

Messages on Edmario's Economic Activities N.26



ELFO President, OELO 2nd President, and BELFA President

Rio de Janeiro, Brazil ELFO's URL: <http://mopw.org/> [linkedin.com/in/edmario-peixinho-390562149](https://www.linkedin.com/in/edmario-peixinho-390562149)

Respecting national and all humankind interests

May world people understand, love
and further fraternize with each other

Editor: ELFO Hon. President Rikio Kaneko
Toyohiraku, Sapporo city, Hokkaido, Japan



[linkedin.com/in/rikio-kaneko-a2aa2848](https://www.linkedin.com/in/rikio-kaneko-a2aa2848)

Mailto:kaneko-ri@jcom.home.ne.jp

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Harmony, Respect, Love, Good, Beauty
和[wa] 敬[kei] 愛[ai] 善[zen] 美[bi]
Life, Conscience, Truth, Cleanliness, Delight
Happiness, Health, Success, Security, Calm
Faith, Courage, Self-Control, Non-enmity, Mercy
Kindness, Thanks, Consideration, Reflection, Forgiveness
Rule of Law, Peaceful Settlement, Disarmament,
Restriction of Sovereignty, World Federation

My Dearest Precious ELFO FAMILY

*I am very pleased and convinced that our members' economic cooperation with ELFO FAMILY will have very good influence not only upon their own prospect and ELFO's future in general, but also conducive toward world peace and amity. So that I want to promote further my ideas and their projects on the basis of mutual understanding and for interest of all humanity. My idea of a project of establishing a Palace of Earth-Loving Peace and Amity (PELPA) here and there is very dynamic, world-wide, comprehensive and **significant**.*

I wish our cooperation be a good example for stimulating other ELFO members' activities. Therefore, as a rule, I would like to open our correspondence so that they might know also our and their steps, and how for them and us to go ahead well.

*One of the characteristics of our project in Brazil will be cooperation with many peoples of members of ELFO FAMILY as well as non-members. Secondly, I wish that our project in Brazil be conducive toward peace amity, multi-cultural understanding **for one large blessed inclusive World Family**.*



?? Little Palace of Earth-Loving Peace and Amity??

Photos of the building which Edmario wants for his family, his business, peace and amity

Here I'll show you pictures of the building which I received from Ms. Anna Fiedler. At the 1st and this pages you see the building which is almost completed. To Edmario I proposed to name this building as Little Palace of Earth-Loving Peace and Amity, to which he agreed.



Rikio's Draft MOU on Project of Creating A Little Palace of Earth-Loving Peace and Amity

In October 16, 2024 at the Edmario's ZAP (Zoom Amicable Party) LFO Pres. Edmario agreed with me to name this building as **Little Palace of Earth-Loving Peace and Amity** if we succeed in promoting this project as we expect.

There we agreed that the PELPA will be used not only for Edmario's family and business, but also for promoting peace and friendship among peoples, uniting peoples' heart around the world.

I promised to make up a MOU for it. My 2nd draft MOU is as follows (Red phrases are recent amendment, rosy words the newest addition. *Italic is my comment*)

Memorandum Of Understanding on Project in Sapporo

We partners concerning project of creating Little Palace of Earth-Loving Peace and Amity in Brazil (hereinafter referred to as **PELPA**). *The naming is provisional,*

recognizing that the realization of the present project is significant for contributing to promotion of peace, friendship, and trust among nations, convinced that international cooperation for completion of this peaceful project will produce fruitful results, uniting peoples around the World, Have Resolved To Combine Our Efforts To Realize Present Project of the PELPA.

In this project there will be so many parties to the MOU that the project will be named by its original members of the MOU, I suppose.

Done in Rio de Janeiro the ??th day of ?? month, two thousand twenty five.
I wish it will be the 1st day of January, two thousand twenty four.

PART I . INTRODUCTION

Article 1. Original Parties to the MOU Obligatory to invest

1. Original Parties to the Memorandum Of Understanding (hereinafter referred to as MOU) shall make up and update the present MOU, considering of promotion of peace, friendship, and trust among nations, uniting peoples heart around the World.

2. Original Parties to the MOU, **determined firmly to realize the present project**, and for whom it is obligatory to invest are, in principle, the following persons.

Here the rule does not indicate concrete amount of money, so that one can send nominally more or less capital in the present project PELPA.

a. Loanee-Enterpriser if it is created before effectuation of the present MOU.

But it will not be easy to find soon such Enterpriser. If so, the above (a) will be deleted.

b. UN Diplomat Mr. Kisembo Abraham, Pres. of the OELO (Organization of Earth-Loving Oases);

c. Pres. Edmario Peixinho of the ELFO (Earth-Loving Friendly Organization);

d. A bank to be in charge of accounting affairs of project PELPA;

e. A building contractor responsible to complete building of the PELPA;

If the building contractor is un willing, this (e) will be deleted.

f. The member of ELFO FAMILY who will succeed in letting bankers or investors etc. to invest capital concerning present MOU;

g. Any Cooperators (bankers, investors etc.) who are ready to invest in the present project;

Article 2. Original Parties not obligatory to invest

The below-mentioned persons may be a party to the present MOU without any obligation to invest in the project of the PELPA, provided that they may invest if they wish.

- a. ELFO Hon. President and Hon. Prof. of Sapporo Univ. Rikio Kaneko;
- b. Political parties in Japan;
- c. Jurists and/or jurist organizations in Japan;
- d. Educators in Japan;
- e. Sportsman and/or organizations in Japan and around the world;
- f. Friendly organizations around the world;
- g. Religionists and/or religious organizations around the world;
- h. Financier and/or financial organizations around the world;
- i. Enterpriser and/or industries organizations around the world;
- j. Cultural persons and/or cultural organizations around the world; and
- k. other persons, organizations in Japan and around the world **who are interested in the project of constructing the PELPA.**

Article 3. Character of this partners' group

1. This partners' group will be soft, and there will not be its President, Representative or Head of this group. The above-said bank provided for in Article 1, Paragraph 2 may be a Chair, in principle, with equal right of vote with others, but will not be superior over other partners.

2. If the said bank is unwilling to be Chairperson of this soft group named provisionally Earth-Loving Amicable Fellows (**ELAF**), the ELAF shall select its Chairperson.

3. Each party to the present MOU has equal right of vote in respect of procedural matters.

4. Regarding decision of amount of money and its flow for the present project, all the parties agree to vote system, within the framework of ELAF, namely a mitigated votes proportional to investment which is indicated in **ANNEX I**.

The system of votes proportional to investment of compression by one tenth, according to which, an investor of 1 unit money has 1 vote, an investor of 10 units 2 votes, an investor of 100 units 3 votes, for example.

Article 4. Purposes of the MOU

Purposes of the present MOU are the followings:

a. to realize a project of establishment of Little Palace of Earth-Loving Peace and Amity in Santa Catarina (Provisional naming: PELPA) designed in **ANNEX II**.

b. to make up one of the best examples of PELPA to be adopted world-wide;

PELPAs grand or small are expected to be created here and there around the world. So that the present MOU may be an exemplary choice for Little PELPA in other cities in Brazil.

There is no doubt that the present MOU may be used with necessary amendment when you want to construct Grand PELPA in Brazil.

c. to promote multicultural exchange and interational cooperation; and

d. to promote interational tourism, welcoming tourists in PELPA.

Article 5. Joining the MOU

The MOU is open not only to any Cooperator (banks, investors etc.) at the time of signature of the MOU, but also later to any person ready to cooperate with partners of the present MOU.

PART II. PPRESIDENT

Article 6. Public Offering of an Loanee-Enterpriser's seat

1. The ELAF provided for in Article 3 shall invite publicly an Loanee-Enterpriser of the present project PELPA from around the world though the PELPA will be located in Brazil.

Of course, it is very desirable that a big strong Loanee-Enterpriser appear in Brazil. Another choice, however, may be not to limit personal sphere to an enterpriser here in Brazil for promoting international cooperation and multicultural understanding.

2. The Loanee-Enterpriser shall be such a person, organization or mixed form of enterprisers which is determined to carry out present project of the PELPA not only for Brazil and one's commercial interest, but also for contributing to promotion of peace and friendship, uniting peoples around the World.

Article 7. Continuation of the ELAF

1. When the candidate for the Loanee-Enterpriser is recognized by the ELAF as such, and is willing to be now President of the ELAF it will welcome so by its majority decision, replacing Chairpersonship by Presidency.

2. When the new Loanee-Enterpriser is not willing to be ELAF President, then the ELAF shall elect its President from among the said fellow.

Article 8. President's first work

1. ELAF President's first work is to swear an OATH and open one's POLICY

as soon as possible. President shall mention in one's OATH partners' ideal to contribute to promotion of peace, friendship, welfare and trust among nations, uniting peoples' heart around the World.

2. ELAF President shall mention in one's POLYCY the following points.

a. to respect agreements concluded among parties to the present MOU;

b. to make the present project to be a good example for other countries;

c. to elaborate the present project PELPA especially on security;

d. to clarify if there is or not a possibility to increase loan;

e. to explain future schedule especially on continuation of the present MOU, completion of establishment of the PELPA, commencement of selling flats, rooms and other spaces therein.

PART III. LOANEE-ENTERPRISE'S RIGHTS AND DUTIES

Article 9. Loan for projects of the PELPA

1. The Loanee-Enterpriser may receive total sum of **4,600,000 US \$** while Cooperators (bankers, investors etc.) are ready to remit up to that extent.

It is probable that by the end of this year of 2024 and brokers cannot collect 4,600, 000 \$, so that I suppose some Cooperators will remit their money separately in accordance with agreement among interested persons.

2. Even if the Loanee-Enterpriser does not receive total sum 4,600, 000 US & **by December 1st 2024**, the said Loanee may begin its projects at any time on its own responsibility by its decision of majority of its members of the MOU.

See Article 8 on “Encouraging steps by LOANEE-ENTERPRISER”.

When the Loanee-Enterpriser receives the capital through these steps, it

may start its beginning work if the parties to the MOU decide it by majority vote.

3. Regarding capital sent to the Loanee-Enterpriser by a Cooperator after January 1, 2025, it shall be refunded by 2040 in accordance with agreement between them.

Article 10. Security and guarantors for the PELPA

I want everybody to know that neither I nor Edmario cannot be a guarantor or give security because we are not rich. The ELFO itself is very poor and cannot buy the building and cannot be a guarantor.

1. Present matter will be clarified when ELAF President will be elected, he or she will state about the given situation and policy.

2. Until recognition of Loanee-Enterpriser by the ELAF, regarding this item, ELAF President shall consult a candidate for Loanee-Enterpriser if any, specialists, and interested persons.

3. When the Loanee-Enterpriser is recognized by the ELAF, the Enterpriser shall announce Joint Declaration, with the ELAF President, on security and guarantors for project of establishing Sapporo Palace.

Article 11. Refund and Interest to be paid to Cooperators

1. The total sum of loan with its interests shall be refunded within 15 years unless otherwise provided in individual agreement between Loanee-Enterpriser

and Cooperators (bankers and investors etc.).

2. The interest rate for 15 years will be 5 % to be applied every year unless otherwise provided in individual agreement between Loanee-Enterpriser.

3. Supposing the present MOU will be effective in **December 1st, 2024**, Loanee-Enterpriser may refund the said **4,600,000 US \$** to the Cooperators, by agreement with them, choosing one of following models:

a. Model A of Loanee-Enterpriser's light burden as is shown in A in an **ANNEX III.**

b. Model B of Loanee-Enterpriser's moderate burden as is shown in B in ANNEX II.

c. Model C of Loanee-Enterpriser's heavy burden shown in C in ANNEX II.

d. Model D of mixed burden to which Loanee-Enterpriser and Cooperators agree.

Article 12. Failure to refund

1. When a Loanee-Enterpriser fails to refund in a given year above-mentioned, the interest of that year will be **6%**, and from the 6th year the **7%** of interest will be applied to the refund unless otherwise provided in individual agreement between Loanee-Enterpriser and the Cooperator concerned.

2. Any partner shall not regard arrears of Loanee-Enterpriser as unfriendly.

PART IV. ENCOURAGING STEPS

At the beginning stage some money will be necessary for the Parties to the MOU. Main purpose of these encouraging steps is to facilitate startup.

Article 13. Encouraging 3 steps by the ELAF

1. The ELAF may encourage Cooperators' early determination of their investment by refunding on the basis of an agreement, irrespective of the time of conclusion of the present MOU, to 1st runner of the investment, with additional 3 % of the sum, to 2nd runner additional 2 %, to 3rd runner additional 1 %, each of which is to be added to 5% provided for in Article 11, Paragraph 2.

2. In accordance with domestic law, any person around the world may be the 1st Runner, the 2nd Runner, or the 3rd Runner as one wishes.

3. Concrete conditions regarding remittance, refund etc. shall be agreed to between the Loanee-Enterpriser and the Cooperator.

You see here the necessity to make a bankbook of the ELAF, to which first runners will remit their money.

4. Any runners may attach conditions to one's readiness to invest as for the its amount, refund, interest, and circumstance of investment.

Article 14. The 1st Runners with 8% interest

1. OELO 1st Pres. Kisembo and ELFO Pres. Edmario and ELFO 3rd Pres. Afua Amenyah shall be the obligatory 1st runner to demonstrate their firm determination to realize the present objects.

a. Mr. Kisembo shall invest at least 2,000 US \$.

You know that in September 2024 he suffered severely from disaster in his

region. What shall we do? Let's think about special consideration for him.

b. Mr. Edmario shall invest at least 1,000 US \$.

d. Ms. Afua shall invest at least 700 US \$.

2. The bank in Sapporo mentioned in Article 1 shall be also an obligatory 1st runner to invest at least 3,000 US \$.

3. OELO 2nd and 3rd Presidents, Vice-Presidents shall be also the 1st runner to remit at least 500 US \$, provided that they may claim refund for one year with simple interest of 8%.

4. Any member of ELFO FAMILY may lend one's money to a specialist in investment to get maximum gain which is permitted by domestic law, enjoying the right to receive refund with 7% interest. The other 1% of the remittance will be remuneration for the said specialist.

Article 15. The 2st Runners with 7% interest

1. The following members of OELO shall be the 2nd runner who may receive interest of annual 7% of one's remittance:

- a. Head of the Board of directors;
- b. Head of following Departments: a lodging business operator department, a lodging manager department, a lodging intermediaries department, investment department and other necessary departments.
- c. Representative of Cooperators;
- d. Representative of Loanee-Enterprisers;
- e. Secretary-General.

2. The 2nd Runners shall invest at least 500 US &.

3. Any member of ELFO FAMILY may lend one's money to a specialist in investment to get maximum gain which is permitted by domestic law, enjoying the right to receive refund with 6% interest. The other 1% of the remittance will be remuneration for the said specialist.

Article 16. The 3rd Runners with 6% interest

1. The following members of the ELFO and the ICO shall be the 3rd runner who may receive interest of annual 6% of one's remittance:

- a. Each Head of principal organs of the ELFO;
- b. Members of Interstate-Council which is composed more than 350 diplomats of ministry of foreign affairs as of July 26, 2024.
- c. Secretary-General.

2. The 3rd Runners shall invest at least 300 US &.

3

. Any member of ELFO FAMILY may lend one's money to a specialist in investment to get maximum gain which is permitted by domestic law, enjoying the right to receive refund with 5% interest. The other 1% of the remittance will be remuneration for the said specialist.

Article 17. Remittance

1. International remittance of money among the present partners shall be conducted through Paypal unless otherwise agreed.

2. The WW shall have its own bankbook exclusively for its projects.

Then a member may send money directly to the bankbook. But in this case remittance route may be through some banks, and its fee maybe surprisingly expensive while the fee is almost gratis through the Paypal.

Article 18. Zoom Amicable Meeting (ZAM)

1. The ELAF and Loanee-Enterpriser together shall conduct ZAM (Zoom Amicable Meeting) where partners may talk about any topics concerning the present project, enjoying the meeting.

2. They shall welcome not only Japanese, but also such foreigners as are interested in establishing their Palace of Earth-Loving Peace and Amity (PELPA) in their countries. So that they shall conduct the said ZAM in English at least once a week.

3. When PELPAs are established in other countries, the PELPA in Sapporo shall cooperate with them, making the most use of Zoom Amicable Meeting.

PART V. BROKER

Article 19. Definition of a broker

1. In accordance with one's domestic law any person, not only a Japanese or Japanese entity, but also any entity around the world may be a broker of the present MOU. (As for broker, see <http://mopw.org/elo%20n3.pdf>)

2. By the present MOU a 'broker' means any member who invited a person to

join the ELAF (Earth-Loving Amicable Fellows), wants this fellow to invest in project of PELPA and/or who succeeded in matching the Cooperator with a Loanee-Enterpriser.

3. Brokers' names are added to the present MOU.

Article 20. Invitation in writing

1. In our MOU a simple oral invitation is not enough, it shall be sent to an invitee individually in writing, and shall be answered also in writing.

2. The person who succeeded in inviting an Loanee-Enterpriser and/or a Cooperator (bankers or investors etc.) will be their Representative.

Article 21. Brokerage

When the above said Cooperator sends capital to the Loanee-Enterpriser by a contract, **unless otherwise stipulated**, the broker will get **1%** of the remittance from a Cooperator.

Article 22 Supplementary investment

1. When a broker cannot intermediate satisfactorily between a Cooperator and an Loanee-Enterpriser for 6 months since the Cooperator's accession to the present MOU, any party to it may be a partner to supply money to be sent to the Loanee-Enterpriser.

2. In this case this party may get 1% brokerage of the remittance.

PART VI. REPRESENTATIVE

Article 23. Definition of Representative

1. In the present MOU *Representative* means a member who succeeded in inviting a person to enter the ELAF.

2. In case of existence of Representative system in a given organization interested in the present MOU, the system may be applied to in the framework of the MOU.

Article 24 Representative and Assistant

1. By the present MOU neither Representative nor an assistant to an Loanee-Enterpriser or a Cooperator, in principle, is a broker, provided that any assistants may get gains by their contract with a party to the present MOU.

2. Representative may receive reflecting interest of 1% of remittance sent to Loanee-Enterpriser from a Cooperator.

In case of the ELFO FAMILY, 10% of the one's gain shall be donated to the ELFO FAMILY.

Article 25. Representative's right

1. Representative has the right to vote for the invitee when the latter does

not use the vote.

2. When a Cooperator and a Loanee have concluded a contract of loan, their Representative may receive from them a certain amount of gain as reflecting interest at least 1% of the remittance respectively.

PART VII. ASSISTANT

Article 26. Wide gates for gain by any person around the world

1. By a contract any person around the world as an assistant to Cooperators, Brokers, or Loanee-Enterprisers may gain 1 % of the remittance sent by one's effort to the Loanee-Enterpriser.

2. Their gain shall be not of brokerage character, rather that springs out as a result of useful and significant service for Cooperators, Brokers, or Loanee-Enterprisers.

Article 27. Assistant's immunity from obligation

An assistant may be immune from any obligation so long as one acts in accordance with the present MOU, respecting one's superior's lawful instruction.

Article 28. Prescribed contract

The prescribed contract provided for in Article 26 is annexed to the present MOU as **ANNEX IV**, which will be opened in the website of the ELAF.

PART VIII. FINANCE

Article 29. Accountant Bureau

1. Preparatory costs for making up the MOU and creating the ELAF (Earth-Loving Amicable Fellows) will be furnished by donation and debts, provided the latter may be repaid without interest.

2. From the 2nd stage when Presidency was recognized by the ELAF (Article 7), the bank shall make an entry of burdensome items of financial affairs among partners, so it will continue to receive 1% commission from remittance sent from a Cooperator.

Article 30. A Fundamental Agreement on PELPA

Regarding fundamental structure and bank bookkeeping of the new PELPA, President of the ELAF shall talk with the Loanee-Enterpriser and the bank provided for in Article 1, and conclude a Fundamental Agreement on PELPA to be followed as a standard by future PELPAs around the world.

PART IX. SETTLEMENT OF CONFLICTS

Article 31. Sending 1st and 2nd Document

1. Parties to the present MOU, when they cannot settle their conflict by themselves and wish the ELAF to help them resolve the difference, shall present their 1st documents, to the ELAF Secretary-General, on their conflict, stating

relevant points or opinion on facts, not mentioning lawfulness or unlawfulness of their acts.

2. The conflicting parties shall present their 2nd documents, to the Secretary-General, stating one's reply to the points which the other party posed in the 1st document.

3. Secretary-General may pose questions on ambiguous facts, and shall clarify them more in detail, and send all the documents of the given case to the ELAF President.

Article 32. Conciliation Commission

1. ELAF President shall organize a Conciliation Commission (CC).

2. Neither a CC member nor a conflicting party shall correspond directly in writing, they may do it via an ELAF secretary.

3. If any party does not agree to an award by the CC, the conflict shall be settled, unless otherwise provided, in Brazil by other legal means including conciliation.

PART X. FINAL PROVISIONS

Article 33. Establishment of the PELPA

The ELAF shall agree, in the Fundamental Agreement on PELPA provided

for in Article 30, not only to accounts of the PELPA, but also the below-mentioned fundamental matters as follow:

- a. future relations between the ELAF and the PELPA;
- b. legal form of the PELPA on whether to create it as a stock company, or foundation etc.;
- c. perfect independent character of the PELPA; and
- d. cooperation among the PELPA in Brazil and other PELPAs in other countries.

Article 34. Remaining force of the present MOU

- The present MOU shall be respected even though the PELPA will begin its activities, provided that the staffs of the ELAF may be increased or decreased in accordance with situation.

Article 35. Continuation of activities of the ELAF

1. ELAF members shall try to maintain continuation of the ELAF itself for the following purposes:
 - a. to cooperate with the PELPA in Brazil for its more hopeful growth; and
 - b. to promote international cooperation for creation of more PELPAs around the world.
2. In order to abolish the ELAF it shall be decided by a majority of two-thirds or more of its members, provided that some staffs may create a liaison office for former fellows and further international cooperation for creating the PELPAs in other countries.

Article 36. Custody

1. The MOU is will be in the custody of the PELPA in Brazil and ELFO Secretariat.

2. The MOU shall be open in the PELPA website, provided that it may be shown provisionally in ELFO FAMILY's web-site <http://mopw.org>

Article 37. Effectuation of the MOU

1. So far as Articles 14~16 are concerned, they may be effective when the ELAF and the first runner conclude an agreement on concrete conditions.

2. After more than 50 ELAF original members are enrolled in the ELAF, the present draft MOU may come into effect, even if parties' legal seal lack, at the date when the draft MOU is opened in the ELAF website or in ELFO website (<http://mopw.org>) and since then for a week there does not appear any objection to it.

Article 38. Withdrawal

1. When a party to the present MOU wishes to withdraw from the MOU and projects, he or she shall inform beforehand at 2 months notice.

2. If less than 2 months passed since the party's accession to the present MOU, he or she can receive 90% of refund, but if more than 2 months passed, the partner cannot receive refund, and shall try to maintain one's contract.

Article 39. Succeeding Parties having invested

1. 'Succeeding Parties having invested' means those a partner who acceded the present MOU after its effectuation and invested in project of the PELPA.

2. These succeeding parties will have the same conditions of loan as the original partners.

Article 40. Succeeding Parties not obligatory to invest

‘Succeeding Parties not obligatory to invest’ means those parties who acceded to the present MOU after its effectuation and has not any obligation to invest, but determined to be conducive for growth of the PELPA in Brazil and establishment of many PELPAs around the world.

Article 41. MOU Parties and Donators shall be praised forever

1. Parties’ and Donors’ fair names shall be carved permanently in the **ANNEX V** of the present MOU as well as in archives of the PELPA with their detailed information.

2. The ANNEX IV shall be an indivisible part of the present MOU. MOU Parties and Donators shall be thereafter praised forever as pioneers of promotion of peace and amity around the world for all humanity.

ANNEX I . Votes in the ELAF (Earth-Loving Amicable Comrades)

The present MOU, Article 3, Paragraph 4 stipulates that “Regarding decision of amount of money and its flow for the present project, all the parties agree to vote system, within the framework of ELAF, namely a mitigated votes proportional to investment which is indicated in **ANNEX I** .”

In accordance with this rule parties to the MOU agree to the following table:

an investor of 1 unit money (1 dollar) has 1 vote;
an investor of 10 units money (10 dollars) 2 votes;
an investor of 100 units money (100 dollars) 3 votes;
an investor of 1,000 units money (1,000 dollars) has 4 votes;
an investor of 10,000 units money (10,000 dollars) 5 votes;
an investor of 100,000 units money (100,000 dollars) 6 votes;
an investor of 1,000,000 unit money (1,000,000 dollars) 7 votes;
an investor of 10,000,000 units money (10,000,000 dollars) 8 votes;
an investor of 100,000,000 units money (100,000,000 dollars) 9 votes; and
an investor of 1,000,000,000 unit money (1,000,000,000 dollars) 10 votes.

N.B. 1.

“Decision of amount of money and its flow for the present project” is important item in the present MOU, so that the rule may be revised by a majority of two-thirds or more.

N.B. 2.

The above-mentioned vote system shall be applied restrictively within the ELAF, so that it shall not influence at all upon the vote system of Loaneer-Enterpriser and the PELPA (Palace of Earth-Loving Peace and Amity).

ANNEX II . The PELPA of High Building

The ANNEX II is under Construction

Ms. Anna Fiedler sent me the following info on the building:

- * 17-story building;
- * 2 stores on the ground floor that together measure 96.65m²;
- * 19 apartments, 2 covers, described in an attached document;

Edmario sent me the building address:

Rua 906, n- 111 - Balneário Camboriu - SC

Dear Anna, thank you for your info. We want more on the building because I cannot understand well the contents of the building, and cannot elaborate way of use properly. Please see my conception of the use of PELPA in Sapporo at p. 27~

Descrição	Descrição	Vagas	Pav.	M²
Sala Comercial nº 01	1 lavabo		01	47,63
Sala Comercial nº 02	1 lavabo		01	49,02
Apartamento 101	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	07	136,68
Apartamento 201	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	08	87,23
Apartamento 202	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	08	85,17
Apartamento 301	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	09	87,23
Apartamento 302	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	09	85,17
Apartamento 401	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	10	87,23
Apartamento 402	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	10	85,17
Apartamento 501	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	11	87,23
Apartamento 502	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	11	85,17
Apartamento 601	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	12	87,23
Apartamento 602	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	12	85,17
Apartamento 701	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	13	87,23
Apartamento 702	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	13	85,17
Apartamento 801	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	14	87,23
Apartamento 802	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	14	85,17
Apartamento 901	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	15	87,23
Apartamento 902	01 suíte, 2 quartos, 1 banheiro, sala e cozinha	2	15	85,17
Apartamento 1001	02 suítes, 2 quartos, 1 banheiro, sala, cozinha e H.office	3	16 e 17	174,46
Apartamento 1002	02 suítes, 2 quartos, 1 banheiro, sala, cozinha e H.office	3	16 e 17	170,34
Total		40		1.957,33

ANNEX III. Models of Refund

In accordance with Article 11, an Loanee-Enterpriser may refund the loan to the Cooperators, by agreement with them, choosing one of following models:

a. Model A of LOANEE-ENTERPRISER's light burden

An Loanee-Enterpriser may not refund any principal (capital 元本) and its interest for 2 years.

b. Model B of LOANEE-ENTERPRISER's moderate burden

An Loanee-Enterpriser may not refund any principal (capital 元本) but its interest for 2 years.

c. Model C of LOANEE-ENTERPRISER's heavy burden

An Loanee-Enterpriser may not refund any principal (capital 元本) and its interest for 1 year.

d. Model D of LOANEE-ENTERPRISER's heavier burden

An Loanee-Enterpriser may not refund any principal (capital 元本) but its interest for 1 year.

e. Model E of LOANEE-ENTERPRISER's heaviest burden

An Loanee-Enterpriser shall refund principal (capital 元本) and its interest from the 1st year.

f. Model F of mixed burden to which LOANEE-ENTERPRISER and Cooperators agree.

An Loanee-Enterpriser may refund principal (capital 元本) and its interest in accordance with agreement between them.

ANNEX IV. Prescribed Contract for Assistant

Any person may be an assistant to Cooperators (bankers, investors etc.), brokers, or/and Loanees by a contract who may, in their names, invite a new Cooperator or a Loatee. (OELO Charter, Article 48. <http://mopw.org/elo%20n15%20char-e-240810.pdf>).

I expect especially many persons interested the PELPA to pay utmost attention to this kind of popular contract to which, in principle, any person may be a contracting party and may be wealthy and conducive to the world peace and amity.

Below you can see, for example, a draft Contract between a broker E. P. (let's name him or her so) and, in principle, any person (let's name A. P.)

A Contract between E. M. and A.P. on Amity and Cooperation

E.M. and A. P. have honor to have concluded the present Contract between E.M. and A. P. on Amity and Cooperation.

Article 1. One of great sources of happiness

Both contracting parties shall make efforts so that present Contract be one of great sources of happiness for us and ELAF members by demonstrating a good example of promoting peace, amity and cooperation between us as well as among peoples.

Article 2. 1 % of remittance

1. A.P. shall help E.M. invite Cooperators or Enterprisers to the ELAF, receiving 1 % of remittance which was sent by A.P.'s effort to the Enterprisers.
2. By an agreement A.P. may also be Loatee-Enterpriser WW (as named in

Article 1)'s good Assistant to invite, in WW's name, potential Cooperators (bankers, investors etc.) for him, receiving 1 % of remittance which was sent by A.P.'s effort.

In the case of ELFO from among above 1% of the remittance its 5 % shall be donated to the Organization of Earth-Loving Oases (OELO), and 5 % to its mother organization ELFO (Earth-Loving Friendly Organization) which, when it received the said 5 %, shall donate immediately its 20 % to national Red Crosses of belligerent States for children suffering from war.

Article 3. A due form of invitation

A.P. shall send invitational message which reads, in principle, that A.P. is a member of the ELAF, and a personal assistant to a broker E.P.; that E.P. and I are making utmost efforts to realize establishment of the PELPA in Sapporo; and that the Loanee-Enterpriser will be very pleased if (Cooperator's name) is interested in them, seeing its MOU (Memorandum of understanding) attached to the present message.

Article 5. Immunity from obligation

A.P. may be immune from any obligation so long as A.P. acts in accordance with OELO Charter, respecting E.M.'s lawful instruction.

Article 6. Settlement of conflicts

1. When E.M. and A.P cannot settle their conflict by themselves and wish the ELAF to help them resolve the difference, shall present their 1st documents, and 2nd document as provided for in the present MOU, Article 31.

2. Conciliation Commission shall be organized as stipulated in the present MOU, Article 32.

3. If any party does not agree to an award by the CC, the conflict shall be settled, unless otherwise provided, in Sapporo by other legal means.

We can suppose several kinds building of the PELPA in Brazil, the following is one of them. Final decision, however, depends upon Loanee-Enterprizer. A better choice, however, must be studied by the ELAF and/or the PELPA.

5th floor and above: a hotel, guest house, and individual rooms

A. Almost all floors will be used as accommodation facilities, with consideration given to making it easy for domestic and foreign athletes, general foreigners, international students, and international trading company.

B. Foreign-style rooms, spaces for indigenous peoples and ethnic minorities.

C. To allow foreigners to experience homestays in Sapporo, several Japanese-style 2LDK and 3DK rooms will be provided. Several rooms will also be reserved for nearby university students.



4th floor: Spaces or offices for each region and country.

A. Spaces for regions such as North America, South America, Pacific Australia, Northeast Asia, Southwest Asia, Africa, Middle East, and Europe, or rooms for each country will be provided.

B. The wishes of the users will be respected as to which fields (economy, culture, or other) they wish to use the facilities for.

3rd floor: Stage for various presentations, movies, FM radio broadcasts.

A. On the stage, various types of singing and dancing, plays (with Japanese subtitles for foreign language lines), lectures, etc.

B. There is a screen at the front, audio equipment and overhead projectors can be used, dressing rooms, and equipment for simultaneous interpretation.

C. The FM radio station in this hall will be called "Earth-Loving FM Sapporo" (tentative name).

2nd floor: Multipurpose hall for culture, language, sports, etc.

A. Kabuki (Japanese music, Western music, children's songs, jazz, rock, ballet, hula dancing, karaoke)

B. Teaching Japanese and major world languages (language classes)

C. Sports: Kendo, Judo, table tennis, Tai Chi, Taekwondo, yoga, rooms for the Paralympics, etc.

D. Go, chess, etc. Children's games from around the world (for children of adults visiting Sapporo Dome)

E. Showers, small public baths, saunas, foreign-style saunas, etc.



1st floor: Tea room, Japanese food, coffee shop, rotating ethnic cuisine

A. Tea room in front of the entrance (visitors are entertained here)

B. Focus on Japanese cuisine. Considering that Japanese cuisine has been registered by UNESCO.

C. Rotating ethnic cuisine is also a major feature on the first floor, with 4 rotations of samples of typical dishes from various ethnic groups, mainly sushi. If you like what you sample, you can immediately go to that ethnic restaurant.



ANNEX V. List of Contributors to the Sapporo Palace

There are 2 kinds of promoters: **A. Investing promoters, and B. Promoters without investment.** (See MOU, Articles 1~2, 13~16)

A. Investing promoters

1. Rikio Kaneko, ELFO Hon. President (500,000 yen. Conditions: PPP agreement with Sapporo City; 3-year repayment period; 1st runner)
2. Abraham Kisembo, Pres. of OELO (Organization of Earth-Loving Oases) (2,000 US\$. Conditions: PPP agreement with Sapporo City; 3-year repayment)
3. Edmario Peixinho, ELFO President (2,000 US\$. Conditions: PPP agreement with Sapporo City; 3-year repayment; 1st runner)
4. Afua Amenyah, ELFO 3rd President (700 US &, Conditions: Standard reservations to be adopted by the ELFO GA. See at p.30)
5. Satoshi Miura (500 US\$, Conditions: PPP agreement with Sapporo City; 3-year repayment; 1st runner)
6. Amba Malace, OELO Vice-Pres. (500 US\$, Conditions: PPP agreement with Sapporo City; 3-year repayment period; 1st runner)
5. Minako Sasaki, Hon. Pres. Rikio K's sister (50,000 yen. Condition: Conclusion of PPP agreement with Sapporo City; 3-year repayment; 1st runner)
6. Hiroyuki Sasaki, Hon. Pres. Rikio K's nephew (10,000 yen. Conclusion of PPP agreement with Sapporo City; 2-year repayment period, 1st runner)
7. Ken Kaneko, Hon. Pres. Rikio's nephew (10,000 yen. Conclusion of PPP agreement with Sapporo City; 2-year repayment period; 1st runner)
10. Yuba Nath, ELFO Chief Councilor of Interstate Council

**The following Diplomats are of Ministry of Foreign Affairs
Obligatory to invest at least 300 US \$ by MOU, Article 16, Paragraph 2**

By the end of this month (OCT 31, 2024), by ELFO GA's decision, the following 3 points will be regarded as standard reservations for the 3rd Runners including ELFO Diplomats of MFA, unless otherwise another reservation is posed by them.

1. Original preparatory capital will be accumulated enough for refund;
2. Refund to me shall be remitted during 3 years with 6% interest.
3. if Loanee-Enterpriser fails to refund, interest will be 7% after 4th year, 8% after 5th year.

Albania: [Viola Kaloshi](#), [Besnik Konci](#), [Eglantina Gjermeni](#), [Ardit Kurti](#)

Afganistan: [Noor Ahmadzai](#), [Darrehee Islam](#), [Najibullah Safi](#)

Algeria: [Imen Misraoui](#), [Sabri Boukadou](#)

Angola: [Nicole Enriquez](#),

Antigua and Barbuda: [Clarence E Pilgrim](#)

Argentina: [Embajador Frydman](#), [Bahrain Mona Radhi LL.M.](#), [Marta Gabrieloni](#)

Bangladesh: [Alauddin Vuian](#), [Mohammad Jasim Uddin](#), [Alamgeer Hossain](#)

Belgium: [Jo Sullivan](#), [Frank Van Dd Cren](#), [Cristina Funes-Noppen](#),

Belorus: [Alesja Gorkusha](#); [Romanos Raad](#)

Benin: [Vincent Sayi](#), [Sanata Elisabeth Lahami](#)

Bhutan: [Lhatu Wangchuk](#)

Bosnia-Herzegovina: [Boro Bronza](#), [Haris Lukovac](#),

Botswana: [Maria Morapedi Ciwen](#), [Prof.dr Murat Ramadanovic](#)

Brazil: [Christiane Aquino Bonomo](#) ; [Francisco Luz](#), [Celia del Bubba](#), [Lilian Schiavo](#)

Bulgaria: [Radion Popov](#), [Latchezar Petkov](#), [Antoaneta Dimitrova](#), [Elena Poptodorova](#)

Burkina Faso: [Kayouro Wenceslas Coulibaly](#)

Cameroon: [AongBebey Blaise](#),

Canada: [Damien Pereira](#), [Margaret M Cullen](#)

Central Africa: [Check Hamodi](#)

China: [Chongwu Fu Rosheel Singh](#);

Congo: [Cyril Musila](#);

Comoros: [HE Sir Gladwin Tan](#)

Costa Rica: [Mariela Cruz](#), [Victor Rojas](#), [Dr. Walter Fonseca Ramirez](#)

Croatia: [Hrvoje Cikovic](#), [Josip Buljević](#),

Cypros: [Carl Kemal Akih](#), [Mavromatis](#),

Czech Republic: [Kayouro Wenceslas Coulibaly](#)

Denmark: [Mufeed Shami](#),

Dominica: [Federico Alberto, Cuello Camilo](#)

Egypt: [Amr Mahisin](#), [Karim El Sharkawy](#), [Sherif Eissa](#), [Mohammad Moheq](#), [Hatem Elatawy](#);
[Hany Rabea](#), [Hadi Eltonsi](#), [Achraf Ibrahim](#), [Moayad Eldalie](#), [Mahmoud Ezzat](#), [Reda Bebars](#),
[Ahmed Shehabeldin](#), [Ahmed El-Shaarawy](#)

England: [Abdirazak Ashkir](#), [Karim El Sharkawy](#), [Harriet Cross](#), [Kirk Hollingsworth](#); [Mahmoud Gsaïs](#); [Ahmed Shehabeldin](#); [Ahmed Shehabeldin](#);

El Salvador: [Sergio Gallardo](#),

Ethiopia: [Ewnetu B.Debela](#), [Merhawit Hadush](#), [Ewnetu B.Debela](#), [Merhawit Hadush](#), [Terefe Burka OKOLI](#), [Henok Seifu Merid](#), [Genet Teshome Jirru](#); [Gatluak Reath Bayak](#), [Dr Aziza Geleta](#) ; [Kebede Abera](#); [Helina Dinku](#);

Fiji: [Saula Sovanivalu](#), [Isha Verma](#), [Jaljeet Kumar](#), [HE Kamlesh Prakash](#)

Finland: [Mika Finska](#)

France: [Jacques Maire](#)

Ghana: [Williams Amoah](#), [Jaljeet Kumar](#),

Greece: [Alexandros P. Mallias](#)

Guinea Bissau: [Marcelino Gomes](#)

Haiti: [Marc-Edouin Juste](#), [Sabrina Pierre](#)

Honduras: [Iván Romero-Martínez](#)

Hungary: [Attila Erdős](#), [Barbara Horváth](#), [Barbara Horváth](#)

India: [Dr Leo Rebello](#), [Srikumar Menon](#), [Yogesh Gupta](#), [Deepak Vohra](#), [Gauri Shankar Gupta](#),
[Kokula Krishna Hari K](#)

Indonesia: [Kire Ilionski](#)

Iran: [Milad Rabbani](#), [Habib Karamvand](#), [Yusef Ghane](#), [Majid Ghahremani](#)

Iraq: [Muhammed Said Sahib](#), [Atheer Alsaedy](#), [Safaa Yaseen](#), [Mohammad Hossein Emadi](#), [Safaa Yaseen](#), [Methaq Rashad](#), [Methaq Rashad](#);

Israel: [Noah Gal Gendler](#), [Raphael Schutz](#), [Violet Di'chencko](#), [Kobbi Shoshani](#), [Cheikh Niang](#)

Italy: [Amedeo Trambajolo](#), [Chiara Massarotto](#)

Ivory Coast: [Bernard LECLERC](#), [Arnaud Dibi](#)

Jordan: [Mohammad Aljbouir](#); [Taleb Rifai](#);

Kazakhstan: [Aydos Bespayev](#)

Kenya: [Lameck Ombaba](#)

Kyrgyz: [Chingiz Eshimbekov](#); [Muktar Djumaliev](#)

Kuwait: [Sundus Alfaresi](#), [Salman Shaharyar](#)

Lebanon: [Nehme Khawly](#); [Dr Douraij Al Achkar](#); [Jean Bou Maachar](#);

Lethoto: [Richard Ramoeletsi](#), [Khalil Mohamad](#)

Latvia: [Indulis Berzins](#)

Liberia: [Elias Shoniyin](#)

Lithuania: [Eduardas Borisovas](#),

Macedonia: [Zoran Jolevski](#), [KIRE ILIOSKI Ph.D](#), [H.E. Dr. Toni Atanasovski MSc](#)

Malawi: [Jane Frances Nankwenya](#), [Nir Gess](#), [Grenenger Banda](#)

Malta: [Ahmad Aziz](#), [Marcello Patti](#), [Mark Causon](#), [Thales Castro](#), [Gordon Pace Bonello](#); [Alex](#)

Sceberras Trigona;

Mexico: Mario Beltrán Mainero, Lily Alva, Sergio Inclan Ph.D., Carlos Vilchis, Eleazar Benjamin,

Moldova: Valeriu Chiveri;

Mongolia: Ariunbold Yadmaa, Davaadorj Khishigdelger, Ayurzana Kharaavch, Avirmid Battur

Morocco: Moncif Cherkaoui Jaouad, Abdelmalek Kettani, .Siham Mourabit; M'barek Afekouh;

Myanmar: Phway Ei Thaw Lwin; Khaled Abdelrahman; Thein Min Htun;

Namibia: Riaan Eksteen PhD,

Nepal: Mr. Bhuwan Paudel, Shankar Sharma, Yuba Nath Lamsal

Netherland: Hans G. Smaling, Rita Dulci Rahman,

Niger: Bruno Hoter,

Nigeria: Ebiye Tombiri, Ostitadinma Anaedu, Mary ozonwanji; Francis Leye;

Oman: Elie Sleiman

Pakistan: Faisal Abro

Palau: Antonis Haralambous

Palestina: Mohamed Khanfar, Linda Sobeh Ali; Mohammed Tarshahani

Philippine: Jesus S. Domingo, John S. Kramer

Poland: Marcin Krol, Tomasz Tywańczuk, Robert Nowakowski; Beata Pęksa

Portugal: Ahmed Amine BOUGUERRA, José Costa Pereira

Russia: Andrey N. Chernyshov, Acef Said; Dmitry Sharapov;

Saint Lucia: Caterina Cicerone

Seychelles: James Alix Michel

Senegal: Dramane Samoura, Cheikh Niang

Serbia: Vesna Arsic,

Sierra Leone: Johnny Sahr, Amb. Hon. Victor Bockarie Foh

Singapore: Mathieu Hervillard Le Peillet (cf. Vanuatu)

Slovenia: Anita Stankovic Pavlic, Matjaz Sinkovec

Somalia: Ahmed Khaire,

Sri Lanka: [Rasheed A.M, Dr Palitha Kohona\), M.H.M.N. Bandara](#)

South Africa: [Carmen Smidt, Nokuphumla Mabena, Vika M. Khumalo, Fatima Ibrahim, Afua Amenyah](#)

South Sudan: [Duol Ruach Guok, Nehme KhawlyNehme Khawly, PhD, Jackson Athian Manot](#)

Spain: [Juan Manuel López Nadal](#)

Sudan: [Sarah Hisham, Musab N. Ibrahim, Osman Mohammed, Arwa Salih](#)

Sweden: [Ola Johansson](#)

Switzerland: [Othmar Hardegger, Aa Reza Firdaus; Steivan 斯文 Defilla 德; Hansjoerg Meier;](#)

Tanzania: [Edward Lowassa](#)

Tajikistan: [Khusrav Noziri;](#)

Thailand: [Embajador Frydman, Prae Ontira Amatavivat](#)

Togo: [Théodore TEBOU,](#)

Tunisia: [Lamia Kedadi Siala,](#)

UAE: [Vanda Lopes,](#)

Uganda: [Eric Araali](#)

Ukraine: [Natalia Holub Kotlarchuk, Natalia Radyvnychuk;](#)

Uruguai: [Alberto Guani](#)

USA: [Patricia Moller, Krishna Urs, James Knight; James Knight; Bill Franciscus;](#)

Vanuatu: [Bernard Leclerc, Odo Tevi, Mathieu Hervillard Le Peillet \(cf.Singapore\)](#)

Venezuela: [Claudia Salerno Caldera,](#)

Yemen: [Waleed Mozahem](#)

Zambia: [Oscar Shitima, Benjamin Katongo,,](#)

[Mohieddine BEN JEMAA](#)

[Shawqy AlWaily](#)

B. Promoter without investment obligation

Sajiro Aoki, Amb. of Sapporo City for Tourism.

Kunihiro Matsumoto. ELFO Secretary of the Secretariat

[FROM Rikio, OCT 18,2024] Dear Anna, thank you so much for your mail. Now I'll comment on your each points

1. the address of the building has already been passed on to Edmario

Comment: Yes, I know it Rua 906, n- 111 - Balneário Camboriu – SC. Not only I, but Cooperators (bankers, investors) and Loanee-Enterprisers want to know the map where the building is indicated.

2. yes, there is Univali nearby. It is a region with a large commercial, tourism and business movement

*Fabor: In general buyers and Cooperators want to know more in detail. Can you send us maps around the building?
Can you send us URL of website by which we can see the building and the map around it.*

3. regarding brokerage: of the total purchase price, the owner pays 5% commission.

Question: What does "the owner" mean? Does it mean Edmario, another Loanee-Enterpriser, or your company?

Question 2: To whom does the owner pay 5% commission?

This (5%?) is already divided into 50% for the responsible broker of the building (*Can you tell us its name?*) and 50% for the real estate company that I represent, that is, for my real estate company it gets 2.5%. In this amount, my real estate company passes me 37%. This value is what I divide with Edmario, he has to provide an invoice and pay the tax (*Can you indicate approximate amount*) corresponding to the amount he receives.

Comment: I cannot understand well this point 3.

5. Edmario is the one who will make the contact (*with whom?*), obviously I have no knowledge of how the members work, the business objectives they will achieve here. I have no arguments for these conversations

6. The owners decide the name of the Building, that is, you change it when you acquire it

Thank you for your understanding

I await the purchase proposal. Remembering that the amount of R\$25 million is until the end of October, in November the amount will be different

Comment: I am afraid that Edmario cannot find Loanee-Enterpriser by the end of October. A certain period is necessary for him and me as his assistant.

[FROM Rikio, OCT 18,2024] Sr. Rikio and Sr. Edmario:

1. the address of the building has already been passed on to Edmario

2. yes, there is Univali nearby. It is a region with a large commercial, tourism and business movement

3. regarding brokerage: of the total purchase price, the owner pays 5% commission. This is already divided into 50% for the responsible broker of the building and 50% for the real estate company that I represent, that is, for my real estate company it gets 2.5%. In this amount, my real estate company passes me 37%. This value is what I divide with Edmario, he has to provide an invoice and pay the tax corresponding to the amount he receives.

5. Edmario is the one who will make the contact, obviously I have no knowledge of how the members work, the business objectives they will achieve here. I have no arguments for these conversations

6. The owners decide the name of the Building, that is, you change it when you acquire it

I await the purchase proposal. Remembering that the amount of R\$25 million is until the end of October, in November the amount will be different

From Past Materials

[From Rikio] Oh, a lot of thanks, dear Anna!!

I supposed that Edmario had already transmitted you my message [on division of brokerage between you and him] and you had read it.

Anyway in future your and Edmario's success will depend on his great efforts to invite peoples to join the project.

Talk with him please about future hopefull plan.

Have a nice day,

Rikio

Before I sent her the above message, she had answered affirmatively on my question on her **readiness to pay a certain of brokerage to be paid to Edmario if he succeeds in persuading an ELFO member or non-member to buy the building**. Her answer was simple: **the intermediation already has a partnership, she would save 50% for her real estate business, where she keep 37% of these**.

[OCT 16, 2024 FROM Rikio] Dear Anna, Thank you so much for your readiness to share brokerage with Edmario. I want to know more in detail about the building and brokerage:

1. Address of the building. Neither Edmario nor me knows it. Will you tell us where it is.

2. Is their an university or sports establishment near the building?

3. I want to confirm your readiness to pay 50% of brokerage to be paid to Edmario if he succeeds in persuading an ELFO member or non-member to buy the building. Here I want only your reconfirmatin "Yes".

4. I don't understand your additional explanation "**where you keep 37% of these**." What does it mean? Does the 37% have something to do with Edmario?

5. Can we divide your work and Edmario's effectively? For example, he has exclusive right to inquire ELFO members, a certain number of hotels, bankers, investors, or Loanee-Enterprisers whom you have not inquired personally by your own letter.

6. I wish that the building be named as Little Palace of Earth-Loving Peace and Amity if he succeeds in persuading some person to buy the building?

Hello Mr. Rikio. I was never asked this question [of division of brokerage between her and Edmario --Rikio] .If that had been the case, the answer is simple: **the intermediation already has a partnership. I would save 50% for my real**

estate business, where I keep 37% of these. If we make this sale, I can perfectly split my share of the brokerage with Edmario. This is a common process, as long as it is made clear, as is being done now. I can't wait, Anna Fiedler

Em qui., 10 de out. de 2024 às 19:28, kaneko-ri@jcom.home.ne.jp <kaneko-ri@jcom.home.ne.jp> escreveu:

Dear Anna

I haven't received your answer to my question on your readiness to pay a certain of brokerage to be paid to Edmario if he succeeds in persuading an ELFO member or non-member to buy the building.

Will you kindly send your answer to me and Edmario?

Rikio



In June 24, 2024 Ms. Anna Fiegler sent me the following message

My questions or comment are written in green phrases. She writes:

Mr. Kaneko, Mrs. Irina and Mr. Edmário.

My name is Anna Fiedler, I am a broker at Santailha real estate, in Florianópolis.

My CRECI is 41453 (easily checked on the CRECI website)

r 39 / 41



[What does CRECI mean?]

My Instagram is <https://www.instagram.com/annafiedlercorretora/>

The website of the real estate agency I am linked to is:

https://santailha.com.br/?utm_source=Google&utm_medium=cpc&utm_campaign=Institucional%20

My <https://www.linkedin.com/in/anna-fiedler-6909172b/> I use little.

[In this URL you can see the right photo]

I have a request for your interest in purchasing a property with the following characteristics:

- Building in excellent condition;

[Is the building old, new, or under construction?]

- Minimum 5 floors;

[But at one of the pictures sent by you, I see 7 floors. Do you want us to buy or rent the very building in the picture?]

- Apartments that can be used for tourism and hosting business teams;

[OK, that's very good.]

- Commercial store on the ground floor;

- Preferably meeting room;

- Tourist and urban standard location;

- Close to the capital of Santa Catarina and the beach;

[Will you please tell us the exact address of the building?]

- Security;

- Access to different types of commerce and leisure.

I have been working on finding a property suitable for the use that will be given to it. I found a building in **Balneário Camburiú**: a city close to **Florianópolis** (capital of SC [See pic.]), recognized as a city with very high purchasing power and real estate appreciation much higher than the average in Brazil. The city is a favorite in upper-class tourism, in Brazil and around the world. Footballer Neymar, Cristiano Ronaldo, model Giselle Bündchen and actress Demi Moore have giant apartments there. All businesses are prepared to serve this public.

This building has 17 floors + 2 stores on the ground floor. It is being built, with delivery expected in October



2024. The advantage is that it is completely new and has a guarantee from the construction company.

The building's entrance hall will be made of light marble.

Initially it will be delivered unfurnished, but I can resolve that too.

They might think about transforming a floor into meeting rooms.

Property value R\$23 million which is equivalent to **U\$4,180,000.00.**

To be converted on the date of purchase.

Below are some photos of the building under construction. Projections of what the apartments might look like and projections of what the entrance to the building will look like.

I await your comments and interest in expanding this presentation.

Hello Mr. Kaneko, Mrs. Irina and Mr. Edmário.

[AUG 2, 2024] Ms. Anna Fiedler's Readiness to cooperate with ELFO FAMILY

I am writing to you to find out how I can guide you regarding the



building in Balneário Camburiú.

I need to know more details about the project here in Brazil so I can guide you regarding this acquisition.

What is the deadline for this process to happen?

Should we contact the building owners to let them know we have a client with a concrete interest?

I am available and continue to support this community so that the ideal of this community can happen in a prosperous place like Santa Catarina

Waiting for a response,

Anna Fiedler, corretora na Santailha imóveis. 55 48 991153510

Rikio Kaneko