these investments once these facilities are constructed and operating at intended levels shown in Table 3. Direct employment impacts are estimated for each type of investment based on the sources shown.

Table 4 summarizes the employment impacts analysis. Direct employment impacts are taken from Table 3. The equivalent revenue estimate for each project projected by IMPLAN is shown in Table 4. Table 4 also shows the indirect, induced, and total employment impacts related to the direct employment impacts based on putting the direct employment impacts into the IMPLAN sectors noted. The sample projects result in the creation (b) (4) direct employment impacts and (b) (4) total employment impacts once multiplier impacts are taken into account.

For most of the multiplier impacts shown in Table 4, the input-output model was driven by the direct employment impact estimates shown. (b) (4)

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Economist

EDUCATION

- 1978 Ph.D., Yale University; Economics
1972 B.A., University of California, Berkeley; Economics

SUMMARY

Dr. Sommers was appointed Professor at the Institute of Public Policy and the Albers School of Business at Seattle University, effective July 1, 2004. At Seattle University, he teaches in the Institute of Public Service, a masters level public management program, as well as the Department of Economics in the Albers School of Business. In addition, he is responsible for developing a Center on Metropolitan Development that will involve research on economic trends and effective development strategies in metropolitan areas of the United States, with a particular focus on the Puget Sound. Recent research by Dr. Sommers includes economic impact studies, reviews of forecasting processes, regional economic assessments, economic development strategy assessments, and workforce projections for industry clusters. Projects completed in 2006 include an economic impact analysis for U.S. Navy bases in Washington State, and a review of the literature on the economic and social impacts of higher education for the Washington Office of Financial Management/Washington Learns.

From 1998 to 2003 he was a Senior Research Fellow at the University of Washington's Daniel J. Evans School of Public Policy conducting research related to regional economic trends, business assistance strategies, and workforce education and training, and industry clustering, particularly among advanced technology industries. In 2002-03, he completed two papers on technology-based development strategies and trends in the use of information technology for The Brookings Institution, as well as a project examining workforce needs of industry clusters in the State of Washington. In 2003, he also completed a study of the maritime cluster in Seattle.

Dr. Sommers served as Executive Director of the Northwest Policy Center at the Evans School from 1994 to 1998, and as Research Director of the Center from 1988 to 1994. In 1985 he helped create *Pacific Northwest Executive*, a quarterly regional economics publication of the University of Washington Graduate School of Business. He was that magazine's research director from 1985 to 1988. As an economist at Battelle's Seattle Research Center from 1978 to 1985, he directed studies of renewable energy and nuclear safety issues for a number of public and private sector clients. In addition, he served as the associate director of one of the four study centers on the Seattle campus.

He has been a member of the Governor's Council of Economic Advisors in Washington since 1994, and he served on the forecast review committee at Seattle City Light from 1982 to 1986. He served as an officer of the Seattle Economists Club from 1987 to 1990, and was President of the Club during 1989-90; in 1997-98 he served as Vice President and program director for the club. For 10 years he served on the board of the Northwest Natural Resource Group, serving as board president in 2004. He currently serves on the board of the Pacific Northwest Regional Economics Conference, and on the editorial board of the *Northwest Journal of Business and Economics* published by Western Washington University.

SELECTED EXPERIENCE

- 2004- Professor, Institute of Public Service and Albers School of Business, and Director, Center on Metropolitan Development, Seattle University
- 1998-2003 Senior Research Fellow, Daniel J. Evans School of Public Affairs, University of Washington
- 1994- 1998 Executive Director, Northwest Policy Center and Research Associate Professor, Graduate School of Public Affairs, University of Washington
- 1988-1994 Research Associate Professor, 1990+; 1988-1990: Senior Research Associate, Graduate School of Public Affairs, University of Washington, and Research Director, Northwest Policy Center
- 1985-1988 Research Associate, Graduate School of Business Administration, University of Washington, and Research Director, *Pacific Northwest Executive*
- 1984-85 Associate Director, Science and Government Study Center, Battelle Human Affairs Research Centers
- 1978-84 Research Scientist, Science and Government Study Center, Battelle Human Affairs Research Centers, Seattle, Washington

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"Washington's Economic Future And The Implications For Educators." Education Technology Institute, Spokane, August 8, 1990.

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"Tailoring economic development strategies to the needs of industry clusters." Presented at the Preparing for Now conference, Simon Fraser University, Vancouver, British Columbia, Canada, Jun 15-17, 1995.

Moderator for Washington Technology Center Conference "Opportunities for Innovation," March 2-3, 1994.

"Washington Outlook." Western Economic Roundtable, Center for the New West, Denver, Colorado, February 21-22, 1994.

"Value Added Development in Rural Areas," Wilderness Society Rural Communities Conference, Overhills, North Carolina, February 9-11, 1994.

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Cole, R. J. and Sommers, P. "Cost of Compliance in Small and Medium-Sized Businesses," Association of Public Policy Analysis and Management, October 23, 1981.

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"Diffusion Processes and the Validity of the Baughman-Joskow Regional Electrical Model." 1980 Summer Computer Simulation Conference, Seattle, WA, August 25, 26, 27, 1980, (Proceedings, pp. 489-492).

Cole, R. J. and Sommers, P. "Compliance Costs of Small and Moderate Sized Businesses." Pacific Northwest Regional Economic Conference, Portland, OR, May 2, 1980.

PROFESSIONAL AFFILIATIONS

Seattle Economists Club (Secretary-Treasurer, 1987-88; Vice President, 1988-89; President, 1989-90; Vice President, 1997-98)

Board member, Pacific Northwest Regional Economics Conference, 1992-present

Editorial board, *Northwest Journal of Business and Economics*, Western Washington University, 1994-present

Board of Northwest Natural Resource Group, 1995-2004, Vice President, 2002-3, President, 2004



ARNOLD SCHWARZENEGGER
Governor

Department of Alcoholic Beverage Control
Department of Corporations
Department of Financial Institutions
California Highway Patrol
California Housing Finance Agency
Department of Housing & Community Development
Department of Managed Health Care
Department of Motor Vehicles
Board of Pilot Commissioners



DALE E. BONNER
Secretary

Department of Real Estate
Department of Transportation
Office of the Patient Advocate
Office of Real Estate Appraisers
Office of Traffic Safety
California Film Commission
California Office of Tourism
Infrastructure and Economic Development Bank
Public Infrastructure Advisory Commission

BUSINESS, TRANSPORTATION AND HOUSING AGENCY

July 26, 2010

Department of Homeland Security
U.S. Citizenship and Immigration Services (USCIS)
California Service Center
24000 Avila Road, 2nd Floor
Laguna Niguel, CA 92677

To Whom It May Concern:

Section 204.6(i) of Title 8, Code of Federal Regulations (CFR) governing alien entrepreneur immigrant visa petitions under the USCIS administered EB-5 visa program authorizes the state government of any state of the United States to designate a particular geographic or political subdivision located within a metropolitan statistical area or within a city or town having a population of 20,000 or more within such state as a high unemployment area if the area experienced an unemployment rate of at least 150 percent of the national average. The designation of high unemployment areas in the State of California has been delegated to the Secretary of the Business, Transportation and Housing Agency. Accordingly, this agency is the authorized entity in California to designate a particular area within these statistical areas as a high unemployment area. *8 CFR §204.6(j)(6)(ii)*. It is also this agency that has the authority to certify that a metropolitan statistical area, a specific county, city, town, or census designated place (CDP) within a metropolitan statistical area, has experienced an average unemployment rate of 150 percent of the national average rate. Such certification is based on official estimated unemployment data provided by the Employment Development Department of this state.

The national average unemployment rate for calendar year 2009, as calculated by the U.S. Bureau of Labor Statistics, was 9.3% requiring an unemployment rate of 13.95% or greater for "high unemployment area" eligibility.

A request that the Sacramento Metropolitan Division be designated as a high unemployment area has been received listing the following cities and CDPs: **Florin, Foothill Farms, North Highlands, Rio Linda, and Sacramento City.**

The above listed combined contiguous cities and CDPs which form a subdivision of Sacramento County have an **average unemployment rate of 14.02%**. This unemployment rate was calculated based on the Census Share Methodology prescribed by the U.S. Department of Labor for all states in designating high unemployment areas under the Immigration Act of 1990. The

Census Share Methodology indicated that the unemployment rate of the designated area consisting the cities and CDPs listed was over 150 percent of the national unemployment rate for calendar year 2009.

Therefore, in accordance with the cited federal regulations, the Business, Transportation and Housing Agency is hereby designating the geographic are of Sacramento consisting of the contiguous cities and census designated places described above as a high unemployment area ("targeted employment area"), for the purposes of alien entrepreneur visa requests. 8, *CFR sections 204.6(h)(i) and (j)(6)(ii)*.

This designation is effective until April of 2011 when unemployment estimate data will be published for calendar year 2010. The Census Share Methodology will continue to be used in subsequent years and, given the uncertainties about the area's unemployment rate and the national unemployment rate there is no guarantee that this area will continue to remain a high unemployment area ("targeted employment area").

Sincerely,



GABOR MOROCZ
Deputy General Counsel

For DALE E. BONNER
Secretary of the Business, Transportation and Housing Agency

Dated: _____, 2010

Name: _____
No.: _____

SAMPLE CONFIDENTIAL PRIVATE OFFERING MEMORANDUM
[] UNIT[S]
OF
[L.P. II], LP
(A California Limited Partnership)

\$(b) (4) of

Limited Partnership Interests
\$500,000 per Interest ("Unit")

Contact:

New World Real Estate Investment & Development, LLC

[address] _____

Telephone: 510-429-1063

Attn: []

CONFIDENTIAL PRIVATE OFFERING MEMORANDUM

____ UNITS OF
[L.P. I], LP

This Confidential Private Offering Memorandum (this “**Memorandum**”) is submitted on a confidential basis for use by a limited number of potential investors (hereinafter, “**Investors**” or “**Subscribers**”) solely in consideration of the acquisition of the above captioned securities. The acceptance of this Memorandum constitutes agreement on the part of the recipient hereof and its representatives to maintain the confidentiality of the information contained herein. This Memorandum may not be reproduced in whole or in part, and its use for any purpose other than an investment in the securities described herein is not authorized and is prohibited.

[L.P. I], LP, a California limited partnership (variously hereinafter, the “**Offeror**,” the “**Partnership**,” or the “**Company**”) hereby offers (the “**Offering**”) (b) (4) of limited partnership interests (“**Units**”) in Offeror, which has been formed for the purpose of launching the Partnership’s business (described in further detail in this Memorandum) of purchasing, renovating, managing and operating a retail shopping center development located in Sacramento County, California (the “**Project**”).

The General Partner of the Partnership (the “**General Partner**”) is New World Real Estate Investment & Development, LLC (“**New World Real Estate Investment & Development**”), a California limited liability company with its initial principal place of business located at _____, CA _____.

THE UNITS OFFERED HEREBY HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE “**SECURITIES ACT**”) AND APPLICABLE STATE SECURITIES (“**BLUE SKY**”) LAWS, AND ARE BEING OFFERED AND SOLD ONLY TO A LIMITED NUMBER OF QUALIFIED INVESTORS IN RELIANCE ON ONE OR MORE EXEMPTIONS FROM REGISTRATION.

Contact [____], [Title] of New World Real Estate Investment & Development, LLC, at [____] with questions or to secure more information.

* * * * *

SUMMARY OF OFFERING TERMS

The following is only a summary of certain of the information contained in this Offering Memorandum, and is qualified in its entirety by reference to the more detailed discussions contained in this Offering Memorandum below, as well as to the Exhibits hereto (all of which are incorporated fully herein by this reference). In the case of any conflict between the summary, below, and the more detailed discussion in the body of the Memorandum, the latter shall control.

The Partnership [L.P. I], LP is a California limited partnership with its initial principal place of business located at _____.

General Partner The General Partner of the Partnership is New World Real Estate Investment & Development, LLC, a California limited liability company with its initial principal place of business located at _____.

EB-5 Regional Center Designation The Project is being undertaken through the direction of the General Partner, who previously received approval to establish, and now operates, the "New World Regional Center" (the "**Regional Center**"). The Regional Center is a "regional center" as designated by the United States Citizenship & Immigration Services ("USCIS") under the "EB-5 Immigrant Investor Pilot Program" (the "**EB-5 Pilot Program**") to establish and solicit investment from foreign investors under the EB-5 Pilot Program. The Project is believed to be a qualifying investment under the EB-5 Pilot Program. The geographic scope of the Regional Center encompasses the contiguous California counties of Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus and Yolo.

The Project The Partnership was organized to fund the purchase, renovation, management and operation of a retail shopping center development located in Sacramento County, California. See "Description of the Project" below for more detailed descriptions of the Project.

Minimum Investment \$500,000 (the total contribution by any Investor, each, a "**Capital Contribution**").

Use of Proceeds The Partnership intends to use the proceeds of this Offering to finance the Project as described herein.

Escrow of Capital Contributions All Capital Contributions will be held in escrow pursuant to the Escrow Agreement for Investment Capital Contribution attached hereto as Exhibit D. If the Investor's subscription is accepted by the Partnership, his/her Capital Contribution will be held in escrow and distributed to the Partnership upon filing of such Investor's I-526 Petition by USCIS. Capital Contributions will be returned to Investors only as set forth herein. See also "Subscription" below.

Administrative Fee In addition to the subscription funds, the Partnership will receive an administrative fee of (b) (4) per subscriber. The administrative fee is used to reimburse the General Partner and the Partnership for the

expenses of the Offering and to otherwise compensate the General Partner for its efforts associated with setting up the Partnership and Regional Center and conducting the Offering.

**Transfer Restrictions;
No Resale**

(b) (4)

**Allocation of Profits
and Losses**

Distributions

Limited Partner Voting

Commissions and Fees

Tax Risks

Investment in the Partnership involves substantial tax risks. Each Investor is advised to consult with his or her own tax advisor regarding the tax consequences of investing in the Partnership. See “EB-5 Immigration Disclosures and Risk Factors” and “Tax Considerations,” below.

Risk Factors

An investment in the Units of the Partnership involves substantial risks, including reliance on management, general market risks, limited transferability of Units, reliance on the services of third parties, and other matters. See “EB-5 Immigration Disclosures and Risk Factors,” below, for a discussion of some of these risks.

Reports

Partners will receive annual financial statements and K-1 statements reflecting their allocable share of the Partnership’s profits and losses.

Immigration Risk

Neither the Partnership nor the General Partner guarantees that any Investor will be granted conditional or permanent residency in the United States as a result of their purchase of the Units of the Partnership. Each Investor must evaluate and accept the risk that he/she may not be granted residency in the United States after making their Capital Contribution and being admitted as a Limited Partner of the Partnership. See “EB-5 Immigration Disclosures and Risk Factors,” below.

Subscription

Investors may subscribe for the Units by executing and delivering the documents referenced in the Section entitled "Subscription," below.

* * * * *

DESCRIPTION OF THE PROJECT

The Project will be developed as a 50,000 square foot retail shopping center in Sacramento County, California. The Project will include a restaurant, supermarket, retail stores and offices in two buildings of 10,000 square feet and 40,000 square feet, which are currently unoccupied and will be renovated to accommodate the Project. Upon completion of renovation, the Partnership will coordinate the management and operation of the Project.

The Partnership believes that the Project will benefit from the following:

- Excellent location. Sacramento County benefits from its proximity to the San Francisco Bay area. Although the county suffered in the recent recession, it has partially recovered over the past year; additionally, areas such as the Downtown/Midtown submarket remain relatively immune to fluctuations in the economy due to occupation of rental office space by government tenants who are likely to stay in place long-term.
- Complimentary nature of center occupants/tenants. The Project's retail establishments are predicted to benefit from a strong customer base anchored by the occupants of the professional/scientific offices, who may take advantage of the convenient shopping and restaurant options available to them in the Project.
- Strong developer with proven track record. The General Partner will partner with a developer with a strong track record developing similar retail complexes.

According to publicly available sources and/or the economic impact analysis prepared by Paul Sommers, Sacramento County had a population of 1,400,949 as of 2009. The County population has grown 14.5% in the past decade. Sacramento County retail sales in 2007 hit a robust \$15.6 billion. County businesses benefit from the presence of state government and proximity to other highly populated counties such as San Francisco, Contra Costa and Alameda Counties.

The Project is located at _____, and qualifies as a Targeted Employment Area (as defined in "EB-5 Immigration Disclosures and Risk Factors," below).

The Project hopes to provide a range of economic and employment benefits to the local population. Numerous jobs will stem from the renovation of the facility, as well as from the retail businesses and professional offices occupying the space. The Partnership also anticipates increased labor earnings and increased state/local government tax revenue for the area.

For additional information about the project, please contact the General Partner.

* * * * *

**MANAGEMENT, ADVISORS, AND CONSULTANTS
BIOGRAPHIES**

BIOGRAPHIES

New World Real Estate Investment & Development, LLC (the General Partner)

The General Partner of the Partnership is New World Real Estate Investment & Development, LLC, a California limited liability company organized on [____], 2010, with its principal place of business located at _____.

The Regional Center

In 2010, New World Real Estate Investment & Development, LLC *dba* New World Regional Center applied under the EB-5 Immigration Investor Pilot Program as a “regional center” for the specific purpose of investing EB-5 monies into targeted commercial enterprises located in the geographic area of the Regional Center. On _____, 2010, the Regional Center received designation as an EB-5 Regional Center approving it to solicit qualifying investments from foreign investors, and administer those investments, under the EB-5 Pilot Program. Under the title of “New World Regional Center,” the Regional Center was approved for three (3) targeted business sectors: (1) Retail Trade, (2) Food Services (including supermarkets and restaurants within shopping centers), and (3) Professional, Scientific and Technical Services. On _____, 2010, the California Business, Transportation, and Housing Agency issued a letter to the General Partner, certifying that the Project is located in a “high unemployment area” within the meaning of 8 C.F.R. § 204.6(e). See “EB-5 Immigration Disclosures and Risk Factors,” below.

Paul Sommers

An economic and employment impact analysis (the “Economic Impact Analysis”) for the Project was prepared by Paul Sommers. Since 2004, Paul Sommers has been a professor at the Institute of Public Service and the Albers School of Business at Seattle University. His expertise focuses on regional development, regional economics and workforce forecasting. In the last several years, Dr. Sommers has been successful in preparing a number of job creation reports for investment groups participating in the EB-5 immigrant investor program, providing reports for projects in the states of California, Florida, Michigan, and Washington. Dr. Sommers earned his Ph.D in Economics from Yale University.

Jerry Chang, President

Jerry is the President of New World Real Estate Investment & Development LLC. He has over fifteen years of real estate investment experience. Jerry began his career at Acel Real Estate House in 1996 as a real estate agent. In 1999 Jerry started his own real estate company, Good Neighbor Real Estate. Good Neighbor Real Estate as a company went onto broker over 150 home sales over the course of 4 short years. In addition to starting his own company, Jerry oversees commercial apartments and commercial real estate investment.

Belle Chou, General Manager

As the General Manager of New World Real Estate Investment & Development LLC, Belle will oversee the development process of the Regional Center projects. Belle has her background as the president of Shen Wei (USA) Inc., with experience overseeing the technical and quality assurance aspects of two ISO 9001-certified facilities that employ 2,600 workers. As the co-founder of Crown Renewable Energy and the founder of PreferSolar, Belle has pursued opportunities in the rapidly

growing green tech sector, developing public and commercial solar projects in the United States, establishing module assembly facilities in China, and promoting strategic alliances among solar companies in general.

Julie Zheng, Marketing Manager

Julie Zheng is the Marketing Manager for New World Real Estate Investment & Development LLC. Julie has over 15 years of experience in marketing and financial support. From 1995 to 1999, she was a partner at Wen Zhou O & W Trading Company. In 1999, she started her own company, Shang Hai Jin Da Steel Trading Company. During her management in the company until 2007, revenues reached 150 million RMB per year. In 2007, Julia moved back to the United States and has since been working in Shen Wei (USA) Inc.'s accounting department.

[Developer and others]

* * * * *

FINANCIAL CONSIDERATIONS

The financial projections presented herein contain “forward-looking statements” based on the General Partner’s experience and expectations and are subject to a number of risk factors. Please review carefully the section entitled “EB-5 Immigration Disclosures and Risk Factors,” below.

Use of Offering Proceeds

(b) (4)



* * * * *

THE OFFERING

The Offering consists of [] Unit[s] at a per Unit price of \$500,000.00, and is being offered on a “best-efforts” private placement basis only to accredited investors. The Partnership will not accept subscriptions for fractional interests of a Unit or investments in an amount less than \$500,000.00 per Unit. The Partnership may accept or reject any subscription in its sole and absolute discretion.

The Partnership may, in its sole and absolute discretion, cancel, terminate, close, or extend the Offering at any time. In the event the Offering is canceled or terminated, the General Partner shall return subscription amounts to the subscribers.

Administrative Fee

In addition to the minimum investment of \$500,000, each individual Subscriber is required to pay an administrative fee of \$(b) (4)

Return on Investment

(b) (4)

For more information, please see the Partnership Agreement attached as Exhibit A to the Memorandum.

* * * * *

TAX CONSIDERATIONS

PROSPECTIVE INVESTORS ARE URGED TO CONSULT WITH THEIR PERSONAL TAX ADVISERS REGARDING THE FEDERAL, STATE, LOCAL, AND FOREIGN TAX CONSEQUENCES ARISING FROM THE PURCHASE, OWNERSHIP, AND SALE OF UNITS.

It is intended that the Partnership will be classified and treated as a partnership for U.S. federal income tax purposes. There can be no assurance that the relevant law will not be changed during the life of the Partnership or that the Partnership Agreement will not be amended in a manner that might cause the Partnership to be taxed other than as a partnership.

As a partnership for U.S. federal income tax purposes, the Partnership itself is not subject to federal income tax. Each Partner, however, will be required to report on its U.S. federal income tax or information return each year its distributive share, whether or not actually distributed, of the income, gains, losses, deductions, or credits of the Partnership. If the Partnership were not treated as a partnership for U.S. federal income tax purposes, but were taxed as a corporation in any year, its taxable income would be taxable to the Partnership and not to the Members, and distributions by the Company to the Members would, to the extent of the Company’s earnings and profits, be taxable to the Members as dividend income.

* * * * *

EB-5 IMMIGRATION DISCLOSURES AND RISK FACTORS

Although this Offering has been structured to maximize the possibility that Investors will be able to meet the requirements of the immigrant investor (EB-5) visa category under U.S. immigration laws currently in effect as of the date of this Memorandum, no guarantee or assurance can be given that an Investor will obtain conditional resident alien status from the U.S. Citizenship and Immigration Services ("USCIS") or that, if obtained, that the USCIS will ultimately remove such conditional status in the future. It is possible lawful permanent resident status may not be approved or may be delayed due to factors outside the control of the Limited Partnership or the Investor, such as changes in current laws, regulations and policies or circumstances specific to the Investor. It is impossible to predict processing times for immigrant petitions as well as immigrant visa processing or adjustment of status. Investors who obtain conditional or permanent residence status must intend to make the United States their primary residence. Permanent residents who continue to live abroad risk revocation of their conditional or permanent residence status. Investors are urged to seek professional advice to better understand the EB-5 immigration process, relevant visa quotas, and thoroughly familiarize themselves with the extent of their immigration risks associated with this Offering.

AN INVESTMENT IN THE PARTNERSHIP HAS CERTAIN ELEMENTS OF RISK DIFFERENT FROM AND/OR GREATER THAN THOSE ASSOCIATED WITH OTHER INVESTMENTS. THE HIGHER DEGREE OF RISK MAKES AN INVESTMENT IN THE PARTNERSHIP SUITABLE ONLY FOR INVESTORS (i) WHO HAVE A CONTINUING LEVEL OF ANNUAL INCOME AND A SUBSTANTIAL NET WORTH, (ii) WHO CAN AFFORD TO BEAR THOSE RISKS, (iii) WHO HAVE PREVIOUSLY MADE INVESTMENTS OF THE NATURE AND RISK OF THIS OFFERING, AND (iv) WHO HAVE NO NEED FOR LIQUIDITY FROM THESE INVESTMENTS. EACH INVESTOR SHOULD CONSIDER CAREFULLY THE RISK FACTORS ASSOCIATED WITH THIS INVESTMENT, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING, AND SHOULD CONSULT HIS OR HER OWN LEGAL, TAX, AND FINANCIAL ADVISORS WITH RESPECT THERETO. INVESTORS UNABLE OR UNWILLING TO ASSUME THE FOLLOWING RISKS, AMONG OTHERS, MUST NOT CONSIDER AN INVESTMENT IN THE PARTNERSHIP.

Lack of Operating History. The Partnership is being formed for the specific purpose of acquiring the applicable property and developing and operating the Project. Accordingly, the Partnership has no operating history. The Partnership has described certain aspects and projections for this Project in this Memorandum which are based primarily on its own knowledge and its experience, which is limited, and has not been verified.

General Risks of Real Estate Ownership. The Partnership's investment in the Project will be subject to the risks generally incident to the ownership of real property and factors which are beyond the control of the Partnership and the General Partner.

Future Market Value of the Project. The economic future of the geographic area of the Project, future construction activity, interest rates, demographic changes, changes in tax laws, and numerous other factors will determine the future market value of the Project. There is no assurance that the Project will increase in value or even maintain its current value.

Distributions from Operations. Because distributions are related to market conditions for rentals, vacancy factors, costs of operating the Project, and numerous other factors, there is no assurance that there will be cash from operations available for distribution to Limited Partners of the Partnership as dividends or otherwise.

Illiquidity. The Units are a highly illiquid asset in that they cannot be readily sold or pledged as collateral for a loan or other obligation.

Potential Conflict of Interest. The obligations of the General Partner to the Partnership are not exclusive, and the General Partner need only devote so much time to the Partnership's affairs as the General Partner, in its sole discretion, determines to be necessary to manage the Partnership's business. The General Partner and/or its affiliates may, from time to time, be involved in the development of other properties that may compete with the Project.

Construction Risks. The Project development involves significant construction activity. Unanticipated delays and/or cost increases may require the Partnership to raise or borrow additional capital to complete construction of the Project. In addition, failure to complete Project development according to the Project's original specifications or schedule, if at all, may give rise to potential liabilities affecting the Investors' return on investment in the Units.

No Firm Commitments to Purchase Units. No commitment exists by anyone to purchase all, or any portion, of the Units being offered. The Partnership can give no assurance that the Offering of the Units will be completely sold.

Lack of Diversification. The Partnership will have all of its resources initially invested in the development of the Project and related marketing initiatives. This lack of diversification increases the risk of materially adverse results, including an Investor's loss of his entire investment.

Dependence on Management and Personnel. The Partnership is dependent upon the continued involvement of New World Real Estate Investment & Development, LLC and its members in this Project personally. The loss of New World Real Estate Investment & Development, LLC's services (or those of its members) could have a material adverse effect on the Partnership's business, financial condition, and results of operations.

Competition. In addition to the market for the Partnership's proposed Project property currently having intense competition, at a future date a similar development may be constructed in the proposed vicinity of the Project. This competition may reduce revenues and net income.

Financial Risks. Developing and establishing a market share for the Project may require a substantial additional investment of capital and other resources, primarily in marketing the Project's tenants' products and/or services and convincing potential tenants and patrons that its facilities, and by extension its developments, are safe and desirable.

Government Regulation. Regulations, regulatory actions, and court decisions in the future could have both a positive and/or negative impact on the operations and financial condition of the Project and its ability to compete. Additionally, the Partnership will be under substantial scrutiny by USCIS.

SUBSCRIPTION

Who May Subscribe

This Offering is only available to qualified investors. By subscribing for the Offering, the Investor must be able to make representations and warranties in the Subscription Agreement (Exhibit B). If a potential Investor has received this Memorandum or investment package in error, or if such person does not qualify as an investor, please notify the Offeror immediately.

Subscription Process

Investors may subscribe for the Units by executing and delivering the Partnership Agreement (Exhibit A), Subscription Agreement (Exhibit B), Investor Questionnaire (Exhibit C), and Escrow Agreement for Investment Capital Contribution (Exhibit D), as well as his/her subscription amount and the Administrative Fee, to the Partnership. The subscription amount and the Administrative Fee may be sent to the Partnership in one check or one wire.

In addition to the subscription process, a foreign Investor may need to complete the necessary steps to prepare and submit his or her immigration application to USCIS. Such Investor should consult in depth with a qualified U.S. immigration attorney regarding the general probability of success of any such EB-5 case, and, more importantly, potential issues and problems of the Investor's individual case, as well as how to best structure or tailor such EB-5 case.

Acceptance of Subscription

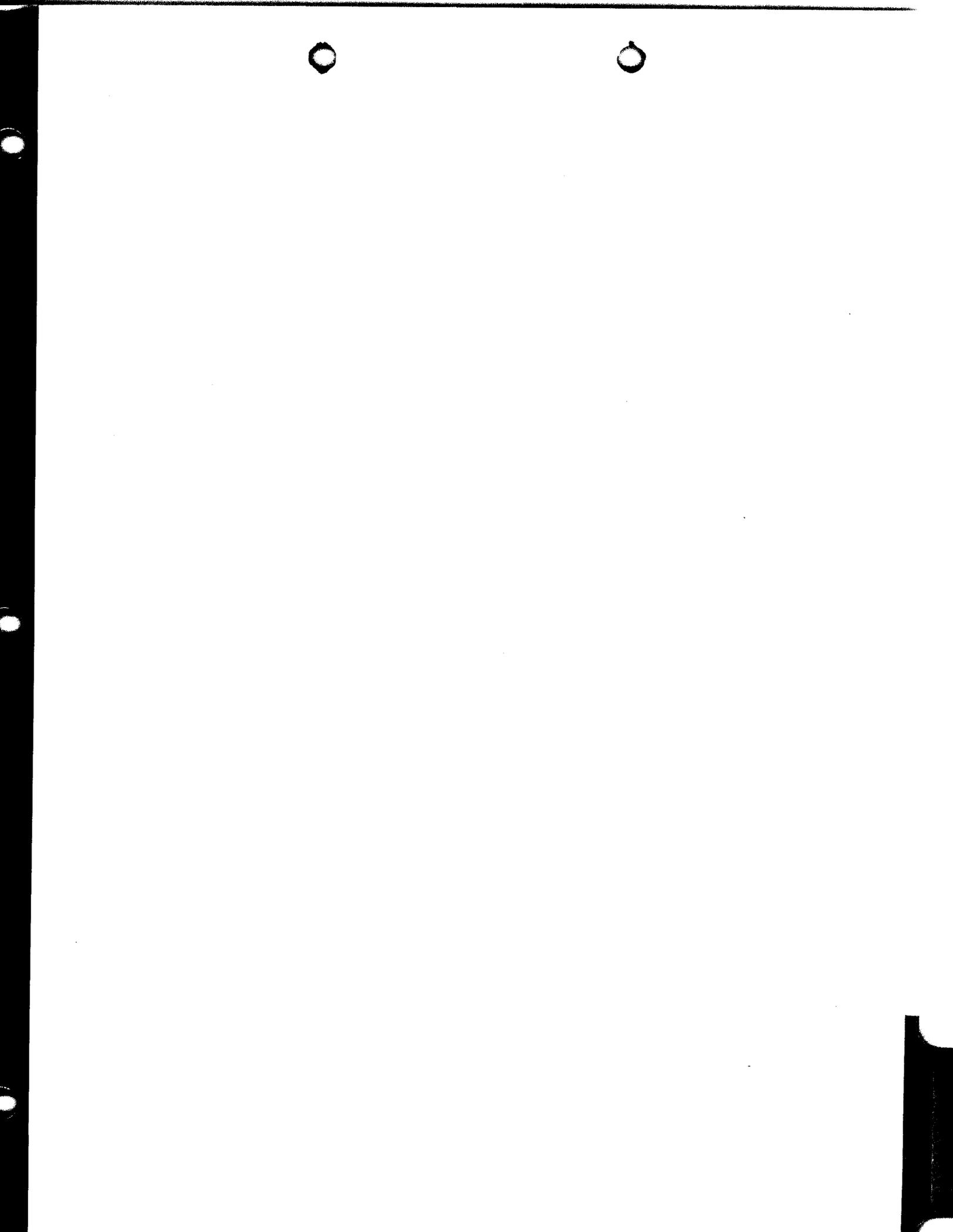
Acceptance of any subscription to purchase the Units is subject to (i) acceptance of the subscription in the General Partner's sole discretion; (ii) the determination of compliance with various securities laws in the General Partner's sole discretion; (iii) receipt of all documentation required by the Offeror to be executed and received; and (iv) the availability and accuracy of all documentation and information provided. The Offeror will have the right to accept or reject any subscription at any time at or prior to the closing of the Offering or such later date as it may determine, in its sole and exclusive discretion.

Escrow

All subscription amounts will be held in escrow pursuant to the Escrow Agreement for Investment Capital Contribution attached hereto as Exhibit D. Upon receipt of all required deliveries from an Investor, his/her subscription will either be accepted or rejected by the Partnership. If accepted, the Investor's subscription amount will remain in escrow until his/her I-526 Petition is filed with USCIS, and as otherwise provided in the Escrow Agreement.

In the event that a subscription is not accepted, or USCIS rejects the Investor's I-526 Petition, the subscription amount shall be returned to the Investor without interest.

* * * * *



SAMPLE LIMITED PARTNERSHIP AGREEMENT OF

[L.P. I], LP

This limited partnership agreement (this "Agreement") is entered into as of _____, 2010 ("Effective Date"), by and among New World Real Estate Investment & Development, LLC, a California limited liability company, as general partner ("General Partner"), and the persons listed on Exhibit A attached hereto as the limited partners, as such exhibit may be updated from time to time in accordance with this Agreement (collectively, "Limited Partners," and separately, "Limited Partner"). The General Partner and the Limited Partners are referred to in this Agreement collectively as "Partners" and separately as "Partner."

Recitals

A. [L.P. I], LP, a California limited partnership, was formed upon the filing of its Certificate of Limited Partnership with the California Department of State on [_____] ("the Partnership").

B. The Partners desire to enter into this Agreement to specify their respective rights, duties, and obligations.

Now, therefore, the Partners agree as follows:

1 Formation and Name

- 1.1 **Formation.** The Partnership was organized by the General Partner under the provisions of the California Revised Uniform Limited Partnership Act of 2008, as set forth in the California Corporations Code Chapter 15900 et seq. as amended from time to time ("Re-RULPA"). The limited partnership interests in the Partnership shall be represented by one or more units of ownership in the Partnership ("Units") issued to those Limited Partners who shall be admitted to the Partnership upon acceptance of their respective counterpart signature pages by the General Partner, each of which shall be effective as of the date of such acceptance.
- 1.2 **Name.** The name of the Partnership is [L.P. I], LP.
- 1.3 **Name Change.** The General Partner may change the name of the Partnership or adopt such trade or fictitious names as it may determine appropriate, from time to time.
- 1.4 **Registered Office and Agent.** The registered agent of the Partnership shall be [_____] and the registered office shall be the principal place of business of the registered agent. The General Partner may change the registered agent or registered office from time to time.

- 1.5 **Annual Report.** As required by law, the General Partner shall cause the Partnership to file an annual report with the Secretary of State each calendar year, on the form provided by the Secretary of State. The General Partner shall cause the Partnership to maintain at its principal office a copy of the three most recent annual reports filed by the Partnership with the California Department of State.
- 1.6 **Names and Addresses of the Partners.** The names and addresses of the General and Limited Partners are set forth in Exhibit A, which exhibit shall be updated from time to time by the General Partner.
- 1.7 **Purpose.** The sole purpose of the Partnership is to operate as an investment partnership under the EB-5 Immigrant Investor Pilot Program to launch the Partnership's business of purchasing, renovating, managing and operating a retail shopping center development located in Sacramento County, California (the "Project"). The Partnership has been structured to comply with the requirements of the USCIS criteria for Immigrant Investors, as defined under Section 203(b)(5) of the Immigration and Nationality Act.
- 1.8 **Principal Place of Business.** The principal place of business of the Partnership shall be at _____, CA _____. The General Partner may change the principal place of business of the Partnership from time to time.
- 1.9 **Term.** The term of the Partnership commenced on [____], the date stated in the Certificate of Limited Partnership filed in the office of the California Secretary of State in accordance with Re-RULPA and shall continue until the winding up and liquidation of the Partnership and its business is completed following a Liquidating Event, as provided in Section 9.1.

2 Capital Contributions by Partners

- 2.1 **Capital Accounts.** The Partnership shall establish and maintain an individual capital account for each Partner (collectively, "Capital Accounts" and each individually, a "Capital Account"), which Capital Accounts shall be determined and maintained in accordance with the provisions set forth in Treas Reg §1.704-1(b)(2)(iv).
- 2.2 **Initial Capital.** Each Limited Partner shall contribute cash in the amount of \$500,000 per Unit (each, a "Capital Contribution") to the capital of the Partnership, for which that Partner shall receive a corresponding credit to its Capital Account.
- 2.3 **Additional Capital Contributions.** No Partner shall be obligated to contribute additional capital to the Partnership.
- 2.4 **No Interest or Guaranty.** No Partner shall be entitled to receive interest on the unreturned balance of that Partner's Capital Contribution. No Partner guarantees the return of any other Partner's Capital Contribution or any other investment in the

Partnership.

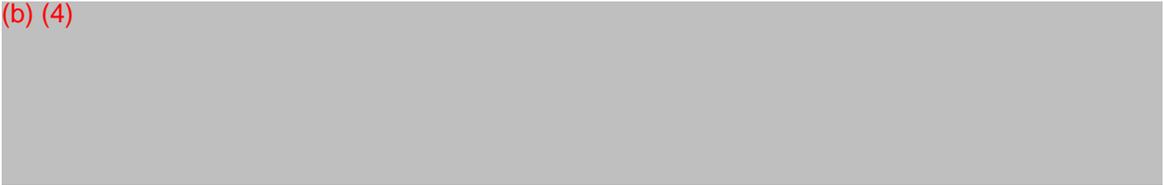
- 2.5 **No Withdrawal.** Except as expressly provided otherwise in this Agreement, no Partner shall have the right, without the prior written consent of all Partners, to withdraw from the Partnership or withdraw all or any part of its Capital Contribution from the Partnership.
- 2.6 **Visa Process Denial.** In the event that a Limited Partner's I-526 application is denied, upon receipt by the General Partner of notice to such effect, it shall return the Limited Partner's Capital Contribution within ninety days of the Limited Partner's written request.

3 Percentage Interests

3.1 **Definitions.** For purposes of this Agreement:

- 3.1.1 "EB-5 Minimum Capital Requirement" means the minimum amount of money necessary for a Limited Partner at the time he or she is admitted to the Partnership to meet the investment requirement of then applicable EB-5 Program rules and regulations. At the date of this agreement, such minimum investment amount is \$500,000.
- 3.1.2 "EB-5 Program" means the EB-5 immigrant investment program established pursuant to the Immigration Act.
- 3.1.3 "Immigration Act" means 8 U.S.C. §1153 (b)(5)(A)(i)-(ii),(C).
- 3.1.4 "Net Cash Flow" means income received from the operation of the Partnership, after deducting funds used to pay all expenses and debts of the Partnership, including administrative operational expenses, debt payments, capital improvements, and less the amount set aside by the General Partner, in the exercise of its sole discretion, for reserves.
- 3.1.5 "Unrecovered Capital Contribution" means an amount equal to the excess, if any, of the Capital Contribution made by a Unit holder (or that Unit holder's predecessor in interest) over the aggregate amount of distributions received by that Unit holder (or that Unit holder's predecessor in interest), determined as of the date required under this Agreement.

3.2 (b) (4)



3.3 **Distribution of Net Cash Flow.** Subject to Section 3.2, Net Cash Flow shall be distributed to the General Partner and Unit holders as follows:

(b) (4)



4 Profits and Losses

(b) (4)



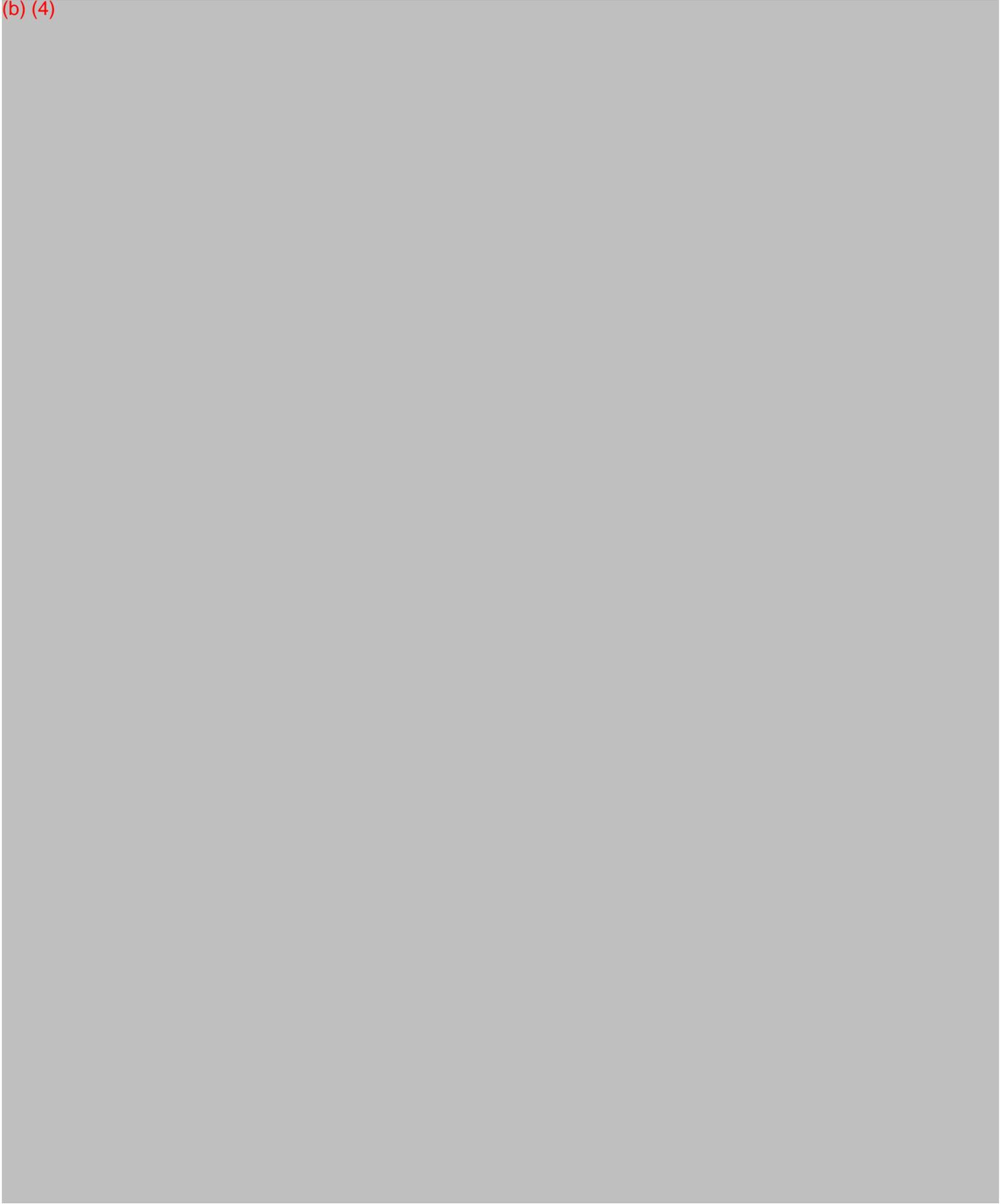
(b) (4)

5 Accounting and Records

- 5.1 **Books and Records.** The Partnership shall maintain at its principal place of business separate books of account for the Partnership.
- 5.2 **Reports to EB-5 Limited Partners.** In addition to the reports to Partners listed above, as soon as reasonably practicable after the date when a Limited Partner has made its Capital Contribution to the Partnership in full and has otherwise complied with its obligations under this Agreement, the Partnership shall provide such Limited Partner or its designated immigration counsel with the copies of information provided to the Partnership by the General Partner, including:
- 5.2.1 A copy of the USCIS letter of designation of the General Partner as a regional center under the EB-5 Program;
 - 5.2.2 A copy of the overall business plan submitted to USCIS by the General Partner.
 - 5.2.3 A copy of the approved economic report which concludes that the investments to be made by the Partnership from the Capital Contributions of Limited Partners, including the Capital Contributions of such Limited Partner, will generate full-time employment positions, either directly or indirectly, for not fewer than ten qualifying U.S. workers per Limited Partner whose Capital Contributions have been so applied;
 - 5.2.4 If claiming investment for no less than \$500,000, but less than \$1 million, by electing to restrict the investment by the Partnership of its Capital Contribution to investments located within a "targeted employment area" as defined by USCIS rules and regulations ("TEA"), documented evidence that the location of the Partnership's investment of such Limited Partner's Capital Contribution is located within a TEA; and
 - 5.2.5 A certified copy of this Agreement, including the Schedules hereto, evidencing that such Limited Partner has made at least the minimum applicable investment required; that such investment is "at risk;" and that the Limited Partner has been admitted to the Partnership as a Limited Partner.

6 General Partner

(b) (4)



(b) (4)



7 Limited Partners

(b) (4)



8 Transfer of Partnership Interests

(b) (4)



(b) (4)



9 Dissolution and Winding Up

(b) (4)



(b) (4)



10 Miscellaneous Provisions

(b) (4)



IN WITNESS WHEREOF, the Partners have executed this Agreement as of the date first above written.

GENERAL PARTNER:

NEW WORLD REAL ESTATE INVESTMENT &
DEVELOPMENT, LLC

By: _____

Name:

Its:

LIMITED PARTNER:

[_____]

By: _____

Name:

Its:

To be attached to and made a part of the Limited Partnership Agreement dated as of _____, 2010, of [L.P. I], LP

LIMITED PARTNER SIGNATURE PAGE

The undersigned hereby acknowledge(s) that the undersigned has (have) received a copy of the Limited Partnership Agreement of [L.P. I], LP ("the Partnership") dated as of _____, 2010 ("the Partnership Agreement"),

The undersigned hereby execute(s) the Partnership Agreement as a Limited Partner by adoption of this Signature Page and consents to be bound by all of the terms and conditions of the Partnership Agreement as a Limited Partner having the number of units subscribed for by the undersigned as set forth below upon acceptance of the Subscription Agreement of the undersigned by the General Partner of the Partnership as provided therein. By executing this document, the undersigned hereby confirms those representations set forth in the Subscription Agreement.

Name(s) of Limited Partner

[Please Print or Type Legal Name]

Limited Partner's Address (All Notices Regarding Units to Be Sent Here):

[Street and Number] _____

[City/State/Zip] _____

[Telephone/Facsimile Number] _____

Number of Units Purchased: [1]

Total Capital Contribution: \$[500,000]

Date: _____

Signature

Co-Signature

EXHIBIT A

NAMES, ADDRESSES, ETC., OF PARTNERS

GENERAL PARTNER:

New World Real Estate Investment & Development, LLC

[Attn: _____]

[address] _____

LIMITED PARTNERS:

EXHIBIT B

SCHEDULE OF CAPITAL CONTRIBUTIONS AND UNITS

CAPITAL CONTRIBUTIONS AND UNITS

| <u>GENERAL PARTNER:</u> | <u>CONTRIBUTION</u> | <u>UNITS</u> | <u>PERCENTAGE INTEREST</u> |
|---|---------------------|--------------|----------------------------|
| NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT, LLC | \$[] | [] | []% |

LIMITED PARTNERS:

TOTAL:

100%



[L.P. I], LP
Subscription Instructions

1. **Please complete, date, and sign the Subscription Agreement.** By signing, you agree to abide by the Limited Partnership Agreement of [L.P. I], LP (the "Limited Partnership") and to the terms and conditions of the Subscription Agreement. **Please keep a signed copy of all completed and signed documents for your records.**

2. **Please send the original of your completed, dated and signed Subscription Agreement to:**

[L.P. I], LP
[address]

3. **Please enclose your check for your per unit subscription amount of \$500,000 and the additional subscription fee of \$_____ for a total of \$_____, payable to "[L.P. I], LP."** If your subscription is not accepted, your check will be returned. If you prefer to wire transfer the funds, wait until New World Real Estate Investment & Development, LLC (the "General Partner") notifies you that your subscription has been accepted, then wire transfer the funds to the Limited Partnership's custodial account according to the instructions on the following page. To ensure proper processing, please call _____ at _____ to confirm your wire transfer. **PLEASE NOTE THAT ALTHOUGH FUNDS IN THE CUSTODIAL ACCOUNT MAY BEAR INTEREST, YOU WILL NOT RECEIVE NOR BE ENTITLED TO SUCH INTEREST.**

4. **If your subscription is accepted,** the General Partner will countersign your Subscription Agreement to confirm your admission to the Limited Partnership and will send you a copy of the countersigned signature page.

QUESTIONS:

New World Real Estate Investment & Development, LLC

Attn: [_____]

[address]

Telephone: 510-429-1063

WIRE TRANSFER INSTRUCTIONS:

[Bank]
[Address]

ABA # _____
Acct # _____
for further credit to
[L.P. I], LP
Acct # _____

Ref: _____
Legal Name of Investor

The [Bank] contact is _____ (phone () ____ - ____, fax () ____ - ____).

Please notify _____ at _____ or fax _____ when the wire transfer has been executed.

New World Real Estate Investment & Development, LLC
[address] _____

Telephone: 510-429-1063

Re: [L.P. I], LP

Ladies and Gentlemen:

The undersigned (the "Investor") hereby subscribes to purchase limited partnership interests ("Interests"), in the investment amount (the "Investment Amount") of five hundred thousand dollars (\$500,000) per unit, in [L.P. I], LP, a California limited partnership (the "Limited Partnership") and hereby pays an additional (b) (4)) as an additional administrative fee (the "Administrative Fee") to be kept and used by the Limited Partnership and/or New World Real Estate Investment & Development, LLC, the general partner of the Limited Partnership (the "General Partner"). The Investor understands that the Limited Partnership and/or the General Partner may reject this subscription for any reason. If this subscription is rejected, the Investment Amount and Administrative Fee shall be returned to the Investor without interest.

The Investor acknowledges that the information contained herein is being furnished to determine whether the Investor's Subscription Agreement complies with the requirements of various securities laws, including Section 4(2) of the Securities Act of 1933, as amended (the "Federal Act"), Regulation D ("Regulation D") and Regulation S ("Regulation S"), as well as the requirements of certain state securities laws. The Investor understands that the General Partner and the Limited Partnership will rely upon the information contained herein for purposes of such determination.

For purposes of such investment in the Limited Partnership, the Investor hereby represents, warrants, and agrees as follows:

1. **General Representations and Warranties.** The Investor hereby represents and warrants as follows to the Limited Partnership and the General Partner:
 - (a) *General Information.* The general information regarding the Investor previously submitted, submitted hereby, or to be submitted in the future to the Limited Partnership, including, but not limited to the Investor Eligibility Questionnaire, is and shall be true, complete, and correct.
 - (b) *Accredited Investor Status.* The Investor has reviewed the definition of "accredited investor" as such term is defined in Rule 501 of Regulation D, and the Investor meets one or more of the requirements to qualify as an "accredited investor."
 - (c) *Regulation S Compliance.* If the Investor is subscribing to purchase Interests outside the United States, the Investor has delivered to the Limited Partnership a copy of an IRS Form W-8 completed by the Investor.

- (d) *Knowledge and Experience.* The Investor has such knowledge and experience in financial, tax, and business matters that it is capable of evaluating the merits and risks of acquisition of the Interests and of making an informed investment decision with respect to such investment.
- (e) *Investment Intent.* The Investor is acquiring the Interests for its own account, for investment purposes only, and not with a view to the resale or other distribution thereof, in whole or in part.
- (f) *Review of Investment.* The Investor has investigated the purchase of Interests in the Limited Partnership to the extent it has deemed necessary or desirable and has determined that the Interests are a suitable investment for the Investor.
- (g) *Ability to Bear Risks.* The Investor is able to bear the economic risks associated with an investment in the Limited Partnership.
- (h) *Private Offer.* The Investor is subscribing to purchase the Interests outside the United States and the Limited Partnership's offer of Interests was privately communicated to the Investor.
- (i) *Taxpayer Identification.* Under penalty of perjury, the Investor certifies that the taxpayer identification number supplied to the Limited Partnership is or will be the Investor's correct taxpayer identification number and that the Investor is not subject to backup withholding under section 3406(a)(1)(c) of the Internal Revenue Code, as amended ("IRC"). The Investor shall promptly provide the Limited Partnership with a taxpayer identification number at the request of the General Partner or the Limited Partnership.
- (j) *Compliance.* Investor acknowledges that the Limited Partnership will not accept the investment of funds by any Investor acting, directly or indirectly, in contravention of any applicable anti-money laundering regulations or conventions of the United States or any applicable international jurisdictions, or on behalf of terrorists, terrorist organizations or narcotics traffickers, including those persons or entities that are included on any relevant lists maintained by the United Nations, North Atlantic Treaty Organization, Financial Action Task Force on Money Laundering of Organization for Economic Cooperation and Development, Office of Foreign Assets Control of U.S. Department of the Treasury, U.S. Securities and Exchange Commission, U.S. Federal Bureau of Investigation, U.S. Central Intelligence Agency, or U.S. Internal Revenue Service, all as may be amended from time to time ("Prohibited Investments"). Investor's subscription for the Interests is not a Prohibited Investment.

2. **EB-5 Investors.**

- (a) Independent Counsel. The Investor shall hire an independent counsel for immigration processing and other legal matters. The Investor shall be responsible for payment of legal fees and costs. The General Partner reserves the right to

approve the Investor's choice of counsel to insure that such counsel has experience processing EB-5 regional center visa petitions.

(b) Filing the Immigration Petition. The General Partner shall use reasonable efforts to assist the Investor's counsel with the filing of Investors I-526 and I-829 petitions, and verifying required direct and indirect employment until the Investor ceases to participate in the EB-5 program. The General Partner shall not charge additional fees to assist with the Investor's permanent residence application.

(c) Denial of I-526 Petition, Adjustment of Status or Immigrant Visa Application. If the Investor's I-526 petition, including adjustment of status or consular interview processing, is denied, the Limited Partnership shall return the Investor's Investment Amount and the Administrative Fee within ninety (90) days of the Investor's written request. In the event any I-526 Petition, adjustment of status or immigrant visa application is denied as described above, the Investor's rights are limited to the return of his capital contribution, or portions thereof, as set forth herein.

3. **Notice of Changes.** The Investor will promptly notify the General Partner in writing of any changes in the representations, warranties, and covenants it makes under this Subscription Agreement. Absent any such notice, such representations shall be deemed made by the Investor at the time of each investment by it in the Limited Partnership, and may be relied upon as complete and correct by the General Partner and the Limited Partnership.
4. **Additional Information.** The Investor acknowledges that the Limited Partnership and the General Partner may require other documentation in addition to this Subscription Agreement, and the Limited Partnership and the General Partner reserves the right to request such documentation prior to deciding whether or not to accept this subscription.
5. **Adoption of LP Agreement.** Effective upon the acceptance of this Subscription Agreement by the Limited Partnership, the Investor hereby accepts, adopts and agrees to be bound by each and every provision contained in the LP Agreement, and agrees to become a Limited Partner, as defined therein.
6. **Indemnification.** The Investor agrees to indemnify and hold harmless the General Partner, each other owner of Interests, and the Limited Partnership from and against any and all losses, liabilities, claims, damages and expenses (including any expense reasonably incurred in investigating, preparing or defending against any claim whatsoever) related to any false representation or breach of any warranty or agreement contained herein.
7. **Successors of the Investor.** The representations, warranties, covenants, and agreements in this Subscription Agreement shall be binding on the Investor's successors, permitted assigns, heirs and legal representatives and shall inure to the benefit of the respective successors and assigns of the General Partner and the Limited Partnership.

- 8. **Privacy.** The Investor agrees that information supplied in this Subscription Agreement and otherwise in connection with his or her subscription for the Interests may be retained by the Limited Partnership or the General Partner and will be used for the purposes of processing the subscription.

- 9. **Confidentiality.** The Investor understands that this Subscription Agreement and all other documents delivered to the Investor in connection with this private placement of the Interests are confidential documents prepared solely for the benefit of qualified investors acceptable to the Limited Partnership. The Investor agrees that he or she will not reproduce or distribute any of such documents in whole or in part and if this subscription is rejected he or she will promptly return the subscription materials to the Limited Partnership.

- 10. **Counterparts and Delivery.** This Subscription Agreement may be executed in any number of counterparts, each of which shall be considered an original. Delivery of a copy of this Subscription Agreement bearing an original signature by facsimile transmission, by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing the original signature.

- 11. **Applicable Law and Jurisdiction.** Except to the extent covered by applicable United States federal law, this Subscription Agreement and the rights and obligations of the parties hereto with respect to the subscription shall be interpreted and enforced in accordance with, and governed by, the laws of the State of California applicable to agreements made and to be performed wholly within that jurisdiction.

- 12. **Entirety of Agreement; Amendment.** This Subscription Agreement constitutes the entire agreement among the parties hereto with respect to the subject matter hereof, and supersedes all prior agreements (whether oral or written), and may not be amended, modified, terminated or revoked except by written agreement of the parties. In the event of any conflict between the LP Agreement and this Subscription Agreement, the LP Agreement will prevail.

(signature page follows)

IN WITNESS WHEREOF, the undersigned has executed this Subscription Agreement as of _____, _____.

SIGNATURE FOR INVESTOR

(Signature)

(Print Name)

ACCEPTANCE

New World Real Estate Investment & Development, LLC, as general partner of the Limited Partnership, hereby accepts the above subscription to acquire Interests.

Dated: _____

New World Real Estate Investment & Development, LLC
a California limited liability company

By: _____
Name: _____
Title: _____



**SAMPLE ESCROW AGREEMENT
FOR INVESTMENT CAPITAL CONTRIBUTION**

This Escrow Agreement for Investment Capital Contribution (this "Agreement") is made this ____ day of ____ 2010, by and between [L.P. I], LP, a California limited partnership (hereinafter called the "Company"), and [____], a [____] (hereinafter called the "Escrow Agent").

WHEREAS, the Escrow Agent and the Company now desire to enter into an agreement governing the terms and conditions of the escrow of the Capital Contribution;

NOW THEREFORE it is agreed:

1. Definitions

All capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Subscription Agreement.

2. Currency

All dollar amounts expressed herein are in the lawful currency of the United States of America.

3. Appointment of Escrow Agent; Escrow Agent Fee

The Escrow Agent is hereby appointed to act, and the Escrow Agent agrees to act, as escrow agent in accordance with the terms and conditions of this Agreement. The Escrow Agent shall be entitled to compensation for its services as stated in the fee schedule attached hereto as Exhibit A (the "Escrow Agent Fee"), which shall be paid by the Company and may be deducted from the Administration Fee to the extent the Company is entitled to receive such fee.

4. Capital Contribution

The Company shall cause the Capital Contribution in the amount of \$500,000 to be delivered to the Escrow Agent by certified or cashier's check or by wire transfer of funds. The Escrow Agent hereby agrees to hold the Capital Contribution in a bank account, which shall include the name of the Company or some other identification that reasonably identifies the Company.

5. Company Requirements

The Company shall supply to the Escrow Agent copies of such documentation that the Escrow Agent deems appropriate in its reasonable discretion.

6. Release of Escrowed Funds

6. Release of Escrowed Funds

(b) (4)



7. Investment of Escrow Funds.

(b) (4)



8. Termination

(b) (4)



9. Indemnification of Escrow Agent

The Company and Investor severally agree to indemnify the Escrow Agent, its officers and directors from, and to hold it harmless against, any loss, liability, claims, damages or expense incurred or suffered by it arising from a claim against it made by the parties hereto or a third party in connection with this Agreement, except to the extent that such loss, liability or expense is the result of the bad faith, gross negligence or willful misconduct of the Escrow Agent. The Escrow Agent shall be entitled to rely absolutely on documents and written notices delivered to it pursuant to this Agreement without independent verification or inspection. The Escrow Agent shall not be responsible for any losses resulting from the sale or depreciation in the market value of such investment thereof.

10. Rights, Duties and Immunities of Escrow Agent

Acceptance by the Escrow Agent of its duties under this Agreement is subject to the following terms and conditions, which the parties to this Agreement hereby agree shall govern and control the rights, duties and immunities of the Escrow Agent.

10.1 The duties and obligations of the Escrow Agent shall be determined solely by the express provisions of this Agreement and applicable law and the Escrow Agent shall not be liable except for the performance of such duties and obligations as are specifically set out in this Agreement and applicable law. The Escrow Agent shall not be required to inquire as to the performance or observation of any obligation, term or condition under the Subscription Agreement. The Escrow Agent is not a party to, and is not bound by, any agreement or other document out of which this Agreement may arise. The Escrow Agent shall not be subject to any liability to any party hereto by reason of any failure on the part of any party hereto or any maker, guarantor, endorser or other signatory of any document or any other person to perform such person's obligations under any such document. The Escrow Agent shall not be bound by any waiver, modification, termination or rescission of this Agreement or any of the terms hereof, unless evidenced by a writing delivered to the Escrow Agent signed by the proper party or parties and, if the duties or rights of the Escrow Agent are affected, unless it shall give its prior written consent thereto. This Agreement shall not be deemed to create a fiduciary relationship between the parties hereto under state or federal law.

10.2 The Escrow Agent shall not be responsible in any manner for the validity or sufficiency of this Agreement or of any property delivered hereunder, or for the value or collectability of any note, check or other instrument, if any, so delivered, or for any representations made or obligations assumed by any party other than the Escrow Agent. Nothing herein shall be deemed to obligate the Escrow Agent to deliver any cash, instruments, documents or any other property referred to herein, unless the same shall have first been received by the Escrow Agent pursuant to this Agreement.

10.3 The Escrow Agent shall rely only upon the instructions of the Company, its general partner and any authorized signatory thereof (each, an "Authorized Party") with respect to any notice, certificate, instrument, demand, request, direction, instruction, waiver, receipt, consent or other document or communication required or permitted to be furnished to the Escrow Agent hereunder, and the Escrow Agent shall not rely on any instructions delivered by any other person. The Escrow Agent shall be fully protected in acting or and relying upon any written notice, direction, request, waiver, consent, receipts or other paper or document which the Escrow Agent in good faith believes to have been signed and presented by an Authorized Party.

10.4 The Escrow Agent shall not be liable for any error of judgment, or for any act done or step taken or omitted by it in good faith or for any mistake in act or law, or for anything which it may do or refrain from doing in connection herewith, except its own bad faith, gross negligence or willful misconduct.

10.5 The Escrow Agent may seek the advice of legal counsel in the event of any dispute or question as to the construction of any of the provisions of this Agreement or its duties hereunder, and it shall incur no liability and shall be fully protected in respect of any action taken, omitted or suffered by it in good faith in accordance with the advice or opinion of such counsel.

10.6 The parties hereto agree that should any dispute arise with respect to the payment, ownership or right of possession of the Escrow Account, the Escrow Agent is authorized and directed to retain in its possession, without liability to anyone, except for its bad faith, willful misconduct, or gross negligence, all or any part of the Escrow Account until such dispute shall have been settled either by mutual agreement by the parties concerned or by the final order, decree or judgment of a court or other tribunal of competent jurisdiction in the United States of America, and a notice executed by the parties to the dispute or their authorized representatives shall have been delivered to the Escrow Agent setting forth the resolution of the dispute.

11. Resignation of Escrow Agent

The Escrow Agent shall have the right to resign upon thirty (30) days written notice to the Company. In the event of such resignation, the Company shall appoint a successor escrow agent hereunder by delivering to the Escrow Agent a written notice of such appointment. Upon receipt of such notice, the Escrow Agent shall deliver to the designated successor escrow agent all money and other property held hereunder and shall thereupon be released and discharged from any and all further responsibilities whatsoever under this Agreement provided, however, that the Escrow Agent shall not be deprived of its compensation earned prior to such time.

12. Headings

The inclusion of headings in this Agreement is for convenience of reference only and shall not affect the construction or interpretation hereof.

13. Invalidity of Provisions

Each of the provisions contained in this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision hereof.

14. Entire Agreement; Waiver

This Agreement constitute the entire agreement between the parties hereto pertaining to the subject matter hereof. There are no warranties, representations or agreements between the parties in connection with the subject matter hereof except as specifically set forth or referred to in this Agreement. Except as expressly provided in this Agreement, no amendment, waiver or termination of this Agreement shall be binding unless executed in writing by the party to be bound thereby. No wavier of any provision of this Agreement

shall constitute a waiver of any other provision nor shall any waiver of any provision of this Agreement constitute a continuing waiver unless otherwise expressly provided.

15. Governing Law; Venue

This Agreement shall be governed by and construed in accordance with the laws of California and the laws of the United States applicable therein and the courts of California shall have exclusive jurisdiction in connection with any disputes under this Agreement. Each of the parties hereto submits to personal jurisdiction in the State of California for the enforcement of this Agreement and waives any and all personal rights to object to such jurisdiction with respect to any action or proceeding related to this Agreement.

16. Successors and Assigns

This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

17. Notice

All notices or other communications given or made hereunder shall be in writing and shall be delivered personally, by messenger or by mail, postage prepaid, to the address or facsimile number set forth below in this Section or on the signature page. Delivery of any notice shall be deemed made on the date of actual receipt if personally delivered. Any such notice sent by regular mail shall be deemed delivered 10 days after the same is mailed by regular mail or immediately upon acknowledgement of receipt. Notices delivered by a reputable overnight courier that guarantees next day delivery shall be deemed delivered two business days after delivery of the same to the courier. Notices transmitted by facsimile transmission shall be deemed delivered upon telephonic confirmation of receipt (confirmation report from fax machine is sufficient), provided a copy is also delivered via mail. A party may change its address for notice by notice to each other party given in accordance with this Section.

If to Escrow Agent:

[address]

If to Company:

[address]

18. Execution of Counterparts

This Agreement may be signed in counterparts, by original or facsimile signature, and each of such counterparts shall constitute an original document and such counterparts, taken together, shall constitute one and the same Agreement.

[Signature Section on Following Page]

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the date first above written.

"COMPANY"
[L.P. I], LP

By: _____
Name: _____, Manager

"ESCROW AGENT"

[_____]

By: _____
Name:
Title:



SAMPLE INVESTOR ELIGIBILITY QUESTIONNAIRE

[L.P. I], LP

This questionnaire is NOT an offer to sell or a sale of securities. Each prospective investor must complete this questionnaire and return it by e-mail, standard mail, or fax to [L.P. I], LP (the “Company”). The Company will use the responses to this questionnaire to qualify prospective investors for purposes of federal and state securities laws.

The prospective investor will be given access to information upon determination of suitable investor eligibility based upon the facts disclosed in this questionnaire and any other facts about the prospective investor known by the Company.

All questions must be answered. If the answer to any question below is “none” or “not applicable,” please indicate such response.

You agree that the Company may present this questionnaire to such parties as the Company deems appropriate to establish the availability of exemptions from registration under federal and state securities laws or to otherwise comply with governmental or regulatory authorities. You represent that the information furnished in this questionnaire is true and correct, and you acknowledge that the Company and its counsel are relying on the truth and accuracy of such information to comply with federal and state securities laws. You agree to notify the Company promptly of any changes in the foregoing information that may occur prior to the investment.

You acknowledge that prior to investing in the securities of [L.P. I], LP you will ensure that you have been afforded (i) the opportunity to ask such questions as you have deemed necessary of, and to receive answers from, representatives of [L.P. I], LP concerning the terms and conditions of the investment; (ii) access to all information concerning [L.P. I], LP, including financial condition, properties, management and prospects sufficient to enable you to evaluate your investment in the securities; and (iii) the opportunity to obtain any additional information which [L.P. I], LP possesses or can acquire without unreasonable effort or expense that is necessary to verify the accuracy and completeness of the information provided to each investor.

(Signature)

(Print or type name)

(Date)

1. PERSONAL INFORMATION

Name _____
(Exact, full legal name of the individual buying the securities)

Current Residence Address _____

Home Telephone _____

E-mail Address _____

Date of Birth _____

Residences maintained in the last three years and corresponding dates of residency:

Residence _____ Dates _____

Residence _____ Dates _____

Residence _____ Dates _____

2. BUSINESS INFORMATION

Occupation _____

Number of Years _____

Present Employer _____

Position/Title _____

Business Address _____

Business Telephone _____

Business Facsimile _____

3. INVESTOR ELIGIBILITY

Please answer ALL the questions on the following page.

CHECK THE APPROPRIATE BOX
(ALL QUESTIONS MUST BE ANSWERED)

(b) (4)







**State of California
Secretary of State**

LLC-1

File #

201023010102

**Limited Liability Company
Articles of Organization**

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

AUG 18 2010

A \$70.00 filing fee must accompany this form.

Important - Read instructions before completing this form.

This Space For Filing Use Only

Entity Name (End the name with the words "Limited Liability Company," or the abbreviations "LLC" or "L.L.C." The words "Limited" and "Company" may be abbreviated to "Ltd." and "Co.," respectively.)

1 NAME OF LIMITED LIABILITY COMPANY

NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT LLC

Purpose (The following statement is required by statute and should not be altered.)

2 THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.

Initial Agent for Service of Process (If the agent is an individual, the agent must reside in California and both items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and item 3 must be completed (leave item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

PAUL POON

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE

2171 JUNIPERO SERRA BLVD.,STE270

DALY CITY CA 94014

Management (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:

ONE MANAGER

MORE THAN ONE MANAGER

ALL LIMITED LIABILITY COMPANY MEMBER(S)

Additional Information

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

Execution

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

AUGUST 18 2010

DATE

Paul Poon

SIGNATURE OF ORGANIZER

PAUL POON

TYPE OR PRINT NAME OF ORGANIZER



Kenneth W. Blakemore Recorder / County Clerk
 County of San Joaquin
 44 North San Joaquin Street, Suite 260
 Stockton, CA 95202
 (209) 468-3939

Doc #: 2010-117756
 9/8/10 10:45 AM

SEE REVERSE SIDE FOR INSTRUCTIONS

San Joaquin County Recorders

File # _____
 Original Refile (Change(s) in facts from previous filing)
 Refile (No Change(s) in facts from previous filing)
 Previous File # _____

- REMINDER**
1. Type or print legibly in black ink
 2. Submit original and 2 copies.
 3. The \$26 filing fee includes one owner and one business name.
 4. Add \$5 for each additional owner or partner.
 5. Add \$5 for each additional business name located at the same address
 6. If filing by mail, enclose a self addressed, stamped, return envelope
 7. Attach separate page for additional names

Space above for use of County Clerk only

FICTITIOUS BUSINESS NAME STATEMENT

The following person (persons) is (are) doing business as:

A FICTITIOUS BUSINESS NAME(S)
 New World Real Estate Investment & Development LLC, DBA: New World Regional Center

Street Address of Principal place of Business (P.O. Box not acceptable) City State Zip
 2167 Medallion Dr. #1, Union City, CA 94587

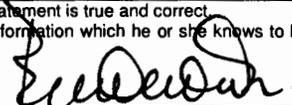
B Mailing Address (if Different) City State Zip
 33278 Central Ave. Suite 102, Union City, CA 94587

| | |
|--|--|
| ① Full Name of Registrant (if Registrant is a Corporation, show Corporation name) New World Real Estate Investment & Development LLC | ② Full Name of Registrant |
| Residence Street Address (P.O. Box not acceptable) 2167 Medallion Dr. #1 | Residence Street Address (P.O. Box not acceptable) |
| City State Zip Union City, CA, 94587 | City State Zip |
| (If corporation or LLC, print state of incorporation/organization) CA | (If corporation or LLC, print state of incorporation/organization) |

| | |
|--|--|
| ③ Full Name of Registrant | ④ Full Name of Registrant |
| Residence Street Address (P.O. Box not acceptable) | Residence Street Address (P.O. Box not acceptable) |
| City State Zip | City State Zip |
| (If corporation or LLC, print state of incorporation/organization) | (If corporation or LLC, print state of incorporation/organization) |

D This Business is conducted by: an individual joint venture a limited partnership an unincorporated association other than a partnership
 husband and wife a corporation a general partnership
 co-partners limited liability company a limited liability partnership
 a trust State or Local Registered Domestic Partners

E The registrant commenced to transact business under the fictitious business name or names listed above on 8/18/10
 (Insert N/A above if you haven't started to transact business)

I declare that all information in this statement is true and correct.
 (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

SIGNATURE OF REGISTRANT

NOTICE - IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION.

F THIS STATEMENT WAS FILED WITH THE RECORDER / COUNTY CLERK OF SAN JOAQUIN COUNTY ON THE DATE INDICATED BY THE FILE STAMP IN THE UPPER RIGHT CORNER.

THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).

Print name of person signing. If corporation, also print corporate title of officer. If LLC, also print title of officer or manager.
 Registrant's Name New World Real Estate Investment & Development LLC
 (Please Print)
 Officer's Title Manager
 (Please Print)

I hereby certify that this copy is a correct copy of the original statement on file in my office.
 Assessor/Recorder/County Clerk
 By, Christina Moreno Deputy

FICTITIOUS BUSINESS NAME STATEMENT

BUSINESS AND PROFESSIONS CODE 17900 ET SEQ.

FOR CLERK'S USE

ENDORSED

Sacramento County
 Department of Finance
 Business License Section
 700 H Street, Room 1710
 Sacramento, CA 95814
 (916) 874-6644

FILING FEES

| | |
|----------------|--|
| \$27.00 | For first business name on statement |
| \$ 5.00 | For each additional business name on this statement at the same location |
| \$ 5.00 | For each owner in excess of one |

SEP 08 2010

CRAIG A. KRAMER, CLERK-RECORDER
 By _____ DEPUTY

Checks or money orders should be made payable to Sacramento County.

**TYPE OR PRINT CLEARLY - MUST BE LEGIBLE. PLEASE READ INSTRUCTIONS ON REVERSE SIDE.
 WHEN FILING BY MAIL, PROVIDE SELF ADDRESSED STAMPED ENVELOPE.**

| | | |
|----------|---|---|
| 1 | Street Address, City, State, Zip of Principal Place of Business. (P.O. Box or PMB <u>not</u> acceptable) 2167 Medallion Dr. #1, Union City, CA, 94587 | County Alameda |
| 2 | Fictitious Business Name(s) to be Filed | |
| | (a) New World Real Estate Investment & Development LLC | (b) New World Regional Center <small>(If more than 2 names, attach additional sheet)</small> |
| 3 | Full Name/Residence Address of Business Owner(s) (P.O. Box or PMB <u>not</u> acceptable), or Corporation/LLC name and address as registered with Secretary of State (include State where incorporated) | |
| | (a) ^{Name and Address} New World Real Estate Investment & Development LLC 2167 Medallion Dr. #1, Union City, CA 94587 | State CA Zip 94587 |
| | (b) <small>(If more than 2 owners, attach additional sheet)</small> | |
| 4 | This business conducted by: | |
| | <input type="checkbox"/> an Individual <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Married Couple <input type="checkbox"/> Co-Partners <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> State or local Registered Domestic Partners <input type="checkbox"/> Corporation <input type="checkbox"/> Joint Venture <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Unincorporated Association (other than a partnership) | |
| 5 | Date you began doing business under the Fictitious Business Name(s) above: <u>8 18 2010</u> If you have not started doing business, enter "N/A" (not applicable) here _____. | |
| 6 | I declare that all information in this statement is true and correct. (A business owner who declares as true information which he or she knows to be false is guilty of a crime.) | |
| | Signature: <u>[Signature]</u> Title if Corporate Officer: <u>Manager</u> | |
| | Print Name: <u>Belle Chou</u> Business Phone No. <u>510-429-1063</u> | |

In accordance with Section 17920 (a), a Fictitious Business Name Statement generally expires **five** years from the date it was filed with the County Clerk, except as provided in Section 17920 (b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.

The filing of this Statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (section 14411 et seq., of the Business and Professions Code).

This Statement was filed with the County Clerk of Sacramento County on date indicated by file stamp above.

I hereby certify that this copy is a correct copy of the original Statement on file in my office.

This Statement expires on: 9-8-15

CRAIG A. KRAMER, COUNTY CLERK

BY: _____ Deputy

FILE NO. 1008011

This space reserved for County Clerk

FILE # 10-2114

TYPE OF FILING (Check one)

- Original
- New Filing
[Change(s) in facts from previous filing]
- Refile
[No Change(s) in facts from previous filing]

Previous file # _____

OFFICE OF THE STANISLAUS COUNTY CLERK
 P.O. BOX 1670
 1021 I Street, Suite 101
 Modesto, CA 95353
 (209) 525-5250

FICTITIOUS BUSINESS NAME STATEMENT

FILING FEE

\$34.00 FOR FIRST BUSINESS NAME ON STATEMENT
\$7.00 FOR EACH ADDITIONAL BUSINESS NAME FILED ON SAME STATEMENT AND DOING BUSINESS AT THE SAME LOCATION
\$7.00 FOR EACH ADDITIONAL OWNER IN EXCESS OF TWO OWNERS

This space reserved for County Clerk

FILED

10 SEP -7 PM 1:42

STANISLAUS CO. CLERK-RECORDER

BY Linda Jackson
DEPUTY

The following person (persons) is (are) doing business as:

*New World Real Estate Investment & Development LLC, DBA: New World Regional Center

Print Fictitious Business Name(s)

| | | | | | | | |
|---|-------|-------|---------|-------------------------------------|-------|-------|--|
| **2167 Medallion Dr. #1 | | | | 33278 Central Ave. Suite 102 | | | |
| Street address of principal place of business | | | | Mailing address if different | | | |
| Union City | CA | 94587 | Alameda | Union City | CA | 94587 | |
| City | State | Zip | COUNTY | City | State | Zip | |

*** REGISTERED OWNER(S):

1. **New World Real Estate Investment & Development LLC**

Full Name
2167 Medallion Dr. #1
 Residence Address
Union City CA 94587
 City State Zip
California
 If Corporation or LLC - Print State of Incorporation/Organization

2.

Full Name
 Residence Address
 City State Zip
 If Corporation or LLC - Print State of Incorporation/Organization

3.

Full Name
 Residence Address
 City State Zip
 If Corporation or LLC - Print State of Incorporation/Organization

4.

Full Name
 Residence Address
 City State Zip
 If Corporation or LLC - Print State of Incorporation/Organization

IF MORE THAN FOUR REGISTRANTS, ATTACH ADDITIONAL SHEET SHOWING OWNER INFORMATION

**** THIS BUSINESS IS CONDUCTED BY: (Check one) Individual General Partnership Limited Partnership Trust
 Limited Liability Company Unincorporated Association other than a Partnership Limited Liability Partnership
 Copartners Husband and Wife Joint Venture Corporation State or Local Registered Domestic Partners

***** The registrant commenced to transact business under the fictitious business name or names listed above on Aug. 18, 2010
 (Insert N/A above if you haven't started to transact business)

I declare that all information in this statement is true and correct.
(A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

SIGNATURE OF REGISTRANT

Belle Chou, General Manager.

Print name of person signing. If corporation, also print corporate title of officer. If LLC, also print title of officer or manager.

This statement was filed with the County Clerk of STANISLAUS COUNTY on the date indicated by the filed stamp in the upper right corner.

NOTICE - IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION.

THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).

I HEREBY CERTIFY THAT THIS COPY IS A
 CORRECT COPY OF THE ORIGINAL
 STATEMENT ON FILE IN MY OFFICE.



LEE LUNDRIGAN, STANISLAUS COUNTY CLERK

BY: Linda Jackson Deputy

PATRICK O'CONNELL, Alameda County Clerk-Recorder
1106 Madison Street, First Floor
Oakland, CA 94607 Telephone (510) 272-6362

**ENDORSED
FILED
ALAMEDA COUNTY**

AUG 24 2010

FICTITIOUS BUSINESS NAME STATEMENT

USE BLACK OR DARK BLUE INK ONLY

PATRICK O'CONNELL, County Clerk
By _____ Deputy

FILING FEE:

Please call (510) 272-6362 for current filing fees or visit our website at www.acgov.org.

FILE NUMBER: 442124
DO NOT WRITE ABOVE THIS LINE

PLEASE READ INSTRUCTIONS ON BACK OF THIS FORM - TYPE OR PRINT LEGIBLY

A FICTITIOUS BUSINESS NAME(S) *
New World Real Estate Investment & Development LLC, DBA as New World Regional Center

B Street Address of Principal Place of Business (P.O. Box not acceptable) ** City County State Zip
2167 Medallion Dr. #1 Union City, Alameda CA 94587
Mailing Address (Optional) City County State Zip

C ① Show full name of 1st Registrant. (If Registrant is Corporation, LLC or LLP, show full name of Entity.)***
New World Real Estate Investment & Development LLC
Residence Street Address (P.O. Box not acceptable)
2167 Medallion Dr. #1
City State Zip
Union City, CA 94587
(If a corporation or LLC, show state where registered.)

② Show full name of 2nd Registrant if any. (If Registrant is Corporation, LLC or LLP, show full name of Entity.)***
Residence Street Address (P.O. Box not acceptable)
City State Zip
If a corporation or LLC, show state where registered.

③ Show full name of 3rd Registrant if any. (If Registrant is Corporation, LLC or LLP, show full name of Entity.)***
Residence Street Address (P.O. Box not acceptable)
City State Zip
If a corporation or LLC, show state where registered.

④ Show full name of 4th Registrant if any. (If Registrant is Corporation, LLC or LLP, show full name of Entity.)***
Residence Street Address (P.O. Box not acceptable)
City State Zip
If a corporation or LLC, show state where registered.

D BUSINESS CONDUCTED BY: *****
 an Individual Husband and wife State or local registered domestic partners Co-partners
 a Joint venture a General partnership a Limited liability partnership a Trust
 a Corporation a Limited partnership a Limited liability company
(Check only 1 box) an Unincorporated association other than a partnership

E The registrant began to transact business under the fictitious business name(s) listed above on 8/18/2010
(Write "N/A" on the line above if you have not yet begun transacting business using the fictitious business name.) (date)

I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT. (A REGISTRANT WHO DECLARES AS TRUE INFORMATION WHICH HE OR SHE KNOWS TO BE FALSE IS GUILTY OF A CRIME.)
NOTICE: IN ACCORDANCE WITH BUSINESS AND PROFESSIONS CODE SECTION 17920(A), THE FICTITIOUS NAME STATEMENT EXPIRES 5 YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK EXCEPT, AS PROVIDED IN SUBDIVISION (B) OF SECTION 17920, WHEN IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS AS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION.

The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code)

SIGNATURE OF REGISTRANT Belle Chou
PRINT NAME AND TITLE OF PERSON SIGNING, EXCEPT INDIVIDUAL
General Manager

THIS STATEMENT WAS FILED WITH THE COUNTY CLERK-RECORDER OF ALAMEDA COUNTY ON THE DATE INDICATED BY THE FILE STAMP ABOVE.

Fictitious Business Name Statement

Yolo County Clerk/Recorder
 625 Court Street, Rm. B01, Woodland, CA 95695 ~ (530) 666-8130
MAIL TO: PO Box 1130, Woodland CA 95776-1130
 (Please include a Self-Addressed Stamped Envelope or add \$1.00 for Return Postage)

FEES:
 \$55.00 for First Business Name & 1 Owner
 \$ 8.00 for each add'l owner or business name
 \$ 5.00 per name search
 Fee Paid 63-

PAYMENT METHODS:
 Checks, Money Order (payable to Yolo County Clerk/Recorder)
 Visa, Master Card, Discover or American Express

FILED
 For Office Use
YOLO COUNTY CLERK/RECORDER
AUG 30 2010
 BY FREDDIE OAKLEY, CLERK
AVA WOODARD DEPUTY

FBN Number: 2010.764

1 Fictitious Business Name(s)
New World Real Estate Investment & Development LLC.
 DBA: New World Regional Center

2 Street Address, City, State and Zip of Principal Place of Business in California. Business is located in Alameda County.
2167 Medallion Dr. #1
Union City, CA 94587
 Physical Business Address (required) Business Mailing Address (optional)

3 List Full Name(s) of Registrant(s), Residence Address, State, and Zip (may substitute business address shown above).
 If the registrant is a trust, list each trustee. If the business is an association of persons, complete the full name and address of each general partner. If the registrant is a corporation, include the state where incorporated (Street address required - No PO Box).
New World Real Estate
 #1 Investment & Development LLC 2167 Medallion Dr. #1 Union City, CA, 94587
 Registrant Name Address City State Zip
 #2 _____
 Registrant Name Address City State Zip
 If there are more than two registrants, attach a sheet of paper showing registrant information

4 Business Classification: Check one.
 Individual Corporation Unincorporated Association other than a Partnership
 Husband and Wife (two registrants) Trust Limited Liability Company
 General Partnership Co-Partners State or Local Registered Domestic Partners
 Limited Partnership Joint Venture Limited Liability Partnership

5 Beginning Date of Business: The Registrant(s) commenced to transact business under the fictitious business name or names listed above on 8/18/10. (No future date. If business has not commenced put N/A).
 If previously filed, indicate previous fictitious business name number _____

"I declare that all information in this statement is true and correct." (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

6 Signature of Registrant(s): Print or Type Name(s) Belle Chau
 Signed [Signature] Signed _____
 If registrant is a corporation or LLC, indicate the corporation or LLC name, and your official title:
 Corporation/LLC Name: New World Real Estate Investment & Development LLC Official Title: General Manager

NOTICE: IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY REMAINS IN EFFECT FOR THE END OF FIVE YEARS FROM THE DATE ON WHICH IT IS FILED WITH THE OFFICE OF THE COUNTY CLERK, EXCEPT AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES SOONER AFTER ANY CHANGE IN THE FACTS SET FORTH IN SECTION 17913 OR PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED REGISTRANT. THE FILING OF A FICTITIOUS BUSINESS NAME STATEMENT MAY BE FILED BEFORE THE EXPIRATION.

The filing of this statement does not of itself authorize the use of the name of a fictitious name in violation of the right of another person under federal, state, or common law. (Business & Professions Code, Section 14411)

State of California
 County of Yolo
 Freddie Oakley, County Clerk/Recorder
 AUG 30 2010
 Date: _____ by: [Signature] Deputy Clerk

SEE REVERSE SIDE FOR INSTRUCTIONS

CHARLES LOMELI
SOLANO COUNTY CLERK
675 Texas Street, Suite 1900
Fairfield, California 94533-6337
(707) 784-7510

This Space for Use of County Clerk

FICTITIOUS BUSINESS NAME STATEMENT

FILING FEE

\$33.00 FOR FIRST BUSINESS NAME ON STATEMENT
6.00 FOR EACH ADDITIONAL BUSINESS NAME
FILED ON SAME STATEMENT AND DOING
BUSINESS AT THE SAME LOCATION
6.00 FOR EACH ADDITIONAL OWNER IN EXCESS
OF ONE OWNER

"ENDORSED"
FILED

SEP 17 2010
By *[Signature]*
CHARLES LOMELI, COUNTY CLERK
Deputy Clerk

FILING FEES ARE TO BE PAID BY CASH
CASHIER'S CHECK OR MONEY ORDER

THE FOLLOWING PERSON (PERSONS) IS (ARE) DOING BUSINESS AS:

| | |
|--|--------------------|
| * NEW WORLD REGIONAL CENTER | 510-429-1063 |
| (Print Fictitious Business Name(s) on Line Above) | (Telephone Number) |
| ** LOCATED AT: 2167 MEDALLION DRIVE #1 UNION CITY CA | 94587 ALAMEDA |
| Street Address of Business (City) (State) | (Zip) (County) |
| Mailing address if different (City) (State) (Zip) (County) | |

IS (ARE) HEREBY REGISTERED BY THE FOLLOWING OWNER(S):

| | |
|---|---|
| *** #1 NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT LLC | #3 |
| (Full Name - Type/Print) | (Full Name - Type/Print) |
| 2167 MEDALLION DRIVE #1 | |
| Residence Address or State of Incorporation/Organization-If Incorporated or LLC | Residence Address or State of Incorporation/Organization-If Incorporated or LLC |
| UNION CITY 94587 | |
| (City and Zip) | (City and Zip) |
| #2 | #4 |
| (Full Name - Type/Print) | (Full Name - Type/Print) |
| Residence Address or State of Incorporation/Organization-If Incorporated or LLC | Residence Address or State of Incorporation/Organization-If Incorporated or LLC |
| (City and Zip) | (City and Zip) |

(If More Than 4 Registrants - Attach Additional Sheet Showing Owner Information)

**** THIS BUSINESS IS CONDUCTED BY: (Check one)

- an Individual a General Partnership a Limited Partnership a Limited Liability Company
- an Unincorporated Association other than a Partnership a Corporation a Trust Copartners
- Husband and Wife Joint Venture State or Local Registered Domestic Partners Limited Liability Partnership

***** The registrant commenced to transact business under the fictitious business name or names listed above on 8/18/2010

I declare that all information in this statement is true and correct
(A registrant who declares as true information which he or she knows to be false is guilty of a crime)

SIGNATURE OF REGISTRANT:

[Signature]
Print Name of Person Signing. If corporation, also print corporate title of officer. If LLC, also print title of officer or manager.

BELLE CHAU, GENERAL MANAGER



IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920 A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF THE YEAR FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920 WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 SUBPARAGRAPH A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION 17 September 20 15. THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).

I hereby certify that this copy is a correct copy of the original statement on file in my office.

CHARLES LOMELI, SOLANO COUNTY CLERK

By *[Signature]*
Deputy

X NEW _____ RENEWAL

ASSIGNED FILE NO. 1546-10-FN

AUG 31 2010

THIS STATEMENT IS A PUBLIC RECORD
(SEE REVERSE SIDE FOR LEGAL REQUIREMENTS)

ENDORSED
A-0330024-00
FILED
San Francisco County Clerk

Taxes Paid 452185
 Tax Exempt _____

SF County Clerk
City Hall, Room 168
San Francisco, CA 94102-4678

AUG 31, 2010

FILING FEE: (Payable by cash, money order, or check with a preprinted name made payable to SF County Cle
\$44.00 For 1st Business Name and 1st Registrant
\$10.00 For each additional business name or each additional registrant (owner) on SAME statement
ITEMS #1 THROUGH #6 MUST BE LEGIBLE AND FULLY COMPLETED

by: **MAGDALENA ZEVALLOS**
Deputy County Clerk

FICTITIOUS BUSINESS NAME STATEMENT (Instructions for completion - see reverse side)

1. Fictitious Business Name(s): New World Real Estate Investment & Development LLC, B.C.
D.B.A.: New World Regional Center
2167 Medallion Dr. #1, Union City, CA, 94587

Street Address, City, State and Zip code of Principal Place of Business (P.O. Box **NOT** allowed) MUST ENTER COUNTY OF FBN ADDRESS:
▶ Alameda

| | |
|---|--|
| <p>3. <u>New World Real Estste Investment & Development LLC, CA</u></p> <p>Full name of registrant #1 (If Corporation or Limited Liability Company, also indicate State of incorporation or organization) <u>2167 Medallion Dr. #1</u></p> <p>Residence Address (P.O. Box NOT allowed) <u>Union City, CA 94587</u></p> <p>City, State and Zip Code</p> | <p>Full name of registrant #2 (If Corporation or Limited Liability Company, also indicate State of incorporation or organization)</p> <p>Residence Address (P.O. Box NOT allowed)</p> <p>City, State and Zip Code</p> |
| <p>Full name of registrant #3 (If Corporation or Limited Liability Company, also indicate State of incorporation or organization)</p> <p>Residence Address (P.O. Box NOT allowed)</p> <p>City, State and Zip Code</p> | <p>Full name of registrant #4 (If Corporation or Limited Liability Company, also indicate State of incorporation or organization)</p> <p>Residence Address (P.O. Box NOT allowed)</p> <p>City, State and Zip Code</p> |

4. The business is conducted by: an individual a general partnership a corporation a limited partnership
 an unincorporated association other than a partnership a trust co-partners husband and wife
 joint venture limited liability company state or local registered domestic partners a limited liability partnership

5. The registrant commenced to transact business under the above-listed fictitious business name or names on: (enter EXACT date OR if future date, enter "not applicable") ▶ 8/18/2010

6. I declare that all information in this statement is true and correct. (A registrant who declares as true information of which he or she knows to be false is guilty of a crime.)

Signed _____ If registrant is a Corporation or Limited Liability Company, sign below
Corporation or LLC Name: New World Real Estate Investment & Developm LLC
Signature Belle Chou
Printed Name _____ Printed Name & Title Belle Chou General Manager

This statement was filed with the San Francisco County Clerk on date indicated by the file stamp above.

NOTICE—IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION. THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE OF THE NAME OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMERCIAL CODE, OR SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).



CERTIFICATION

I hereby certify that the foregoing is a correct copy of the original on file at the Office of San Francisco County Clerk.

By [Signature], Deputy County Clerk

READ INSTRUCTIONS ON REVERSE SIDE BEFORE FILING

File Number: 542117

No. of Pages: 1

A MAILING NAME AND ADDRESS (OPTIONAL)

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____



File Date: 9/03/2010

Expires: 9/03/2015

Fee Total: 44.35

Clerk ID: 019

FICTITIOUS BUSINESS NAME STATEMENT

FILED WITH THE COUNTY CLERK-RECORDER OF SANTA CLARA COUNTY ON THE DATE IDENTIFIED ON THE FILING LABEL

**REGINA ALCOMENDRAS, County Clerk – Recorder
SANTA CLARA COUNTY CLERK – RECORDER'S OFFICE**

The following person (persons) is (are) doing business as: (Use the ADDENDUM page to list a

1. FICTITIOUS BUSINESS NAME(S)
 (1) New World Real Estate Investment & Development LLC (2) New World Regional Center

2. STREET ADDRESS OF PRINCIPAL PLACE OF BUSINESS CITY STATE ZIP COUNTY
 2167 Medallion Dr. #1, Union City, CA 94587 Alameda

If the principal place of business identified in #2 above is not in Santa Clara County, a current fictitious business name statement for the fictitious business name(s) identified in #1 above shall be on file at the above-identified County that is the principal place of business. If applicable, please complete #3 below:

3. THE PRINCIPAL PLACE OF BUSINESS IS IN ALAMEDA COUNTY AND A CURRENT FICTITIOUS BUSINESS NAME STATEMENT IS ON FILE AT THE COUNTY CLERK-RECORDER'S OFFICE OF SAID COUNTY.

This business is owned by: (An asterisk (*) item requires proof of registration with the California Secretary of State's Office)

4. AN INDIVIDUAL A GENERAL PARTNERSHIP A LIMITED PARTNERSHIP A LIMITED LIABILITY COMPANY
 AN UNINCORPORATED ASSOCIATION OTHER THAN A PARTNERSHIP A CORPORATION A TRUST COPARTNERS
 HUSBAND AND WIFE JOINT VENTURE STATE OR LOCAL REGISTERED DOMESTIC PARTNERS LIMITED LIABILITY PARTNERSHIP

The name and residence address of the owner(s) / registrant(s) is (are): (DO NOT USE P.O. BOX, PRIVATE MAIL BOX ADDRESSES)
NOTE: General Partnerships, Copartnership, Joint Venture, Limited Liability Partnership, Unincorporated Association, and Limited Partnership - Insert name and residence address of each General Partner, Trusts - Insert the full name and residence address of each trustee; Limited Liability Company and Corporation - Insert full name and address of Limited Liability Company or Corporation as registered with the California Secretary of State's Office; State or local registered Domestic Partners - Insert full name and residence address of each Domestic Partner.
USE THE ADDENDUM PAGE TO LIST ADDITIONAL NAMES AND ADDRESSES.

5. NAME ADDRESS CITY STATE ZIP
 New World Real Estate Investment & Development LLC 2167 Medallion Dr. #1 Union City CA 94587

NAME ADDRESS CITY STATE ZIP

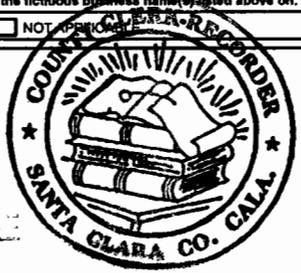
NAME ADDRESS CITY STATE ZIP

Registrant/Owner began transacting business under the fictitious business name(s) listed above on:

6. DATE: 08/18/2010 NOT APPLICABLE

This filing is a:

7. First Filing (Publication Required)
 Raffle of previous file # _____ (check appropriate box(es), below)
 Refined prior to expiration or within 40 days past expiration, with NO CHANGES
 With changes (Publication Required)
 After 40 days of expiration date (Publication Required)
 Due to publication requirement not met on previous filing (Publication Required)



VERONICA AGUIRRE

CLERK-RECORDER SEAL

I hereby certify that this copy is a correct copy of the original Fictitious Business Name Statement on file in my office.

Regina Alcomendras, Santa Clara County Clerk-Recorder

By _____

8. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

SIGNED X Belle Chou PRINTED NAME Belle Chou

If a CORPORATION, LIMITED LIABILITY COMPANY, LIMITED PARTNERSHIP or LIMITED LIABILITY PARTNERSHIP, the following must be completed:

ENTITY NAME New World Real Estate Investment & Development LLC TITLE / CAPACITY OF SIGNER General Manager

ARTICLE / REG # 201023010102 (from CA Sec of State's Office) ABOVE ENTITY WAS FORMED IN THE STATE OF CA

NOTICE - IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS BUSINESS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION. THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).

240865

FICTITIOUS BUSINESS NAME STATEMENT

FILE No.

Mail To:

San Mateo County Clerk
ATTN: Special Services
555 COUNTY CENTER, 1ST FLOOR
REDWOOD CITY, CA 94063

Reminder

- 1. Submit Original and 3 copies
2. Filing fee \$39 for Business name and Registrant
3. Provide return self addressed stamped envelope, if mailed.

Renewal []

*The following Person(s) is (are) doing business as

- 1. NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT LLC
2. DBA: NEW WORLD REGIONAL CENTER

**Located At -

Business Address: 2167 MEDALLION DR. #1
City, State, Zip, County: UNION CITY, CA, 94587 ALAMEDA
Mail Address: 33278 CENTRAL AVE. SUITE 102
City, State, Zip: UNION CITY, CA 94587

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK-RECORDER OF
SAN MATEO COUNTY, CALIF.

SEP 09 2010

WARREN SLOCUM, County Clerk
By DEPUTY CLERK

***Is [Are] hereby registered by the following owner(s) -

Name NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT LLC
Address 2167 MEDALLION DR. #1
City UNION CITY
State CA
Zip Code 94587-

Name
Address
City
State
Zip Code

BANK

(If more than 4 registrants - Attach additional sheet showing owner information)

****This business is conducted by Limited Liability Company

Corporation/LLC Yes
Organization CA
LLC GENERAL MANAGER

*****The registrant commenced to transact business under the FBN or names on 08/18/2010

" I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE "

(A registrant who declares as true information which he or she know to be false is guilty of a crime)

Signature of Registrant: Belle Chou
Print Name: Belle Chou Manager

Signature MUST be that of an appropriate person, i.e. the individual, one of the general partners, a trustee or, if a corporation, by an officer (title must be included).

A fictitious business name statement expires five years from the date it was filed in the office of the County Clerk.

The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law.

This statement was filed with Warren Slocum, Assessor-County Clerk-Recorder, San Mateo County on date indicated by File stamp above.

When embossed, this is certified to be a true copy of the records of the San Mateo Assessor-County Clerk-Recorder.

Warren Slocum, Assessor-County Clerk-Recorder

By

Start over Make Corrections Submit Print draft

10-0706

FILE #

OFFICE OF THE MERCED COUNTY CLERK
2222 M STREET, ROOM 14
MERCED CA 95340

This space reserved for County Clerk

FILED

TYPE OF FILING (Check one)

- Original
- New Filing
[Change(s) in facts from previous filing]
- Refile
[No Change(s) in facts from previous filing]

FICTITIOUS BUSINESS NAME STATEMENT

FILING FEE

\$35.00 FOR FIRST BUSINESS NAME ON STATEMENT
\$ 7.00 FOR EACH ADDITIONAL BUSINESS NAME FILED ON SAME STATEMENT AND DOING BUSINESS AT THE SAME LOCATION
\$ 7.00 FOR EACH ADDITIONAL OWNER IN EXCESS OF ONE OWNER

2010 AUG 30 AM 11:35

KAREN D ADAMS
 MERCED COUNTY CLERK
 BY *J. McCabe*
 DEPUTY

Previous file #

The following person (persons) is (are) doing business as:

* New World Real Estate Investment & Development LLC, New World Regional Center

** 2167 Medallion Dr. #1

Print Fictitious Business Name(s)

Union City, CA 94587

Street address of principal place of business

Mailing address if different

Alameda

City State Zip COUNTY City State Zip

*** REGISTERED OWNER(S):

1. New World Real Estate Investment & Development LLC

Full Name
 2167 Medallion Dr. #1
 Residence Address
 Union City, CA 94587
 City State Zip
 CA

If Corporation or LLC - Print State of Incorporation/Organization

2.

Full Name
 Residence Address
 City State Zip

If Corporation or LLC - Print State of Incorporation/Organization

3.

Full Name
 Residence Address
 City State Zip

If Corporation or LLC - Print State of Incorporation/Organization

4.

Full Name
 Residence Address
 City State Zip

If Corporation or LLC - Print State of Incorporation/Organization

IF MORE THAN FOUR REGISTRANTS, ATTACH ADDITIONAL SHEET SHOWING OWNER INFORMATION

**** THIS BUSINESS IS CONDUCTED BY: (Check one)

- an Individual
- a General Partnership
- a Limited Partnership
- a Limited Liability Company
- an Unincorporated Association other than a Partnership
- a Corporation
- a Trust
- Copartners
- Husband and Wife
- Joint Venture
- State or Local Registered Domestic Partners
- a Limited Liability Partnership

***** The registrant commenced to transact business under the fictitious business name or names listed above on 8/18/2010

(Insert N/A above if you haven't started to transact business)

I declare that all information in this statement is true and correct.

(A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

SIGNATURE OF REGISTRANT

Belle Chou

General Manager, Belle Chou

Print name of person signing. If corporation, also print corporate title of officer. If LLC, also print title of officer or manager.

This statement was filed with the County Clerk of MERCED COUNTY on the date indicated by the filed stamp in the upper right corner.

NOTICE - IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION.

THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).

I HEREBY CERTIFY THAT THIS COPY IS A CORRECT COPY OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE.

KAREN D ADAMS, MERCED COUNTY CLERK

BY: *J. McCabe* Deputy

GAIL L PELLERIN
SANTA CRUZ County Clerk
701 Ocean Street, Room 230
Santa Cruz, CA 95060
SANTA CRUZ



FBN Number: 2010-0001852
This statement was filed in the office of
GAIL L PELLERIN, County Clerk
of SANTA CRUZ County,
on August 31, 2010,
ANITA FIMBREZ

By: _____
Deputy

FICTITIOUS BUSINESS NAME STATEMENT FIRST FILING - PUBLICATION REQUIRED WITHIN 30 DAYS

Began Transacting Business : 8/18/2010
Statement Expires On : 8/31/2015

Business Is Conducted By : Limited Liability Company

Business Address :
2167 MEDALLION DRIVE #1
UNION CITY, CA 94587
County of Alameda

Mailing Address :

Fictitious Business Name(s) :

**NEW WORLD REAL ESTATE
INVESTMENT &
DEVELOPMENT LLC**

**NEW WORLD REGIONAL
CENTER**

Registrant Address(es) :

**NEW WORLD REAL ESTATE
INVESTMENT &
DEVELOPMENT LLC**
2167 MEDALLION DRIVE #1
UNION CITY, CA 94587
A#: 23010102
State: CA 2010



NOTICE - IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION.

THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).

I declare that all information in this statement is true and correct (A registrant who declares as true information which he or she knows to be false is guilty of a crime)

Signature _____
Print Name _____

Registrant other than an individual sign below
Entity Name New World Real Estate Investment & Development LLC
Signature *Beaulieu*
Print Officer's Name and Title Manager

HEREBY CERTIFY THAT THIS COPY IS A CORRECT COPY OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE

GAIL L PELLERIN
SANTA CRUZ County Clerk

By: *Anita Fimbres*
Deputy

John Tuteur
Napa County Clerk
P.O. Box 298
Napa, CA 94559
C
apa



FBN Number: 2010-0001375
This statement was filed in the office of
John Tuteur, County Clerk
of Napa County,
on September 2, 2010,

By: J. JORGENSEN
Deputy

FICTITIOUS BUSINESS NAME STATEMENT
FIRST FILING - PUBLICATION REQUIRED WITHIN 30 DAYS

Began Transacting Business : 8/18/2010
Statement Expires On : 9/2/2015
Business Is Conducted By : Limited Liability Company

Business Address : 2167 MEDALLION DR #1
UNION CITY, CA 94587
County of Alameda
Phone: (530) 429-1063
Mailing Address :

Fictitious Business Name(s) :
NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT LLC **NEW WORLD REGIONAL CENTER**

Registrant Address(es) :
NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT LLC
2167 MEDALLION DR #1
UNION CITY, CA 94587

State: CA

NOTICE - IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION.

THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

Signature _____
Print Name _____

**See Original
for
Signature**

Registrant other than an individual sign below:

Entity Name _____
Signature _____
Print Officer's Name
and Title _____

I HEREBY CERTIFY THAT THIS COPY IS A CORRECT COPY OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE.

John Tuteur
Napa County Clerk

By: J. Jorgensen
Deputy

INSTRUCTIONS FOR COMPLETION OF STATEMENT

Business and Professions Code Section 17913:

* Where one asterisk appears in the form:

- (a) Insert the fictitious business name or names
- (b) Only those businesses operated at the same address and under the same ownership may be listed on one statement

** Where two asterisks appear in the form:

- (a) If the registrant has a place of business in this state, insert the **street address and county** of his or her **principal place of business** in this state
- (b) If the registrant has no place of business in this state, insert the **street address and county** of his or her **principal place of business** outside this state and file with the Clerk of Sacramento County (B&P 17915)
- (c) Mail Box and Post Office Box Numbers are **not acceptable** as a business address when used alone without a street address

*** Where three asterisks appear in the form:

- (a) If the registrant is an **individual**, insert his or her full name and residence address
- (b) If the registrants are **husband and wife**, insert the full name and residence address of both the husband and the wife
- (c) If the registrant is a **general partnership, copartnership, joint venture, limited liability partnership, or unincorporated association other than a partnership**, insert the full name and residence address of each general partner
- (d) If the registrant is a **limited partnership**, insert the full name and residence address of each general partner
- (e) If the registrant is a **limited liability company**, insert the name and address of the limited liability company, as set out in its articles of organization on file with the CA Secretary of State, and the state of organization
- (f) If the registrant is a **trust**, insert the full name and residence address of each trustee
- (g) If the registrant is a **corporation**, insert the name and address of the corporation, as set out in its articles of incorporation on file with the CA Secretary of State, and the state of incorporation
- (h) If the registrants are **state or local registered domestic partners**, insert the full name and residence address of each domestic partner

**** Where four asterisks appear in the form:

- (a) Check whichever of the terms listed on the front of the form best describes the nature of the business

***** Where five asterisks appear in the form:

- (a) Insert the date on which the registrant first commenced to transact business under the fictitious business name or names listed, if already transacting business under that name or names
- (b) Insert N/A if you have not yet commenced to transact business under the fictitious business name or names listed

Business and Professions Code Section 17914

The statement shall be signed as follows:

- (a) If the registrant is an individual, by the individual
- (b) If the registrants are husband and wife, by the husband or wife
- (c) If the registrant is a general partnership, limited partnership, limited liability partnership, copartnership, joint venture, or unincorporated association other than a partnership, by a general partner
- (d) If the registrant is a limited liability company, by a manager or officer
- (e) If the registrant is a trust, by a trustee
- (f) If the registrant is a corporation, by an officer
- (g) If the registrant is a state or local registered domestic partnership, by one of the domestic partners

Business and Professions Code Section 17915

The fictitious business name statement shall be filed with the clerk of the county in which the registrant has his or her **principal place of business** in this state or, if the registrant has no place of business in this state, with the Clerk of Sacramento County. Nothing in this chapter shall preclude a person from filing a fictitious business name statement in a county other than that where the principal place of business is located, as long as the requirements of this subdivision are also met.

Business and Professions Code Section 17917

Publication for Original, New Filings (renewal with change in facts from previous filing), or Refile

- (a) Within 30 days after a fictitious business name statement has been filed, the registrant shall cause it to be published in a newspaper of general circulation in the county where the fictitious business name statement was filed or, if there is no such newspaper in that county, in a newspaper of general circulation in an adjoining county. If the registrant does not have a place of business in this state, the notice shall be published in a newspaper of general circulation in Sacramento County. The publication must be once a week for four successive weeks and an affidavit of publication must be filed with the county clerk where the fictitious business name statement was filed within 30 days after the completion of the publication.
- (b) If a refiling is required because the prior statement has expired, the refiling need **not** be published, unless there has been a change in the information required in the expired statement, provided the refiling is filed **within 40 days** of the date the statement expired.

Business and Professions Code Section 17922

Abandonment of Fictitious Business Name

- (a) Upon ceasing to transact business in this state under a fictitious business name that was filed in the previous five years, a person who has filed a fictitious business name statement shall file a statement of abandonment of use of fictitious business name. The statement shall be executed and published in the same manner as a fictitious business name statement and shall be filed with the county clerk of the county in which the person has filed his or her fictitious business name statement.

Business and Professions Code Section 17930

Any person who executes, files, or publishes any statement under this chapter, knowing that such statement is false, in whole or in part, shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not to exceed one thousand dollars (\$1,000).

FICTITIOUS BUSINESS NAME STATEMENT

ENDORSED

John Tuteur
Napa County Clerk
PO Box 298
900 Coombs St #116
Napa CA 94559-0298
707-253-4247

FILING FEES
\$30 - for one business and one owner name
\$ 6 - For each additional business name
\$ 6 - For each additional owner name

SEP 02 2010

JOHN TUTEUR
Napa County Recorder - County Clerk
By J. JORGENSEN
DEPUTY RECORDER - CLERK

New Statement Renewal with Change

Refile - List Previous File #: _____

File No. 2010-0001375

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:

| | |
|--|---|
| 1) Fictitious Business Name(s): Use a separate page for additional business names, if necessary New World Real Estate Investment & Development LLC, DBA: New World Regional Center | Business Phone # (Optional) 510-429-1063 |
| 2) Business Street Address (PO Box & PMB Unacceptable), City, State, & Zip Code) 2167 Medallion Dr. #1, Union City, CA 94587 | County Alameda |
| 3) 1st Registrant's Full Name (Individual, General Partner, Corp., LLC) New World Real Estate Investment & Development LLC | State of incorporation or organization CA |
| Residence (or Corporate) Street Address (PO Box & PMB Unacceptable) 2167 Medallion Dr. #1, Union City, CA 94587 | |
| 2nd Registrant's Full Name, if applicable (Individual, General Partner, Corp., LLC) | State of incorporation or organization |
| Residence (or Corporate) Street Address (PO Box & PMB Unacceptable) | |

Use a separate page for additional registrants, if necessary

4) This Business is Conducted By (CHECK ONE):
 Individual General Partnership Limited Partnership Limited Liability Company Corporation
 Unincorporated Association other than a Partnership Trust Co-Partners Husband & Wife Joint Venture
 State or Local Registered Domestic Partners Limited Liability Partnership

5) Date business commenced: Aug 18, 2010 If business has not yet commenced, enter "Not Applicable":

NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed. However, it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or common law (see section 14411 Et Seq., Business & Professions Code).

I declare that all information in this statement is true and correct.
(A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

| | |
|---|--|
| If Registrant is an individual, , husband & wife, partnership, trust joint venture or Registered Domestic Partner the signature of the individual, general partner, trustee, spouse or domestic partner is required below: Signature: _____ Printed Name: _____ | If Registrant is a Corporation or Limited Liability Company the signature of an officer or manager is required below: Entity Name: <u>New World Real Estate Investment & Development LLC</u> Signature: <u>[Signature]</u> Printed Name: <u>BELLE GLOU</u> Title of Officer or Manager: <u>General Manager</u> |
|---|--|

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE.

JOHN TUTEUR, NAPA COUNTY ASSESSOR-RECORDER-COUNTY CLERK BY: J. Jorgensen, Deputy

STEPHEN L. WEIR
COUNTY CLERK - RECORDER
555 Escobar St.
P.O. Box 350, Martinez, Ca 94553-0135
(925) 335-7900

PLEASE PRINT OR TYPE

ENDORSED
F-0006434-00
FILED
CONTRA COSTA Co Clerk's Office

STEPHEN L. WEIR County Clerk

SEP 09, 2010

by: J. Odegaard
Deputy County Clerk

SEE REVERSE SIDE
FOR INSTRUCTIONS

FILING FEE
\$30.00 - FOR FIRST BUSINESS NAME ON STATEMENT
\$ 7.00 - FOR EACH ADDITIONAL BUSINESS NAME
FILED ON SAME STATEMENT AND DOING
BUSINESS AT THE SAME LOCATION
\$ 7.00 - FOR EACH ADDITIONAL OWNER IN EXCESS
OF ONE OWNER

FICTITIOUS BUSINESS NAME STATEMENT

NEW RENEW

THE NAME(S) OF THE BUSINESS(ES):

* New World Regional Center

Print Fictitious Business Name(s) on Line Above

** 2167 Medallion Dr.#1

Street Address of Principal Place of Business Mailing Address, if Different
Union City CA 94587 Alameda
City State Zip County City State Zip

REGISTERED OWNER(S):

*** (F1) New World Real Estate Investment & Development LLC (F2)

Full Name - Type/Print Residence Address
2167 Medallion Dr.#1
Union City, CA, 94587
City State Zip City State Zip
California
If Corporation or LLC, Print State of Incorporation/Organization

(F3) Full Name - Type/Print Residence Address
City State Zip City State Zip
If Corporation or LLC, Print State of Incorporation/Organization
(F4) Full Name - Type/Print Residence Address
City State Zip City State Zip
If Corporation or LLC, Print State of Incorporation/Organization
(More Than 4 Registrants - Attach Additional Sheet Showing Owner Information)

*** This business is conducted by: an individual Husband and Wife a General Partnership
 a Limited Partnership a Corporation a Trust Co-Partners a Joint Venture
 an Unincorporated Association - other than a Partnership a Limited Liability Co. State or Local Registered Domestic Partners
 For Office Use Only: Verification of Corp., LLP, LLC

*** The registrant commenced to transact business under the fictitious business name or names listed above on 8/12/2010
(Insert N/A if You Haven't Started to Transact Business)

SIGNATURE OF REGISTRANT: Belle.chou Secretary
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime).

THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF CONTRA COSTA COUNTY
ON DATE INDICATED BY FILE STAMP ABOVE

N-0-T-I-C-E THIS FICTITIOUS BUSINESS NAME STATEMENT EXPIRES ON 8/9 20 15. A NEW

FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO 8/9 20 15.

NOTICE - IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION.
THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).

I HEREBY CERTIFY THAT THIS COPY IS A CORRECT COPY
OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE.

Stephen L. Weir, Contra Costa County Clerk

BY:

DEPUTY





State of California
Secretary of State

L

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee \$20.00. If amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME (Please do not alter if name is preprinted.)

NEW WORLD REAL ESTATE INVESTMENT & DEVELOPMENT, LLC

This Space For Filing Use Only

DUE DATE: NOV 18 2010

FILE NUMBER AND STATE OR PLACE OF ORGANIZATION

2. SECRETARY OF STATE FILE NUMBER

2010 23010102

3. STATE OR PLACE OF ORGANIZATION

CALIFORNIA

COMPLETE ADDRESSES FOR THE FOLLOWING (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE

2167 MEDALLION DRIVE #1

CITY AND STATE

UNION CITY

ZIP CODE

CA 94587

5. CALIFORNIA OFFICE WHERE RECORDS ARE MAINTAINED (DOMESTIC ONLY)

2167 MEDALLION DRIVE #1

CITY

UNION CITY

STATE

CA 94587

NAME AND COMPLETE ADDRESS OF THE CHIEF EXECUTIVE OFFICER, IF ANY

6. NAME

BELLE CHOU

ADDRESS

33278 CENTRAL AVE #102

CITY AND STATE

UNION CITY

ZIP CODE

CA 94587

NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MANAGERS, OR IF NONE HAVE BEEN APPOINTED OR ELECTED, PROVIDE THE NAME AND ADDRESS OF EACH MEMBER (Attach additional pages, if necessary.)

7. NAME

BELLE CHOU

ADDRESS

33278 CENTRAL AVE #102

CITY AND STATE

UNION CITY

ZIP CODE

CA 94587

8. NAME

JIERU ZHENG

ADDRESS

2167 MEDALLION DRIVE #1

CITY AND STATE

UNION CITY

ZIP CODE

CA 94587

9. NAME

ADDRESS

CITY AND STATE

ZIP CODE

AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and Item 11 must be completed with a California address. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 11 must be left blank.)

10. NAME OF AGENT FOR SERVICE OF PROCESS

JIERU ZHENG

11. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

2167 MEDALLION DRIVE #1

CITY

UNION CITY

STATE

CA

ZIP CODE

94587

TYPE OF BUSINESS

12. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

REAL ESTATE AND INVESTMENT

13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

BELLE CHOU

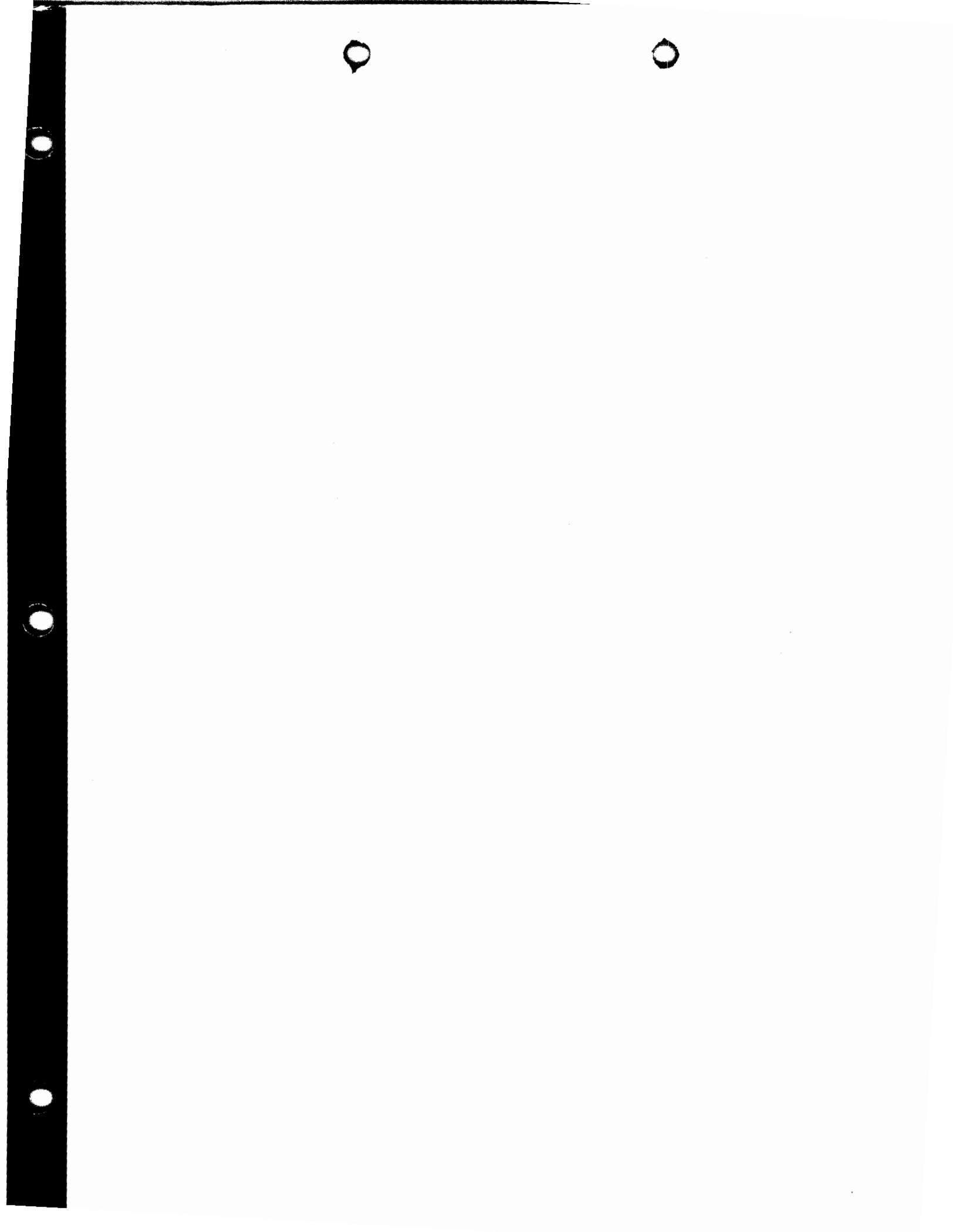
TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

Jieru Zheng
SIGNATURE

MEMBER MANAGER

TITLE

DATE



UNION CITY OFFICE
33301 ALVARADO NILES ROAD
UNION CITY CA 94587-3195 800-488-2265

00603

PAGE 1 OF 1

STATEMENT PERIOD
08/24/10 THROUGH 08/31/10

NEW WORLD REAL EST INVST & DEV LLC DBA
NEW WORLD REGIONAL CENTER
2167 MEDALLION DR
UNIT 1
UNION CITY CA 94587

(b) (4)

0 ITEMS ENCLOSED

SELECT THE MORTGAGE THAT MEETS YOUR NEEDS. APPLY ONLINE AT
WWW.BANKOFTHWEST.COM/MORTGAGE. AT BANK OF THE WEST, WE MAKE
THE LOAN PROCESS EASY! LOANS SUBJECT TO CREDIT APPROVAL.

(b) (4)



PIERCE
FENNER
&
SMITH
INTERNATIONAL
LAW
FIRM



Global Law Group

A Professional Law Corporation

Linda Lau
Attorney at Law
Solicitor of England & Wales

World Trade Center
350 South Figueroa Street, Suite 760
Los Angeles, CA 90071 U.S.A.

Tel: 213.830.9933 Fax: 213.830.9930
Skype: Linda.Global
Linda@GlobalLawGroup.net
www.GlobalLawGroup.net



Global Law Group

A Professional Law Corporation

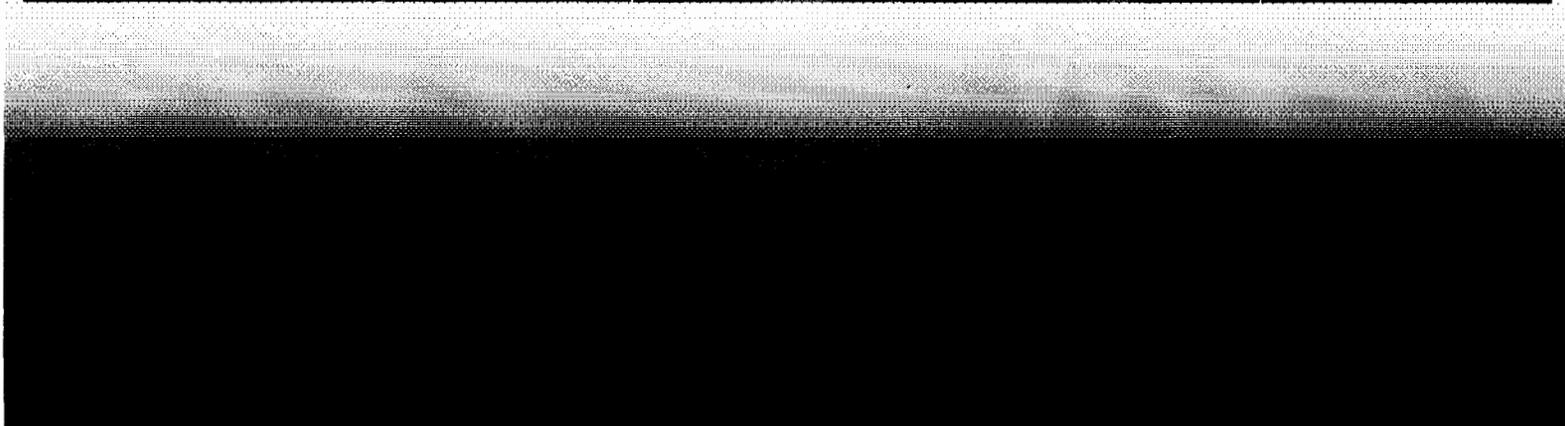
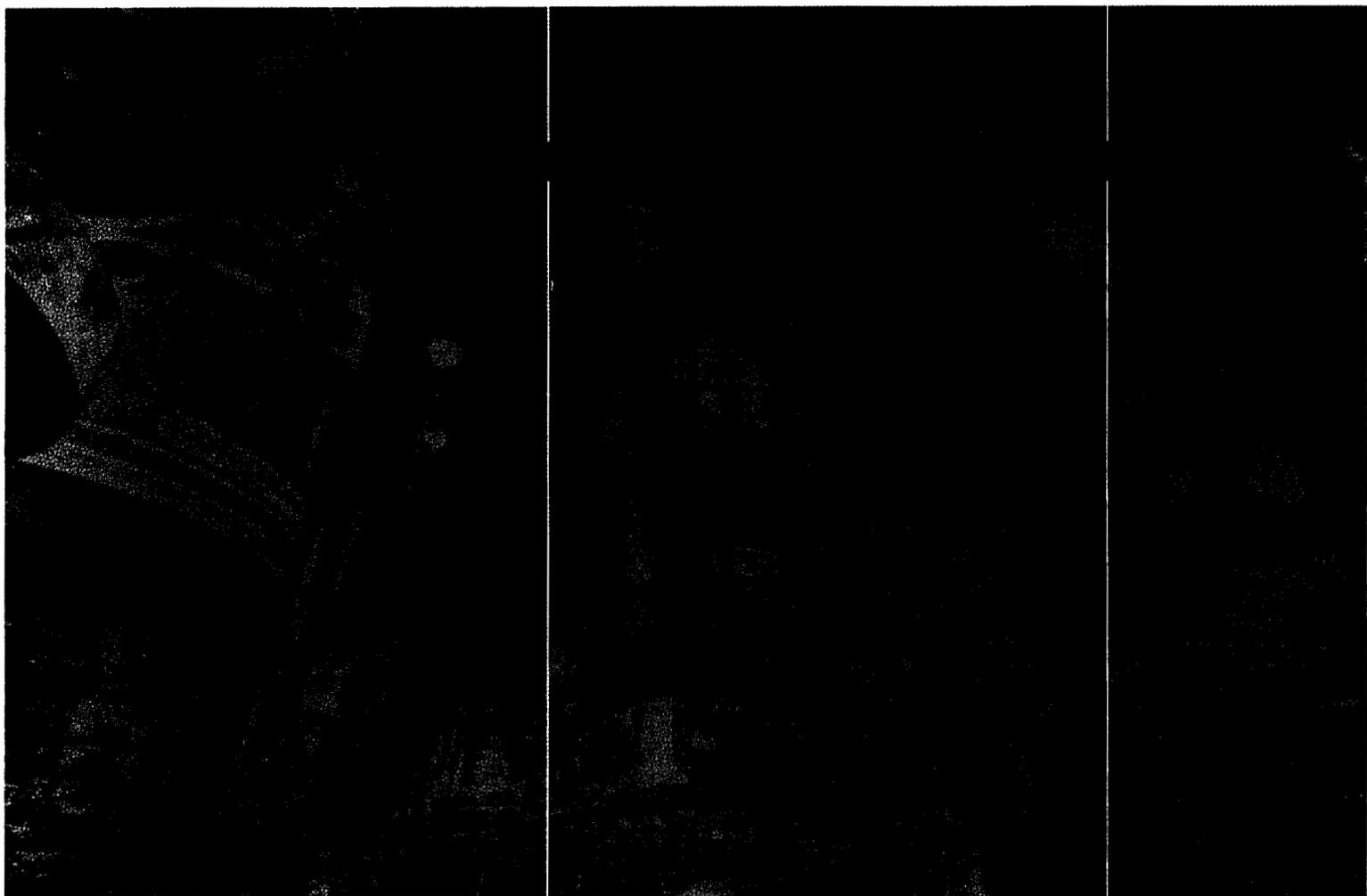
Tina Lee
Attorney at Law

World Trade Center
350 South Figueroa Street, Suite 760
Los Angeles, CA 90071 U.S.A.

Tel: 213.830.9933 Fax: 213.830.9930
Skype: Tina.global
Tina@GlobalLawGroup.net
www.GlobalLawGroup.net



 **New World**
REGIONAL CENTER



From: Origin ID: EMTA (213) 830-9933
Anna Baran
Global Law Group
350 S Figueroa St Ste 760

Los Angeles, CA 90071



J1829188098225

Ship Date: 07SEP10
ActWgt: 4.0 LB
CAD: 3464367/NET3060

Delivery Address Bar Code

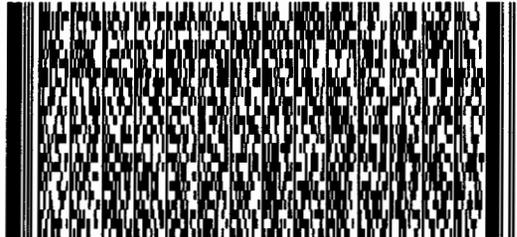


SHIP TO: (213) 830-9933 X 101 BILL SENDER
USCIS California Service Center
Attn: EB5 Regional Center Proposal
24000 AVILA RD FL 2ND
RM 2326, P.O. BOX 10526
LAGUNA NIGUEL, CA 92677

Ref # RE: NEWWORLD RC
Invoice #
Pe#
Dept#

Handwritten: CSO, WCT 072010, #18 STAMP

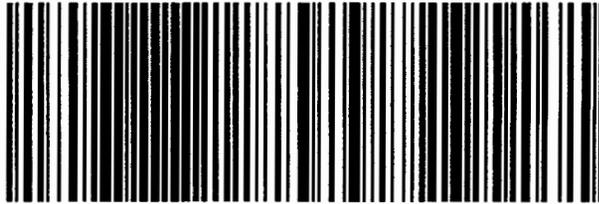
WED - 08 SEP A2
STANDARD OVERNIGHT



TRK# 7938 8610 1390
0201

92677
CA-US
SNA

QZ JORA



586C3R282AA24

After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$500, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Decision Processing Worksheet

10/7/10

| | | | | |
|-----------------------|-----------------|------------------------------------|---------|------------|
| Officer Name: Bich Le | | Receipt #s: <i>RCW 10319 10086</i> | | |
| Officer Stamp #: 3553 | | | | |
| Form Type: I-924 | Classification: | Division: 3 | Team: 1 | WS: 220126 |

Action:

| | | | | |
|---|--|--|---|--|
| Approval <input type="checkbox"/> No Record <input type="checkbox"/> Pending Name Check <input type="checkbox"/> Abandonment <input type="checkbox"/> Withdrawal | <input type="checkbox"/> MTR <input type="checkbox"/> Appeal <input type="checkbox"/> Certified Decision | <input type="checkbox"/> RFE Initial <input type="checkbox"/> RFE Additional <input type="checkbox"/> RFE Initial & Additional <input type="checkbox"/> 30 (I-539 only) <input type="checkbox"/> 84 | <input type="checkbox"/> Revocation <input type="checkbox"/> Auto-terminate <input type="checkbox"/> Auto-revocation <input type="checkbox"/> Relocate | <input type="checkbox"/> Denial <input type="checkbox"/> ITD <input type="checkbox"/> ITR <input type="checkbox"/> CFDO Shelf <input type="checkbox"/> Pre <input type="checkbox"/> Post |
|---|--|--|---|--|

| | | |
|----------------|--|--|
| Initials/Date: | 2 nd Review Initials/Date: | 3 rd Review Initials/Date: |
|----------------|--|--|

I-129 H2A Expedite Processing:

| | | |
|------------------------|------------------------------|---------------------------|
| Date Received: | # of Un-Named Beneficiaries: | # of Named Beneficiaries: |
| Officer Received Date: | AST Action Completed: | |

I-129 PP Processing H-1B CAP Master CAP

| | | | | |
|---|--|---|---|--|
| Officer Prepares or Completes (Notice Ordered) RFE/30/42/84 ITD/30 ITR/30 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> (1 st Initial & Last Name) _____ (Date & Time) | Clerical/Officer Completes RFE/ITD/ITR (Notice Sent) (1 st Initial & Last Name) _____ (Date & Time) | RFE/ITD/ITR Response Received (1 st Initial & Last Name) _____ (Date & Time) | Officer Completes Final Decision (Notice Ordered - <u>Approval/Denial</u>) <div style="text-align: center; font-size: 1.5em;"><i>RCW</i></div> (1 st Initial & Last Name) _____ (Date & Time) <i>9/2/11</i> | Clerical/Officer Completes Final Action (Notice Sent) (1 st Initial & Last Name) _____ (Date & Time) SEP 23 2011 |
|---|--|---|---|--|

| | | |
|-------------------------------------|------------|---|
| Mailer Enclosed? SEP 23 2011 | AO Review: | Final Decision: <input checked="" type="checkbox"/> |
|-------------------------------------|------------|---|

| | |
|--|--|
| Officer's Comment: <i>Self approved 9/2/11</i> | DUPLICATE PETITION INCLUDED: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| SKELETAL DENIAL: <input type="checkbox"/> Petition filed after 6/17/07 and C3 verified (no other petition filed on the same day with evidence) <input type="checkbox"/> I-130 filed < 2 years from adjudication date <input type="checkbox"/> Not from Haiti/Cuba/Iraq/Japan ACD Concur | |

| | | | |
|--|--|--|------------------------|
| Senior Advisory Opinion/Comments: | Supervisor Review and Comments: <i>pls note changes then send to Susan</i> | | |
| Initials/Date: | 1 st Review <i>(e)</i> Initials/Date: <i>9/14/11</i> | 2 nd Review Initials/Date: <i>CA</i> | 3 rd Review |

| | |
|---|--------------------|
| Clerical Processing Completed: Initials: _____ Date: _____ DUP PETITION PULLED by ISO: <input type="checkbox"/> YES <input type="checkbox"/> NO Duplicate sent to KCC: <input type="checkbox"/> YES <input type="checkbox"/> NO | SEP 23 2011 |
|---|--------------------|

File Room Processing

| | |
|---|----------------|
| To: 103 Hold Shelf Call-Up Date: _____ | Rev 06/13/2011 |
|---|----------------|

CALIFORNIA SERVICE CENTER ROUTING SLIP

Receipt # _____

A # _____

Rev.08/03/11

| | | | |
|---|---|---|---|
| <input type="checkbox"/> AST Incoming: <u>XB800</u> | <input type="checkbox"/> Incoming: <u>AD477</u> | <input type="checkbox"/> Incoming: <u>XA925</u> | <input type="checkbox"/> Incoming: <u>XA930</u> |
| <input type="checkbox"/> MR Returns: _____ | <input type="checkbox"/> W/S: _____ | <input type="checkbox"/> W/S: _____ | <input type="checkbox"/> QA Corrections: <u>ET116</u> |
| <input type="checkbox"/> W/S: _____ | ATTN: _____ | ATTN: _____ | <input checked="" type="checkbox"/> W/S: <u>22126</u> |
| ATTN: _____ | | | ATTN: _____ |

| | | | |
|---|---|---|--|
| <input type="checkbox"/> Incoming: <u>XB641</u> | <input type="checkbox"/> CPAU Incoming: <u>RS601</u> | <input type="checkbox"/> Incoming: <u>WR000</u> | <input type="checkbox"/> Rap Sheets/ EPS Incoming: <u>SZ132</u> |
| <input type="checkbox"/> W/S: _____ | <input type="checkbox"/> CFF Incoming: <u>RS902</u> | <input type="checkbox"/> CSC Counsel | <input type="checkbox"/> Incoming: <u>SZ131</u> |
| ATTN: _____ | <input type="checkbox"/> RRU BIA <u>RS339</u> | ATTN: _____ | |
| | <input type="checkbox"/> Incoming: <u>RS554</u> | <input type="checkbox"/> WS: _____ | <input type="checkbox"/> BCU/Top 4: <u>SZ714</u> |
| | <input type="checkbox"/> RRU Incoming: <u>Outside</u> | | |
| <input type="checkbox"/> Incoming: <u>XB641</u> | <input type="checkbox"/> RRU Ponds : <u>W/S 24201</u> | ATTN: _____ | |
| <input type="checkbox"/> W/S: _____ | <input type="checkbox"/> CIS Review <u>RC464</u> | | <input type="checkbox"/> WS: _____ |
| ATTN: _____ | <input type="checkbox"/> Incoming: _____ | <input type="checkbox"/> FTR Incoming: <u>RS500</u> | |
| | <input type="checkbox"/> W/S: _____ | ATTN: <u>Outside WS24271</u> | ATTN: _____ |

SCOSS

| | | | |
|---|---|--|--|
| <input type="checkbox"/> Incoming: <u>XO036</u> | <input type="checkbox"/> Incoming: <u>XB919</u> | <input type="checkbox"/> CFDO Incoming: <u>DU000</u> | |
| <input type="checkbox"/> W/S: _____ | <input type="checkbox"/> W/S: _____ | <input type="checkbox"/> Religious Worker <u>DU700</u> | <input type="checkbox"/> NTA Shelf (TPS I-485 / I-751 / I-539 B1/B2 / I-360 / Misc.): <u>RC445</u> |
| | ATTN: _____ | <input type="checkbox"/> ASVVP HIB <u>DU701</u> | <input type="checkbox"/> Non-EPS Incoming (I-485 / I-130 / Misc.): <u>RC448</u> |
| | | <input type="checkbox"/> ASVVP DE <u>DU702</u> | |
| | | <input type="checkbox"/> Returns: _____ | |
| ATTN: _____ | | <input type="checkbox"/> W/S: _____ | |

SCOSS

| | | | |
|--|--|---|---|
| <input type="checkbox"/> NRC Hold Approved: _____ | <input type="checkbox"/> Return to JIT * <u>RC419</u> | <input type="checkbox"/> Routing Hub: <u>RC422</u> | <input type="checkbox"/> EDMS PRINTS: <u>RC321</u> |
| <input type="checkbox"/> NRC Hold Denied: <u>RC417</u> | * Specify application / petition type in Comments field below | ATTN: _____ | |
| <input type="checkbox"/> HBG Hold Approved: _____ | <input type="checkbox"/> SCAN CR | <input type="checkbox"/> CIS FTR Review Complete * <u>RC442</u> | ATTN: _____ |
| <input type="checkbox"/> HBG Hold Denied: <u>RC418</u> | I-89 / 698 / 829: <u>RC318</u> | | <input type="checkbox"/> I-612 DOS COPY: <u>RC472</u> |
| | <input type="checkbox"/> FR Backend Appeal Pod: <u>RC410</u> | * Attach sheet and / or file | |
| <input type="checkbox"/> Interfiling: <u>WS23222</u> | <input type="checkbox"/> Backend Scan: <u>RC307</u> | <input type="checkbox"/> Transfer to FCO: <u>RC421</u> | <input type="checkbox"/> F/R A-File Create: <u>RC413</u> |
| <input type="checkbox"/> I-485 EB: <u>RC474</u> | <input type="checkbox"/> SNAP Incoming: <u>RC302</u> | <input type="checkbox"/> TPS Haitian (RDF) <u>RC465</u> | <input type="checkbox"/> File Consolidate: <u>RC423</u> |
| <input type="checkbox"/> Approved RDF | <input type="checkbox"/> 103 Hold (RFE / ITD): <u>RC420</u> | <input type="checkbox"/> Transfer to NVC: <u>RC438</u> | <input type="checkbox"/> I-485 File Consolidate: <u>RC439</u> |
| <input type="checkbox"/> I-485EB: <u>RC475</u> | <input type="checkbox"/> I-512 Incoming: <u>RC313</u> | <input type="checkbox"/> FTC Incoming: <u>RC437</u> | <input type="checkbox"/> Approved Awaiting I-89: <u>RC428</u> |
| <input type="checkbox"/> Denied RDF | | <input type="checkbox"/> I-130 Upgrades: <u>RC055</u> | |

R F E RESPONSE

| | |
|-----------------|--------------|
| Comments Below: | REV.08/03/11 |
|-----------------|--------------|

Note: The current printable format can be found @ O:\Common\Forms\CSC Routing Slip. Incomplete or outdated routing slip

| | | | | |
|--------------------|-----------------------|------------------|--------------------|--------------------|
| From: SCOSS | Date: 08-25-11 | Ext: 3040 | RPC: RC 430 | DIV: C30033 |
|--------------------|-----------------------|------------------|--------------------|--------------------|

Decision Processing Worksheet

| | | | | |
|---|---|---|---|---|
| Officer Name: Bich Le | | Receipt #: RW 6 319 100 86 | | |
| Officer Stamp #: 3553 | | | | |
| Form Type: I-924 RC | Classification: | Division: 3 | Team: 1 | WS: 22126 |
| Action: | | | | |
| <input type="checkbox"/> Approval <input type="checkbox"/> No Record <input type="checkbox"/> Pending Name Check <input type="checkbox"/> Abandonment <input type="checkbox"/> Withdrawal | <input type="checkbox"/> MTR <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> RFE Initial <input type="checkbox"/> RFE Additional <input type="checkbox"/> RFE Initial & Additional <input type="checkbox"/> 30 <input type="checkbox"/> 42 <input checked="" type="checkbox"/> 84 | <input type="checkbox"/> Revocation <input type="checkbox"/> Auto-terminate <input type="checkbox"/> Auto-revocation <input type="checkbox"/> Relocate | <input type="checkbox"/> Denial <input type="checkbox"/> ITD <input type="checkbox"/> ITR |
| I-129 H2A Expedite Processing: | | | | |
| Date Received: | | # of Un-Named Beneficiaries: | # of Named Beneficiaries: | |
| Officer Received Date: | | AST Action Completed: | | |

I-129 PP Processing H-1B CAP Master CAP

| Officer Prepares or Completes (Notice Ordered) RFE ITD/30 ITR/30 | Clerical/Officer Completes RFE/ITD/ITR (Notice Sent) | RFE/ITD/ITR Response Received | Officer Completes Final Decision (Notice Ordered – Approval/Denial) | Clerical/Officer Completes Final Action (Notice Sent) |
|--|--|--|--|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> [Signature] (1 st Initial & Last Name) (Date & Time) | _____ (1 st Initial & Last Name) _____ (Date & Time) | _____ (1 st Initial & Last Name) _____ (Date & Time) | _____ (1 st Initial & Last Name) _____ (Date & Time) | _____ (1 st Initial & Last Name) _____ (Date & Time) |
| Mailer Enclosed? Y N | SCAO Review: | | Final Decision: | |

Officer's Comment:

Supervisor Review and Comments:

Review by Susha

| | | |
|-------------------------------|--|--|
| Initials/Date: [Signature] | 2 nd Review Initials/Date: | 3 rd Review Initials/Date: |
|-------------------------------|--|--|

Clerical Processing Completed: Initials/Date: 37 6/1/11

File Room Processing

| | |
|---|--|
| To: 103 Hold Shelf Call-Up Date: | 8/24/11 |
|---|--|

CALIFORNIA SERVICE CENTER ROUTING SLIP

Receipt # _____

A # _____

Rev. 09/10/10

USCIS
 Director (AA003)

 Deputy Director (AA002)

 Special Assistant (AA007)

 Duty Officer

| AST | DIVISION I | DIVISION II | DIVISION III |
|--|--|---|---|
| <input type="checkbox"/> AST Incoming: <u>XB800</u> <input type="checkbox"/> MR Returns: _____ <input type="checkbox"/> W/S: _____ ATTN: _____ | <input type="checkbox"/> Incoming: <u>AD477</u> <input type="checkbox"/> W/S: _____ ATTN: _____ | <input type="checkbox"/> Incoming: <u>XA925</u> <input type="checkbox"/> W/S: _____ ATTN: _____ | <input type="checkbox"/> Incoming: <u>XB641</u> <input type="checkbox"/> QA Corrections: <u>ET116</u> <input checked="" type="checkbox"/> W/S: <u>24064</u> ATTN: _____ |
| DIVISION IV | DIVISION VII | DIVISION VIII/ COUNSEL | DIVISION X-Background Check Unit |
| <input type="checkbox"/> Incoming: <u>XB641</u> <input type="checkbox"/> W/S: _____ ATTN: _____ | <input type="checkbox"/> CPAU Incoming: <u>RS601</u> <input type="checkbox"/> CFF Incoming: <u>RS902</u> <input type="checkbox"/> RRU BIA: <u>RS339</u> <input type="checkbox"/> RRU Incoming: <u>RS554</u> Outside <input type="checkbox"/> RRU Ponds: <u>W/S 24201</u> <input type="checkbox"/> CIS Review: <u>RC464</u> <input type="checkbox"/> Incoming: _____ <input type="checkbox"/> W/S: _____ ATTN: _____ | <input type="checkbox"/> Incoming: <u>WR000</u> <input type="checkbox"/> CSC Counsel ATTN: _____ <input type="checkbox"/> WS: _____ ATTN: _____ | <input type="checkbox"/> Rap Sheets/ EPS Incoming: <u>SZ132</u> <input type="checkbox"/> Incoming: <u>SZ131</u> <input type="checkbox"/> BCU/Top 4: <u>SZ714</u> <input type="checkbox"/> WS: _____ ATTN: _____ |
| DIVISION V | DIVISION VI | DIVISION XI/CFDO | SCOSS |
| <input type="checkbox"/> Incoming: <u>XB641</u> <input type="checkbox"/> W/S: _____ ATTN: _____ | <input type="checkbox"/> Incoming: <u>XO036</u> <input type="checkbox"/> W/S: _____ ATTN: _____ | <input type="checkbox"/> Incoming: <u>XB919</u> <input type="checkbox"/> W/S: _____ ATTN: _____ | <input type="checkbox"/> Incoming: <u>DU000</u> H1B AS VP <input type="checkbox"/> Incoming: <u>AD701</u> <input type="checkbox"/> Religious Worker Incoming: <u>AD700</u> <input type="checkbox"/> W/S: _____ ATTN: _____ |
| SCOSS | | SCOSS | |
| <input type="checkbox"/> NRC Hold Approved: _____ <input type="checkbox"/> NRC Hold Denied: <u>RC417</u> <input type="checkbox"/> HBG Hold Approved: _____ <input type="checkbox"/> HBG Hold Denied: <u>RC418</u> | <input type="checkbox"/> Return to JIT * <u>RC419</u> * Specify application / petition type in Comments field below <input type="checkbox"/> SCAN CR 1-89 / 698 / 829: <u>RC318</u> <input type="checkbox"/> FR Backend Appeal Pod: <u>RC410</u> | <input type="checkbox"/> Routing Hub: <u>RC422</u> ATTN: _____ <input type="checkbox"/> CIS FTR Review Comp' e * <u>RC442</u> * Attach sheet and / or file | <input type="checkbox"/> EDMS PRINTS: <u>RC321</u> <input type="checkbox"/> I-612 DOS COPY: <u>RC472</u> |
| <input type="checkbox"/> Interfiling: <u>WS23222</u> <input type="checkbox"/> Front End Request: <u>RC427</u> <input type="checkbox"/> TPS/ICE-DO <u>RC421</u> Approved: _____ | <input type="checkbox"/> Backend Scan: <u>RC307</u> <input type="checkbox"/> SNAP Incoming: <u>RC302</u> <input type="checkbox"/> NBC 103 Hold (RFE / ITD): <u>RC449</u> <input type="checkbox"/> 103 Hold (RFE / ITD): <u>RC420</u> <input type="checkbox"/> I-512 Incoming: <u>RC313</u> | <input type="checkbox"/> Transfer to FCO: <u>RC421</u> <input type="checkbox"/> TPS Haitian (RDF): <u>RC465</u> <input type="checkbox"/> Transfer to NVC: <u>RC438</u> <input type="checkbox"/> FTC Incoming: <u>RC437</u> <input type="checkbox"/> I-130 Upgrades: <u>RC055</u> | <input type="checkbox"/> F/R A-File Create: <u>RC413</u> <input type="checkbox"/> File Consolidate: <u>RC423</u> <input type="checkbox"/> I-485 File Consolidate: <u>RC439</u> <input type="checkbox"/> Approved Awaiting I-89: <u>RC428</u> |

EB5 Rc proposal

Comments Below:

REV 09/10/10

Note: The current printable format can be found @ O:Common/Forms/CSC Routing Slip. Incomplete or outdated routing slip

| | | | | |
|------------------------------|-----------------------|------------------|-----------------|------------------------|
| From: SCOSS CORR UNIT | Date: 10/08/10 | Ext: 3030 | RPC: 256 | DIV: AI.3100621 |
|------------------------------|-----------------------|------------------|-----------------|------------------------|



| | | | |
|---|--|--|--|
| RECEIPT NUMBER W09002650 | | CASE TYPE Regional Center Proposal | |
| RECEIPT DATE October 07, 2010 | | REGIONAL CENTER NAME New World Regional Center | |
| | | PAGE 1 of 1 | |
| Linda Lau Esq Global Law Group 350 South Figueroa St., Suite 760 Los Angeles, CA 90071 | | Notice Type: Receipt Notice | |
| <p>Receipt Notice - This notice confirms that USCIS received your Regional Center Proposal. If any of the above information is incorrect, send an e-mail to: USCIS.ImmigrantInvestorProgram@dhs.gov. This notice does not grant any immigration status or benefit. It is not even evidence that this case is still pending. It only shows that the application or petition was filed on the date shown.</p> <p>Processing Time - The current processing time for this case is estimated at 120 days. Unlike other case types, verification or tracking of this case is not available electronically or on our website. We will notify you by mail when we make a decision on this case or if we need something from you. If you do not receive an initial decision or update from us within our current processing time, you may send an e-mail to: USCIS.ImmigrantInvestorProgram@dhs.gov. or contact us at the address below.</p> <p>Address Change - If your mailing address changes while your case is pending, you may send an e-mail to: USCIS.ImmigrantInvestorProgram@dhs.gov. Otherwise, you might not receive notice of our action on this case.</p> <p>Please save this notice and a copy of any papers that you send to us along with proof of delivery.</p> | | | |
| <p>U.S. CITIZENSHIP & IMMIGRATION SVC CALIFORNIA SERVICE CENTER Attn: EB-5 RC Proposal P.O. BOX 10526 LAGUNA NIGUEL CA 92607-10526</p> | | | |

- *Please save this notice for your records. Please enclose a copy if you have to write us or a U. S. Consulate about this case, or if you file another application based on this decision.*
- *You will be notified separately about any other applications or petitions you have filed.*

Additional Information

GENERAL.

The filing of an application or petition does not in itself allow a person to enter the United States and does not confer any other right or benefit.

INQUIRIES.

You should contact the office listed on the reverse side of this notice if you have questions about the notice, or questions about the status of your application or petition. *We recommend you call.* However, if you write us, please enclose a copy of this notice with your letter.

APPROVAL OF NONIMMIGRANT PETITION.

Approval of a nonimmigrant petition means that the person for whom it was filed has been found eligible for the requested classification. If this notice indicated we are notifying a U.S. Consulate about the approval for the purpose of visa issuance, and you or the person you filed for have questions about visa issuance, please contact the appropriate U.S. Consulate directly.

APPROVAL OF AN IMMIGRANT PETITION.

Approval of an immigrant petition does not convey any right or status. The approved petition simply establishes a basis upon which the person you filed for can apply for an immigrant or fiance(e) visa or for adjustment of status.

A person is not guaranteed issuance of a visa or a grant of adjustment simply because this petition is approved. Those processes look at additional criteria.

If this notice indicates we have approved the immigrant petition you filed, and have forwarded it to the Department of State Immigrant Visa Processing Center, that office will contact the person you filed the petition for directly with information about visa issuance.

In addition to the information on the reverse of this notice, the instructions for the petition you filed provide additional information about processing after approval of the petition.

For more information about whether a person who is already in the U.S. can apply for adjustment of status, please see Form I-485, *Application to Register Permanent Residence or Adjust Status.*

Department of Homeland Security
U.S. Citizenship and Immigration Services

**Form I-924A,
Supplement to Form I-924**

Part 1. Information About Principal of the Regional Center

| | | |
|--------------------|----------------|------------------|
| Name: Last Chou | First Belle | Middle Li-Wei |
|--------------------|----------------|------------------|

In Care Of:

Street Address/P.O. Box: 33278 Central Ave. Suite 102

| | | |
|------------------|-----------|-----------------|
| City: Union City | State: CA | Zip Code: 94587 |
|------------------|-----------|-----------------|

| | | |
|--|---|---|
| Date of Birth (mm/dd/yyyy): (b) (6) | Fax Number (include area code): (510) 487-5347 | Telephone Number (include area code): (510) 429-8692 |
|--|---|---|

Web site address: www.newworldrc.com

USCIS-assigned number for the Designated Regional Center (attach the Regional Center's most recently issued approval notice) **RCW 1031910086 // ID 1031910086**

Part 2. Application Type (Check one)

- a. Supplement for the Fiscal Year Ending September 30, 2011 (YYYY)
- b. Supplement for a Series of Fiscal Years Beginning on October 1, _____ (YYYY) and Ending on September 30, _____ (YYYY)

Part 3. Information About the Regional Center

(Use a continuation sheet, if needed, to provide information for additional management companies/agencies, regional center principals, agents, individuals, or entities who are or will be involved in the management, oversight, and administration of the regional center.)

A. Name of Regional Center: New World Regional Center

Street Address/P.O. Box: 2167 Medallion Dr. #1

| | | |
|---|---|--|
| City: Union City | State: CA | Zip Code: 94587 |
| Web site Address: www.newworldrc.com | Fax Number (include area code): (510) 487-5347 | Telephone (include area code): (510) 429-1063 |

B. Name of Managing Company/Agency:

Street Address/P.O. Box: N/A

| | | |
|----------------------|------------------------------------|-----------------------------------|
| City: | State: | Zip Code: |
| Web site Address: | Fax Number (include area code): | Telephone (include area code): |

C. Name of Other Agent: N/A

Street Address/P.O. Box:

| | | |
|----------------------|-------------------------------|-----------|
| City: | State: | Zip Code: |
| Web site Address: | Fax Number (include area c | |



RCW1135350402

C30060



RCW1135350402

egarcia2 I924A 12/16/2011

BELLE LI WEI CHOU
33278 CENTRAL AVE 102
UNION CITY CA 94587

BELLE LI WEI CHOU
33278 CENTRAL AVE 102
UNION CITY CA 94587

Part 3. Information About the Regional Center (Continued)

Answer the following questions for the time period identified in **Part 2** of this form. **Note:** If extra space is needed to complete any item, attach a continuation sheet, indicate the item number, and provide the response.

1. Identify the aggregate EB-5 capital investment and job creation has been the focus of EB-5 capital investments sponsored through the regional center. (**Note:** Separately identify jobs maintained through investments in “troubled businesses.”)

| | | |
|--|---|--------------------------------|
| Aggregate EB-5 Capital Investment 0 | Aggregate Direct and Indirect Job Creation 0 | Aggregate Jobs Maintained 0 |
|--|---|--------------------------------|

2. Identify each industry that has been the focus of EB-5 capital investments sponsored through the Regional Center, and the resulting aggregate EB-5 capital investment and job creation. (**Note:** Separately identify jobs maintained through investments in “troubled businesses”.)

| | | |
|---|--|---|
| a. Industry Category Title: None | | NAICS Code for the Industry Category _____ |
| Aggregate EB-5 Capital Investment: 0 | Aggregate Direct and Indirect Job Creation: 0 | Aggregate Jobs Maintained: 0 |
| b. Industry Category Title: None | | NAICS Code for the Industry Category _____ |
| Aggregate EB-5 Capital Investment: 0 | Aggregate Direct and Indirect Job Creation: 0 | Aggregate Jobs Maintained: 0 |
| c. Industry Category Title: None | | NAICS Code for the Industry Category _____ |
| Aggregate EB-5 Capital Investment: 0 | Aggregate Direct and Indirect Job Creation: 0 | Aggregate Jobs Maintained: 0 |

3. Provide the following information for each job creating commercial enterprise located within the geographic scope of your regional center that has received EB-5 investor capital:

| | | | |
|---|--|---------------------------------|-----------|
| a. Name of Commercial Enterprise: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| Aggregate EB-5 Capital Investment: 0 | Aggregate Direct and Indirect Job Creation: 0 | Aggregate Jobs Maintained: 0 | |
| Does this EB-5 commercial enterprise serve as a vehicle for investment into other business entities that have or will create or maintain jobs for EB-5 purposes? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |



Part 3. Information About the Regional Center (Continued)

If yes, then identify the name and address of each job creating business, as well as the amount of EB-5 capital investment and job creation/maintenance associated with each job creating business.

| | | | |
|--|---|---------------------------------|------------------|
| (1) Business Name: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| EB-5 Capital Investment: 0 | Direct and Indirect Job Creation: 0 | Jobs Maintained: 0 | |
| (2) Business Name None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| EB-5 Capital Investment: 0 | Direct and Indirect Job Creation: 0 | Jobs Maintained: 0 | |

| | | | |
|--|---|--|------------------|
| b. Name of Commercial Enterprise: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| Aggregate EB-5 Capital Investment: 0 | Aggregate Direct and Indirect Job Creation: 0 | Aggregate Jobs Maintained: 0 | |

Does this EB-5 commercial enterprise serve as a vehicle for investment into other business entities that have or will create or maintain jobs for EB-5 purposes? No Yes

If yes, then identify the name and address of each job creating business, as well as the amount of EB-5 capital investment and job creation/maintenance associated with each job creating business.

| | | | |
|--|--|---------------------------------|-----------------|
| (1) Business Name: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code |
| EB-5 Capital Investment 0 | Direct and Indirect Job Creation 0 | Jobs Maintained 0 | |



Part 3. Information About the Regional Center (Continued)

| | | | |
|--|---|---------------------------------|------------------|
| (2) Business Name: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| EB-5 Capital Investment: 0 | Direct and Indirect Job Creation: 0 | Jobs Maintained: 0 | |

| | | | |
|--|---|--|------------------|
| c. Name of Commercial Enterprise: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| Aggregate EB-5 Capital Investment: 0 | Aggregate Direct and Indirect Job Creation: 0 | Aggregate Jobs Maintained: 0 | |

Does this EB-5 commercial enterprise serve as a vehicle for investment into other business entities that have or will create or maintain jobs for EB-5 purposes? No Yes

If yes, then identify the name and address of each job creating business, as well as the amount of EB-5 capital investment and job creation/maintenance associated with each job creating business.

| | | | |
|--|---|---------------------------------|------------------|
| (1) Business Name: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| EB-5 Capital Investment: 0 | Direct and Indirect Job Creation: 0 | Jobs Maintained: 0 | |

| | | | |
|--|---|---------------------------------|------------------|
| (2) Business Name: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| EB-5 Capital Investment: 0 | Direct and Indirect Job Creation: 0 | Jobs Maintained: 0 | |



Part 3. Information About the Regional Center (Continued)

| | | | |
|--|---|--|------------------|
| d. Name of Commercial Enterprise: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| Aggregate EB-5 Capital Investment: 0 | Aggregate Direct and Indirect Job Creation: 0 | Aggregate Jobs Maintained: 0 | |

Does this EB-5 commercial enterprise serve as a vehicle for investment into other business entities that have or will create or maintain jobs for EB-5 purposes? No Yes

If yes, then identify the name and address of each job creating business, as well as the amount of EB-5 capital investment and job creation/maintenance associated with each job creating business.

| | | | |
|--|---|---------------------------------|------------------|
| (1) Business Name: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| EB-5 Capital Investment: 0 | Direct and Indirect Job Creation: 0 | Jobs Maintained: 0 | |

| | | | |
|--|---|---------------------------------|------------------|
| (2) Business Name: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| EB-5 Capital Investment: 0 | Direct and Indirect Job Creation: 0 | Jobs Maintained: 0 | |

| | | | |
|--|---|--|------------------|
| e. Name of Commercial Enterprise: None | | Industry Category Title: | |
| Address Street Number and Name: | City: | State: | Zip Code: |
| Aggregate EB-5 Capital Investment: 0 | Aggregate Direct and Indirect Job Creation: 0 | Aggregate Jobs Maintained: 0 | |

Does this EB-5 commercial enterprise serve as a vehicle for investment into other business entities that have or will create or maintain jobs for EB-5 purposes? No Yes



Part 3. Information About the Regional Center (Continued)

If yes, then identify the name and address of each job creating business, as well as the amount of EB-5 capital investment and job creation/maintenance associated with each job creating business.

| | | | |
|--|---|---------------------------------|------------------|
| (1) Business Name: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| EB-5 Capital Investment: 0 | Direct and Indirect Job Creation: 0 | Jobs Maintained: 0 | |
| (2) Business Name: None | | Industry Category Title: | |
| Address (Street Number and Name): | City: | State: | Zip Code: |
| EB-5 Capital Investment: 0 | Direct and Indirect Job Creation: 0 | Jobs Maintained: 0 | |

4. Provide the total number of approved, denied and revoked Form I-526 petitions filed by EB-5 investors making capital investments sponsored by the regional center. (Note: If an adverse action was ultimately reversed and the petition was approved, then note the case as approved.)

| Form I-526 Petition Final Case Actions | | |
|--|--------|---------|
| Approved | Denied | Revoked |
| 0 | 0 | 0 |

5. Provide the total number of approved, denied and revoked Form I-829 petitions filed by EB-5 investors making capital investments sponsored by the regional center. (Note: If an adverse action was ultimately reversed and the petition was approved, then note the case as approved.)

| Form I-829 Petition Final Case Actions | | |
|--|--------|---------|
| Approved | Denied | Revoked |
| 0 | 0 | 0 |

NOTE: USCIS may require case-specific data relating to individual EB-5 petitions and the job creation determination and further information regarding the allocation methodologies utilized by a regional center in certain instances in order to verify the aggregate data provided above.



Part 4. Applicant Signature Read the information on penalties in the instructions before completing this section. If someone helped you prepare this petition, he or she must complete **Part 5**.

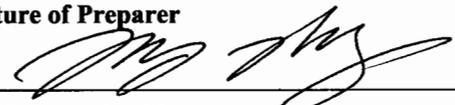
I certify, under penalty of perjury under the laws of the United States of America, that this supplemental form and the evidence submitted with it are all true and correct. I authorize the release of any information from my records that U.S. Citizenship and Immigration Services needs to determine eligibility for the benefit being sought. I also certify that I have authority to act on behalf of the Regional Center.

| | | |
|--|---|--|
| Signature of Applicant  | Printed Name of Applicant Belle Li-Wei Chou | Date (mm/dd/yyyy) 12/07/2011 |
| Daytime Phone Number (Area/Country Codes) 510-429-8692 | E-Mail Address belle@newworldrc.com | |
| Relationship to the Regional Center Entity (Managing Member, President, CEO, etc.) General Manager | | |

Part 5. Signature of Person Preparing This Form, If Other Than Above (Sign Below)

I declare that I prepared this form using information provided by someone with authority to act on behalf of the Regional Center, and the answers and information are those provided by the Regional Center.

Attorney or Representative: In the event of a Request for Evidence (RFE), may the USCIS contact you by Fax or E-mail? No Yes

| | | |
|---|--|---|
| Signature of Preparer  | Printed Name of Preparer Julie Zheng | Date (mm/dd/yyyy) 12/07/2011 |
| Firm Name and Address New World Regional Center, 2167 Medallion Dr.#1, Union City, CA 94587 | | |
| Daytime Phone Number (Area/Country Codes) 510-429-1063 | Fax Number (Area/Country Codes) 510-487-5347 | E-Mail Address julie@newworldrc.com |





**U.S. Citizenship
and Immigration
Services**

Date **SEP 23 2011**

Belle Chou, General Manager
RE: New World Real Estate & Development, LLC
2167 Medallion Dr, Suite 1
Union City, CA 94587

Application: Request for Designation as a Regional Center
Applicant(s): Belle Chou

Re: New World Regional Center
RCW1031910086

Pursuant to Section 610 of the Appropriations Act of 1993, as amended, on October 7, 2010, New World Regional Center submitted a proposal seeking approval and designation by U.S. Citizenship and Immigration Services (USCIS) of the New World Regional Center.

USCIS hereby designates New World Regional Center as a Regional Center within the Immigrant Investor Pilot Program and approves the request as described below:

GEOGRAPHIC AREA:

The New World Regional Center shall have a geographic scope which includes thirteen contiguous counties of Alameda, Contra Costa, Merced, Napa, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, and Yolo. in the State of California.

FOCUS OF INVESTMENT ACTIVITY:

As depicted in the economic model, the general proposal, business plan and associated economic analysis, the Regional Center will engage in the following economic activity: equity investment or loans to 3rd party enterprises.

The Regional Center shall focus on offering EB-5 compliant capital investment opportunities into new commercial enterprises in the following industry economic categories:

- | | |
|--------------------------------|------------------------------------|
| 1. NAICS 621,622,623,624 | Health Care Facilities |
| 2. NAICS 541,561,5221,524,5311 | Professional Offices |
| 3. NAICS 722 | Restaurants, Cafes and Food Courts |
| 4. NAICS 7211 | Hotels and Motels |

5. NAICS 441,442,443,444,445,446,447,448,451
452,453,454 Retail Shopping Centers

Note: If any investment opportunities arise that are beyond the scope of the approved industry categories, then an amendment would be required to add that category.

Aliens seeking immigrant visas through the Immigrant Investor Pilot Program may file individual petitions with USCIS for capital investments in new commercial enterprises located within and affiliated with the approved Regional Center area.

For any alien requesting the reduced threshold of \$500,000 based upon an investment in a Targeted Employment area, the alien must establish at the time of filing of the I-526 petition that either the investment will be made in a TEA designated area or was made in a TEA designated area at the time of the alien's initial investment into the enterprise.

EMPLOYMENT CREATION

The econometric model is IMPLAN. Immigrant investors who file petitions for capital investments in new commercial enterprises located within and affiliated with the Regional Center area must fulfill all of the requirements set forth in INA 203(b)(5), 8 CFR 204.6, and 8 CFR 216.6, except that the petition need not show that the new commercial enterprises created ten new jobs directly as a result of the immigrant investor's investment. The determination whether the alien investor has met the job creation requirements will be established by a review of the required initial evidence at 8 CFR 204.6(j) and 8 CFR 216.6(a)(4) for the Form I-526 and Form I-829 petitions, respectively. The capital investment and job creation activities outlined in the individual petitions must fall within the bounds of the final economic analysis that is contained as part of the approved Regional Center proposal and its indirect job creation model and multipliers contained within the final approved Regional Center application package. The immigrant investor must show at the time of removal of conditions that they performed the activities described in Form I-526 petition, and the activities must be based on the approved regional center methodology for demonstrating job creation.

In addition, where job creation is claimed based on multipliers rooted in revenue generated by businesses occupying space and estimated project costs expenditures, the immigrant investor's individual I-526 petition affiliated with your Regional Center, should include as supporting evidence:

- A comprehensive detailed business plan with supporting financial, marketing and related data and analysis providing a reasonable basis for projecting creation of any new direct jobs for "qualifying employees" to be achieved/realized within two years pursuant to 8 CFR 204.6(j)(4)(B).

An alien investor's I-829 petition to remove the conditions which was based on an I-526 petition approval that involved the creation of new indirect jobs based on multipliers tied to job creation inputs such as enumerated above, needs to be supported by evidence. Such evidence may include reasonable methodologies like multiplier tables, feasibility studies, and other economically or statistically valid forecasting devices which indicate the likelihood that the alien's investment has resulted in increased employment.

Additional Guidelines for individual Immigrant Investors Visa Petition (I-526)

Each individual petition, in order to demonstrate that it is associated with the Regional Center, in conjunction with addressing all the requirements for an individual immigrant investor petition, shall also contain as supporting evidence relating to this Regional Center designation, the following:

1. A copy of this letter, the Regional Center approval and designation.
2. A copy of the Regional Center narrative proposal and relevant business plan.
3. A copy of the job creation methodology required in 8 CFR 204.6(j)(4)(iii), as contained in the final Regional Center economic analysis which has been approved by USCIS, which reflects that investment by an individual immigrant investor will create not fewer than ten (10) full-time employment positions, either directly or indirectly, per immigrant investor. If the approval of the plan for capital investments in a given industry economic category is based upon an exemplar capital investment project, then the immigrant investor petition must also be supported by an analysis and evidence that shows that the actual capital investment in the Form I-526 petition comports to the exemplar capital investment project approved in the regional center designation and that it is otherwise EB-5 compliant.
4. A legally executed copy of the USCIS approved:
 - a. Private Placement Memorandum (Sample submitted October 7, 2010)
 - b. Subscription Agreement (Sample submitted October 7, 2010)
 - c. Escrow Agreement (Sample submitted October 7, 2010)

DESIGNEE'S RESPONSIBILITIES INHERENT IN CONDUCT OF THE REGIONAL CENTER:

The law, as reflected in the regulations at 8 CFR 204.6(m)(6), requires that an approved Regional Center in order to maintain the validity of its approval and designation must continue to meet the statutory requirements of the Immigrant Investor Pilot Program by serving the purpose of promoting economic growth, including increased export sales (where applicable), improved regional productivity, job creation, and increased domestic capital investment. Therefore, in order for USCIS to determine whether your Regional Center is in compliance with the above cited regulation, and in order to continue to operate as a USCIS approved and designated Regional Center, your administration, oversight, and management of your Regional Center shall be such as to monitor all investment activities under the sponsorship of your Regional Center and to maintain records, data and information in order to provide the information required on the Form I-924A supplement. Form I-924A, Supplement to Form I-924 is available in the "Forms" section on the USCIS website at www.uscis.gov.

Effective November 23, 2010, the failure to timely file a Form I-924A Supplement for each fiscal years in which the regional center has been designated for participation in the Immigrant Investor Pilot Program will result in the issuance of an intent to terminate the participation of the regional center in the Pilot Program, which may ultimately result in the termination of the approval and designation of the regional center.

Note: The requirement for the filing of Form I-924A Supplement commences in fiscal year 2011. Each regional center that remains designated for participation in the pilot program as of September 30, 2011 must submit the Form I-924A Supplement with the required supporting documentation on or before December 29, 2011.

If you have any questions concerning the Regional Center approval and designation under the Immigrant Investor Pilot Program, please contact the USCIS by Email at USCIS.ImmigrantInvestorProgram@dhs.gov.

NewWorldRegionalCenter/RCW1031910086

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Sincerely,

A handwritten signature in cursive script, appearing to read "R. Melville", followed by a horizontal line.

Rosemary Langley Melville
Director
California Service Center

Cc: Linda Lau, Esq.

2187 Mountain View

Union City, CA 94587



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~~RETURN RECEIPT
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To:

U. S. Citizenship and Immigration Services
California Service Center

ATTN: EB-5 Processing Unit

P. O. Box 10526

Laguna Niguel, CA 92607-0526



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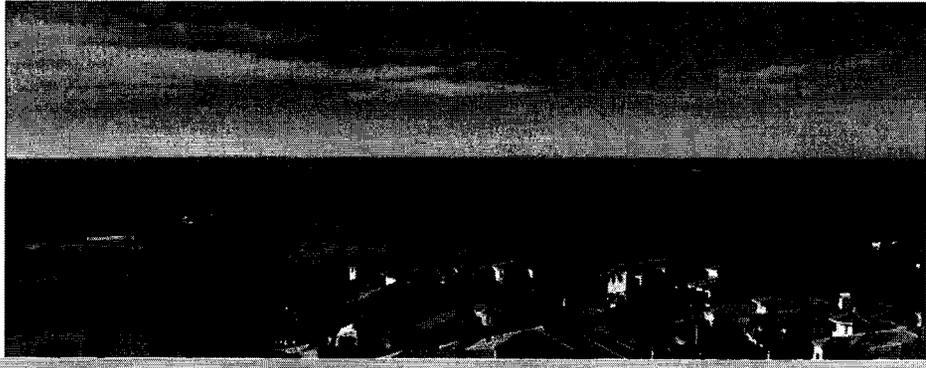
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Project: M.Y.China upscale hotel chain

Opening date: February 2012

M.Y. China luxury hotel chain by the investment centre of the new world, master Martin Yan (Martin Yan), common management and Rodrick Management Group. First M.Y. China flagship site: 865 Market Street, San Francisco, CA 94.103. San Francisco. most of



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Timing

"Crisis opportunity!" There is no United States financial crisis, there would be no United States immigration authority for a further relaxation of investment restrictions. Easing conditions do provide for a long time? Nobody know the answer! With the tightening of immigration policy in other countries, United States investment policy and the improvement of the project, a large number of immigrants into the United States, immigration United States investors, we must grasp this fleeting time.



Rights specific to business migrants are winners and a symbol of success. success can do

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- Non-bank mortgage, debt-free and has all the assets, low risk and steady management;
- Each real estate development as a separate limited liability. Your investment makes you a limited partner of a limited liability company. Investment Center served as managing partner of the new world (General Partner). establishment of a limited liability company is approved by the State of California and received the approval of State Government, by United States federal and California legal protection;
- Every Investor of the project maintain at around 10~20 people, in order to ensure the interests and demands of every investor can be sufficient enough to television:



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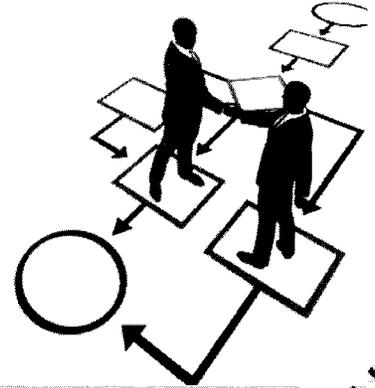
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- Non-bank mortgage, debt-free and has all the assets, low risk and steady management;
- Each real estate development as a separate limited liability. Your investment makes you a limited partner of a limited liability company. Investment Center served as managing partner of the new world (General Partner). establishment of a limited liability company is approved by the State of California and received the approval of State Government, by United States federal and California legal protection;
- Every Investor of the project maintain at around 10~20 people, in order to ensure the interests and demands of every investor can be sufficient enough to television;



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Culture

San Francisco Bay area is a land of cultural diversity, are United States ethnic melting pot of a microcosm. Nearly a dozen years in particular, Asians (including yellow and India people) a large number of immigrants to the United States, which are mainly settled in California. In some parts of the Silicon Valley, Asians density high ranking first in the



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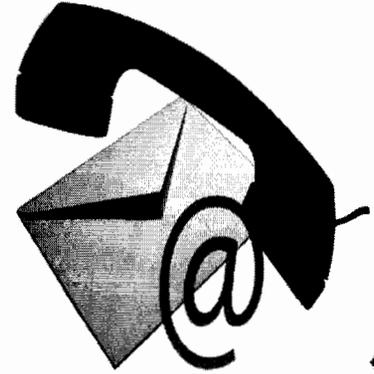
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United States headquarters: China address:

Contact: Julie Zheng Wang updates

33278 Central Ave. Xin Shui liberation South Road, Nanjing, Suite 102 Pavilion room 1508



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| | | |
|---|----------------|---|
| RECEIPT NUMBER RCW1135350402 | | CASE TYPE I924A Supplement to Form I-924 |
| RECEIVED DATE December 16, 2011 | | APPLICANT CHOU, BELLE LI WEI |
| NOTICE DATE December 19, 2011 | PAGE 1 of 1 | |
| NEW WORLD REGIONAL CENTER 2167 MEDALLION DR 1 UNION CITY CA 94587 | | NOTICE TYPE: Receipt Notice |

Receipt Notice - This notice confirms that USCIS received your application or petition as shown above. Please reference the receipt number, above, on any correspondence with USCIS. If any of the above information is incorrect, please immediately contact us at USCIS.ImmigrantInvestorProgram@dhs.gov to let us know. This will help avoid future problems.

This notice does not grant any immigration status or benefit. It is not even evidence that this case is still pending. It only shows that the application or petition was filed on the date shown.

Processing time - Processing times vary by kind of case. You can check our website at www.uscis.gov for our current processing times for this kind of case at the particular office to which this case is or becomes assigned. If you do not receive an initial decision or update from us within our current processing time, email us at USCIS.ImmigrantInvestorProgram@dhs.gov. Save this notice, and any other notice we send you about this case, and please make and keep a copy of any papers you send us by any means along with any proof of delivery to us. Please have all these papers with you if you contact us about this case.

If your address changes - If your mailing address changes while your case is pending, notify us at USCIS.ImmigrantInvestorProgram@dhs.gov, otherwise you may not receive notice of our action on this case.

Please see the additional information on the back. You will be notified separately about any other cases you filed.

U.S. CITIZENSHIP & IMMIGRATION SVC
CALIFORNIA SERVICE CENTER
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LAGUNA NIGUEL CA 92607-0111
Customer Service Telephone: (800) 375-5283

