



Rancho Feliz
Charitable Foundation, Inc.

VECINOS DIGNOS SIN FRONTERAS

“Worthy Neighbors Without Borders”

EXECUTIVE SUMMARY

RANCHO FELIZ CHARITABLE FOUNDATION, INC.

Rancho Feliz is a 501(c)(3), Scottsdale, Arizona based, volunteer charity founded by Gil Gillenwater in 1987, initially to provide food, clothing, shelter, education and health services to the abandoned children of Agua Prieta and neighboring Mexican/American border towns. However, Rancho Feliz is different in that it is operated by volunteers. It pays no administrative fund-raising salaries or bonuses. In this way there are no hidden agendas or motives other than pure “service” to others. This also allows Rancho Feliz to stretch the money raised much further than traditional charities. Rancho Feliz is not affiliated with any church, religious or political groups. The Board of Directors is a working board and receives no compensation for the work and professional services of its members. A list of the Rancho Feliz Board of Directors and supported charitable projects appears in Appendices D and E.

Rancho Feliz is not a “welfare” organization in the traditional sense of the word, rather its stated objective is, “The democratic redistribution of opportunity.” Rancho Feliz operates on the “reciprocal giving” principle that philanthropy is most effective when each party gives to the other and when both parties are actively involved in the exchange. In this way the de-humanizing relationship between benevolent giver and powerless receiver can be transcended. Through selfless service it is Rancho Feliz’s goal to work and alleviate both sides of the poverty equation – from the material poverty of Mexico to the purpose poverty often found in the United States. Human dignity is a function of a feeling of worth – when individuals feel they have value. Rancho Feliz undertakes the kinds of projects that afford both groups the opportunity to give, to feel they have something of value to give and, therefore, achieve a heightened sense of purpose and self-esteem.

The organization encourages in-service volunteer programs for youth groups, adult groups and interested individuals from Arizona, the US and other countries to work on the projects that Ranch Feliz supports. The individuals and groups that come to serve stay at the Rancho Feliz constructed “Exchange Dormitory” in Agua Prieta. Rancho Feliz’s “Exchange Program” is currently averaging over 1000 volunteers per year.

VECINOS DIGNOS SIN FRONTERAS

Rancho Feliz partnered with the border City of Agua Prieta, Sonora (population 200,000 and a 4 hour drive south of Phoenix, Arizona), to jointly develop a residential community named the Vecinos Dignos Sin Fronteras (Worthy Neighbors Without Borders). The Vecinos neighborhood is not welfare but rather a community for displaced families who – through residency requirements – can become empowered to provide for themselves and live as homeowners with dignity in their native country. The Agua Prieta city government donated the 3.5 acres of land and Rancho Feliz provided over \$2 million in funding and volunteer services from US homebuilders, community planners and architects. Construction was provided by Mexican workers (providing much needed jobs in the local community), US volunteers, and from the residents in the Vecinos community.

Unlike many charitable projects the Vecinos program leveraged enormous value from donations through:

- Coordination through Rancho Feliz an IRS registered 501 (c)(3) volunteer organization
- Charitable donations were tax-deductible in the United States
- Value proposition of the US dollar invested into housing in Mexico
- Mexican government providing the land and off-site infrastructure construction
- Volunteer professional services provided by US-based home builders, community land planners and architectural design firms
- Rancho Feliz's Volunteers in Residence program enabled service groups to assist in construction while growing spiritually through performing service work
- Rancho Feliz's Exchange Dormitory provided no-cost housing to service groups while assisting with the project
- Home construction was leveraged by a 100% matching funds grant from the Armstrong Family Foundation, Scottsdale, AZ

The housing project consists of forty-two, duplex style, 700 square foot, single-family homes able to accommodate an estimated 150 qualifying residents. The homes cost \$26,000 each to construct (\$37 per square foot). In addition, the community includes a 10,000 square foot, state-of-the-art Child Care Center and a 5,000 square foot Education/Recreation Center.

The Future

Rancho Feliz's long term goal for the Vecinos community is to subdivide the residential property so that each family receives a deed and the opportunity to purchase its own home. Rancho Feliz will offer no interest loans and a portion of each monthly rental payment made as of the date of purchase will apply towards and constitute the down payment. Rancho Feliz is currently assisting in the formation of a Vecinos Home Owners Association and in this way the residents can direct the management, operation and destiny of their own neighborhood and their own lives.

The development of this novel community is managed by Scottsdale volunteer, Irene Carroll.

PROJECT OVERVIEW

Vecinos Dignos Sin Fronteras Worthy Neighbors Without Borders

Economic Disparity in Border Towns

“Why don’t those Mexicans just stay in their own country?” This statement is heard often. One of the main reasons is that their country doesn’t offer them the **opportunity** to live in dignity. Mexico is a country strangled in the growing pains of transition. Though furiously trying to maintain pace, the Mexican economy cannot provide jobs or housing for all its citizens. Consequently, millions of desperate people have, and continue to, flood north towards the American border. For the most part, these undocumented workers are not criminals or drug addicts – rather they are common people taking a large risk in search of a better life – a way to provide for their families.

The USA’s answer to date has been to beef up border patrols and build higher walls. This has created a rebound effect whereby the surge of migration is stopped at the American border and is tumbling back on itself into Mexican border towns like Agua Prieta, just south of Douglas, Arizona. Adequate housing is non-existent as shantytowns, or barrios, constructed of wooden shipping pallets and cardboard have sprung up over night. Several families are often forced to live together in one-room, dirt-floor shacks with no electricity or running water. This refugee situation is untenable as families are denied access to the most basic needs of the human condition. An overwhelming sense of desperation and hopelessness permeates the air.

The Scottsdale-based Rancho Feliz Charitable Foundation, Inc., was founded to better address these inequities. Why should a family be sentenced to a life of poverty and despair, simply because its members were born on the wrong side of a barbed wire fence? What Rancho Feliz discovered is that most Mexicans don’t want to live in America. They call the US, “The Golden Cage.” If given the **opportunity** they would chose to live in their own country. From this awareness grew the Vecinos Dignos Sin Fronteras affordable housing subdivision for displaced families.

Alliance between Rancho Feliz and the City of Agua Prieta

In late 1999, Rancho Feliz formed an international charitable alliance with the City of Agua Prieta. This collaborative effort brought together professionals, donors and citizens from both sides of the border, donating time, money, and expertise to bring this unique community to reality.

The City of Agua Prieta shared Rancho Feliz’s vision by donating 3.5 acres of land and the civil engineering for the site. The City has also contributed a large portion of the off-site and infrastructure improvements. This donated tract of land now accommodates a total of forty-two single-family homes, a Child Care Center, an Education/Recreation Center, four open-space pods, a basketball/soccer sports court and a community park.

Key to the success of all Rancho Feliz’s projects and programs are **Demetrio and Queta Ibarrola**. As Mexican citizens and life-long residents of Agua Prieta, the Ibarrola’s have been instrumental in

helping Rancho Feliz negotiate its cross-cultural charitable construction and educational endeavors. Not only have the Ibarrola's been invaluable partners in the work arena, but over the years a strong bond of personal friendship has been forged between the Rancho Feliz volunteers and the Ibarrola's. The volunteers often refer to Queta as the "Mother Teresa" of Agua Prieta.

Community Design and Development

The primary consideration behind the project design was to create a tangible sense of neighborhood. What was created is a community design that provides a living, learning, working, recreating, and socializing environment unique to the area, possibly unique to all of Mexico. The Vecinos community has already fostered model citizens who have become service oriented residents or "Guardian Warriors" for the Agua Prieta community at large.

To create such a visionary atmosphere, renowned community designer **Ronald D. Krater** volunteered his professional land planning services. Mr. Krater is nationally and internationally known for designing model neighborhoods with emphasis on correct space utilization to encourage residents to live together in the tradition of community (local Arizona projects include the 8,500-acre DC Ranch, the 8,300-acre Caterpillar Property, and the 8,000-acre Desert Mountain community). His planning experience includes research on social structures and how the design of a community affects the quality of life of the residents and how they interact with one another. The Vecinos neighborhood is an example of community living that is currently not available and therefore nonexistent in Agua Prieta.

Gary Bevirt of Haven Design, LLC, a Scottsdale-based design firm, volunteered to help with the professional design of the homes. Block construction, vaulted ceilings, a larger 700 square foot livable, two-bedroom floor plan plus a 173 square foot patio and other inexpensive but progressive design features, give the residents a sense of pride. This pride of ownership carries over into their upkeep and maintenance of the property as well as their overall self-esteem.

The Vecinos program is headed up by volunteer Project Manager and Scottsdale resident, **Irene Carroll**. Ms. Carroll provided oversight of the entire project including planning, design and construction. She is currently involved in the implementation of a Home Owners Association with Covenants Conditions & Restrictions. With over twenty years of homebuilding experience Ms. Carroll has been able to recruit the volunteer assistance of many local professionals such as land planner Ronald D. Krater, JZMK Partners, Irvine, California, AECOM International (formerly EDAW Landscape & Planning) and Wood/Patel & Associates, Phoenix, Arizona. These individuals and organizations collectively share their expertise to give the Vecinos project a standard of quality and amenities equal to, or exceeding, those found in the US. Ms. Carroll's knowledge, commitment and professionalism have been instrumental to the success of the project.

Vecinos Community Site Plan

The primary consideration behind the project design was to create a traditional village atmosphere. Through distinctive duplex grouping, shared courtyards and patios, a community education/recreation center, an on-site child care center, an on-site sport court and an authentic central park or “zocalo”, neighbors are drawn together to get to know, understand and help each other. The Vecinos community includes:

Land - 3.5 acres (1.4 hectares) were originally owned by the Ejido Agua Prieta. An Ejido is similar in structure to an American Indian Reservation and the ability of the Ejidos to sell or donate their land is a relatively recent event. The demand to convert Ejido land to private land is high and it wasn't until July of 2008 that the transfer of the Vecinos title was officially completed. The Vecinos land and its improvements are now owned by the Vecinos Dignos Sin Fronteras, Asociación Civil (“Vecinos, A.C.”). The Vecinos, A.C. is a registered Mexican charitable organization. Rancho Feliz has the controlling interest in the Vecinos, A.C.

21 Duplex's - 42 Homes provide much needed housing for approximately 150 residents.

Open Space System and multi-use walkways connecting each of the four pods of duplexes throughout the neighborhood creating a system of trails for the neighbors to enjoy and maintain connectivity with one another.

No Vehicular Traffic through the neighborhood provides a better balance between the human and the automobile. All parking will be on the perimeter of the community with no on-site parking lot.

Underground Utilities throughout the subdivision affords unobstructed views fostering a stronger sense of residential neighborhood.

Sport Court for basketball, soccer and volleyball provides a safe place for Vecinos children and adults alike to exercise and recreate together. Vecinos currently sponsors a boy's soccer league and a woman's volleyball league.

Wireless Internet Service Rancho Feliz has provided each home with a personal computer and a wireless internet connection. Vecinos is the first wireless internet community in the City of Agua Prieta.

U-Shaped Courtyard System each of the 4 neighborhood pods has its 10 homes arranged whereby they face each other in a U-shape with an open-space courtyard in the middle. The forward facing placement of the homes promotes interaction with surrounding neighbors. Small backyards encourage families to congregate and recreate on their front porches and in their front yards further promoting community interaction. The open-space courtyard is utilized as a play/barbeque area and a place to plant and maintain trees and vegetable and flower gardens. Each courtyard promotes the residents within those pods to get to know each other on a daily basis thereby encouraging them to become their own extended family support group. In addition, each pod has elected a Director to monitor and direct the families

within their individual pod. The pod Directors, in turn, meet once a month to exchange thoughts and ideas on how to best manage the community. Rancho Feliz is encouraged by this self-regulating activity as it represents the birth of the to-be-formed Vecinos Home Owners Association.

Child Care Facility an on-site 10,000 square foot Child Care Facility was constructed by Rancho Feliz in 2005 at a cost of \$620,000 in donations. It is fully operational with 165 children in daily attendance. The Mexican Government has agreed to subsidize each child in the amount of \$250 per month. Rancho Feliz has also formed a unique bi-national, educational alliance with New Directions Institute, ASU and Seton High School for the institution of an “Infant Brain Development” program. Vecinos now has one of the most state-of-the-art infant learning centers in all of Mexico. In addition, the facility employs 15 of the Vecinos residents providing much needed jobs. With this facility in place parents can also go to work secure in the knowledge that their children are safe and well cared for at home in their own Vecinos neighborhood. This child-care service will also allow the older children to continue their education as opposed to being forced to stay home and care for younger siblings, an unfortunate necessity so often found in the barrios. There is no charge to the family for this state-of-the-art child care and infant education as long as one of the parents is working. Similar child care in the United States costs over \$1,000 per child per month.

Why child care is so important to Rancho Feliz. During the first 3 years of a child’s life the foundations for thinking, language, vision, attitudes, aptitudes and other characteristics are laid down through the connection of brain cells. Then the windows close. By three years of age 90% of the fundamental architecture of the brain is completed. At Rancho Feliz we believe we have a social and moral imperative to prevent brain damage caused by lack of proper development during this critical three year period. Accordingly, in conjunction with the Phoenix-based New Directions Institute for Infant Brain Development, Rancho Feliz has introduced infant and pre-school educational formats into the Vecinos Child Care Facility. In addition, on August 28, 2006 the Vecinos Child Care Facility began kindergarten classes for three years olds. These classes are recognized officially by the Mexico Public Department of Education. Out of 88 Child Care facilities in the State of Sonora, this is the first (and only) facility able to meet all of the requirements to be State certified to offer these classes. The Vecinos Child Care Facility is a wonderful recruiting ground for our “Guardian Warrior” Educational Scholarship Program. Once the Vecinos children graduate from kindergarten, they will have the opportunity to continue their education through grade school, high school and university with scholarships sponsored by Rancho Feliz.

Community Education/Recreation Center construction was completed in September 2009 on this 5,000 square foot state-of-the-art learning and recreation center at a cost of \$420,000 in donations (including equipping and furnishing the building). This facility conducts after-school programs for the neighborhood children as well as various classes for their parents. The facility was designed to also be utilized by the residents of the surrounding community. Class topics include computer literacy, budgeting, finance, hygiene and hair styling, health, English, high school equivalency (GED), family planning, self-improvement, cooking and nutrition and various arts and crafts classes. The recreation programs include yoga, dance, pilates, karate, and gymnastics. Arrangements have been made whereby the City of Agua Prieta’s social

services program, known as DIF, will sponsor and conduct classes. The facility is also intended to become the gathering place for community farmer's markets, barbecues, weddings, quinceañeras, baptisms, etc.

Computer Learning Center in an unprecedented move the Federal Government of Mexico, under its department, I.S.E.A. (Adult Education of Sonora), chose the Vecinos neighborhood to be the site of a fully accredited Computer Learning Center. Opened in 2004, the Federal Government of Mexico teamed with Rancho Feliz in an international, educational, cooperative effort. With Vecinos providing the building, the government provides the computers, teachers, video learning equipment and curriculums and other furniture and equipment necessary to completely outfit and operate the Computer Learning Center. The only ongoing expense that Vecinos incurs is the electricity for the building. Now, ambitious adults in Agua Prieta have a means for increasing their knowledge and employability and ultimately shaking off the shackles of inherited poverty. Already, hundreds of adult students have completed their courses earning certification. This certificate helps them earn higher pay in the local maquiladoras (factories) and increase their social mobility and status. When the adults are not scheduled, the neighborhood children have the facility running at full capacity. The Vecinos Computer Learning Center has been so successful that it has outgrown its current space. It will soon be moved into expanded classrooms in the recently completed Vecinos Education/Recreation building.

Vecinos Home Owners Association Covenants

Currently under formation, the Vecinos Home Owners Association will be unique in that it will provide a social structure with opportunities for educational advancement and self-improvement. For the residents these are life-changing opportunities never before available to them within their own neighborhood. In addition to the monthly payment obligations, the home loan and Home Owners Association documents will contain certain covenants or obligations by which the homeowner must abide to remain in good standing. A few of the covenants currently under consideration are as follows:

Resident service work the obligation that residents "give back" by fulfilling 250 hours of service work in their community and with other projects in Agua Prieta. This requirement is already in place and enforced for those living in Vecinos.

Mandatory educational classes in subjects such as hygiene, nutrition, family planning and budgeting.

Minimum property upkeep requirements, i.e., no broken windows, no un-repaired cars parked on the street or the property, minimum landscape requirements, property alteration and use restrictions, etc.

Only one immediate family may occupy the home.

School aged children must attend classes or the family is in default on its home loan. It is Rancho Feliz's firm conviction that education is the children's only way out of their

inherited cycles of poverty. Currently, 52 of the Vecinos children attend the Colegio Americano Anais, a private bi-lingual school in Agua Prieta under scholarships provided by Rancho Feliz. The current cost of each scholarship is \$2,400 per year.

A monthly Home Owners Association fee will be charged to each Vecinos homeowner. Property taxes and common area and exterior insurance premiums will be paid by the Home Owners Association.

Resident Selection Process & Ownership Qualification

A non-political, non-denominational selection committee was established whereby worthy families were chosen for home ownership. On average, one family was selected out of hundreds of applications. Each chosen family went through a series of seven separate interviews. Families were, and are, required to rent while the land title is being perfected and the property subdivided so that individual títulos, or deeds, may be issued. This rental “qualification period” will also enable the selection committee to confirm that the chosen family – by its actions – has earned the right to become a worthy and contributing Vecinos neighbor.

Home Purchase & Terms of Financing

One of Rancho Feliz’s primary tenets is that those receiving charitable assistance must actively participate in the transaction. In this way the recipients are allowed to maintain their dignity and are not ignobled into welfare takers. Consequently, following the successful completion of their qualification periods and the successful subdivision of the land, the families will be eligible to purchase their homes. The homes cost \$26,000 each to construct. It is currently anticipated that Rancho Feliz will permit the residents to purchase their homes at the same \$26,000 cost of construction. The homes are currently valued at approximately \$40,000 each.

Down payments will be represented by 50% of the rental amounts that the home purchasers have paid to date. The financing currently under consideration is as follows: No-interest home loans, secured by first deeds of trust, will be established by the Vecinos, A.C. for the benefit of the homeowners. The amount of the loan will be split into two parts. The first part will be payable monthly over ten to fifteen years. These will be principal only loans with no interest accruing or payable. The monthly principal payments are estimated to be approximately \$2,000 pesos per month (\$170 US dollars). These monthly payments will be tied to a cost of living index so that the payments keep pace with the current subdivision upkeep expenses.

The second part of the loan will likewise have no interest accruing or payable. The homeowners will not be required to make any monthly payments on the second part of the loan. However, the second part of the loan will be called due and the homeowners will be required to pay off the loan “in full” under certain punitive circumstances. These circumstances include, for example, if a homeowner leases or attempts to lease the Vecinos home, if a homeowner attempts to sell the home prior to offering the Vecinos, A.C. its required “first right of refusal”, if a homeowner attempts to place any secondary financing on the Vecinos home (such as a home equity loan), if a homeowner fails to maintain the Vecinos home in an acceptable condition, if a homeowner fails to fulfill their community service requirements and/or certain ongoing educational requirements of their children, if a homeowner violates certain other policies and procedures of the Vecinos program, or if a

homeowner violates the Note or Deed of Trust or fails to abide by the rules and regulations of the Home Owners Association.

If, at the end of ten years from the commencement of the loan, the homeowner has not violated the policies and procedures of the Vecinos program, Rancho Feliz will forgive the second part of the loan and the remaining first part of the loan will continue in place under its same “no interest - no payments” terms and conditions until paid in full. The home loan is not assumable, is due in full upon the sale of the property and may be prepaid at any time without penalty. The amounts allocable to the first part and the second part of the loan are still under consideration.

The proceeds from the monthly loan payments will not be applied towards the construction of new homes - rather they will be utilized by the Vecinos, A.C. to help fund the ongoing maintenance and educational programs within the Vecinos neighborhood as well as additional charitable projects in the community.

Progress to Date

With the community completed and the homes currently occupied, it is apparent that the neighborhood design and the implementation of the volunteer community service requirements are working. The families have been helping one another with the upkeep of their homes and have kept their yards well landscaped and clean and raked. They gather together at the end of the day to socialize and strengthen their neighborhood bonds. Each adult resident has fulfilled his or her 250 hours of community service per year. In addition, several families have joined forces during the last two Thanksgivings and provided turkey dinners and warm clothing for poor families within the community. Currently, 150 residents have respectable housing that they are earning and are very proud of.

The affordability and innovation of Vecinos housing and its associated benefits, coupled with the opportunity to live and raise their families with dignity, has allowed and motivated the Vecinos residents to stay in Mexico and work in Agua Prieta.

Now when we hear, ***“Why don’t those Mexicans just stay in their own country?”*** we can smile and say, ***“Many of them are.”***

The information contained herein is deemed accurate as of the date of this document. However, it is important to keep in mind that the Vecinos project is a new and dynamic program. Consequently, many of the features, figures and requirements outlined above are currently under trial and consideration and may be altered, modified, added to or removed as time, conditions and experience dictate.

APPENDIX A

1. HOUSING DESCRIPTION

Exterior Structure:

- 700 Square Feet: 2 Bedroom, 1 Bath, Living Room, Kitchen
- Masonry Block Construction
- Interior Vaulted Ceiling
- Covered Front Porch
- 173 Square Foot Covered Back Patio with Laundry Capability
- Steel Framed Roof
- Interior Wood Framed Walls

Interior Appointments:

- Ceramic Tile Floor
- Tiled Shower Surround
- Bathroom Cabinet Base and Mirrored Cabinet
- Formica Counter Top in Kitchen
- Upper and Lower Kitchen Cabinets
- Refrigerator
- Gas Stove
- Finished Closet Space in each Bedroom
- Ceiling Fans in Four Locations
- Pre-wiring for Gas or Electric Heater
- Pre-planned Space for Optional Evaporative Cooler
- Metal Doors at Front and Rear Entrance

2. HOUSING COST (on file)

3. SITE PLAN MAP (on file)

4. HOUSE BLUEPRINTS (on file)

5. PHOTOGRAPHS OF HOMES (on file)

APPENDIX B
Vecinos Dignos Families
December 17, 2009

Hm #	Date Occupied	Resident Names
1	05-15-07	Jesus & Liliana Cordova - Saul Donald & Paulina Abigail
2	02-25-04	Vecinos Office
3	VACANT	Applications being reviewed
4	10-21-00	Juan & Ana Maria Camacho - Victor & Cristal
5	08-01-07	Jesus & Blanca Martinez - Jesus Manuel, Miguel & Emmanuel
6	01-14-08	Ramon & Laura Barragan - Ramon
7	02-21-01	Alfonso & Trinidad Verdugo - Jesus Alfonso
8	06-24-04	Juan Carlos & Guadalupe Saucedo - Jose Carlos, Marco Antonio & Victoria GPE
9	11-01-02	Nohemi Rios - Brenda & Carmen
10	VACANT	Applications being reviewed.
11	03-15-04	Computer Learning Center
12	03-15-04	Computer Learning Center
13	06-24-04	Reyes & Mary Gonzalez - Reyes, Aylin & Maria Fernanda
14	08-18-07	Roman & Gabriela Paredes - Andres Alberto
15	12-05-04	Rafael & Azucena Meza - Jesus Rafael & Denisse
16	11-11-08	Ismael & Saray Torres – Christopher, Leamsi
17	05-14-04	Antonio & Maria Teresa Mixtega - Antonio, Jesus & Guadalupe
18	10-02-08	Cesar & Berenice Martinez – Delan, Delany, Deolany
19	09-30-06	Adan & Maribel Romero - Naydelin & Saul
20	10-03-04	Jorge & Martha Cervantes - Jorge, Angel & Cristian
21	11-07-09	Luis & Alejandra Escalante, Angel, Santiago
22	12-05-04	Juan & Luz Elena Quijada - Sofia & Luz Gabriela
23	08-01-08	Andres & Gloria Morales – Andres, Jandrew
24	03-14-05	Cesar & Magdalena Penalver - Sarahi & granddaughter Miechelle
25	02-04-06	Cosme & Blanca Lopez – Cosme, Diego
26	08-09-04	Raul & Macrina Arvizu - Raul & Miranda
27	08-29-08	Josue & Alba Martinez – Jimena, Gracia
28	05-14-05	Dinael & Yadira Celaya - Christian, Carlos & Yadira
29	05-10-05	Sergio & Guadalupe Montano - Paulette, Sergio & Dara
30	05-09-05	Oscar & Luz Villalobos - Oscar, Jesus & Esthela
31	04-18-05	Javier E Iralda Velazquez - Iralda & Fernanda
32	04-18-05	Julio & Nayra Celina Tavares - Cesar & Ximena
33	05-19-05	Juan & Janeth Coria - Juan, Rubiel & Angeles
34	05-19-05	Julio & Blanca Santacruz - Cesar, Jonathan & Cristian
35	11-15-05	Marcos & Perla Corrales - Marcos & Kenya
36	VACANT	Applications being reviewed
37	01-28-06	Jesus & Graciela Salazar - Francisco, Jesus & Diego
38	01-28-06	Eli & Martha Lidia Montes - Jania
39	09-30-06	Blanca & Rafael Villegas - Lizeth
40	12-17-06	Alma Leticia & Juan Gabriel Baltierrez - Valeria, Gabriel & Jorge
41	06-01-07	Rancho Feliz Office
42	06-01-07	Casa Gringo (Rancho Feliz Volunteers)

APPENDIX C

“VECINOS” COMMUNITY CONTRIBUTORS (Donors & Volunteers)

As the community name implies, “Worthy Neighbors Without Borders” is a collaborative effort between professionals and other donors, citizens of both sides of the border, donating time, money, and expertise to bring this unique community to reality.

City of Agua Prieta, Mexico, C. Vicente Teran Uribe, Mayor 2nd Term, & Irma Villalobos De Terán, Former Mayor & State Legislator: donated approximately 3.5 acres of land, Civil Engineering for the site, donated large portion of grading and paving services for Vecinos, assist in the coordination of the remaining infrastructure and utility needs.

Jim & Jo-Ann Armstrong, Paradise Valley, AZ: (The Armstrong Family Foundation & the Kitta Foundation): Matching funds grants on the homes, \$250,000 grant for the Child Care Center, participants in the “Tour de El Tigre” fundraising mountain bike ride for the Child Care Center and participants and challenge grant donors in the “Ride the Rez” fundraising mountain bike ride for the Education/Recreation Center.

Bennett & Jacquie Dorrance, Paradise Valley, AZ: (The Dorrance Family Foundation): Participants in the “Tour de El Tigre” fundraising mountain bike ride for the Child Care Center, \$160,000 matching funds grant for the Education/Recreation Center and participants and challenge grant donors in the “Ride the Rez” fundraising mountain bike ride for the Education/Recreation Center.

Morris Scott & Cliffie McKay, DMD Systems, Phoenix, AZ: donated personal computers to each of the 40 Vecinos residents and provide consulting expertise in the area of transforming Vecinos into a wireless internet community.

Kraig Knutson, Ph.D., CPC - Donald E. Mulligan, CPC, CPE, Arizona State University, Del E. Webb, College of Construction, Tempe, AZ: through their “service learning” program. A joint effort between the ASU college students and Mexican laborers, provides periodic, structured volunteer construction expertise and student labor for Vecinos houses.

Gary Bevirt, Haven Design, LLC, Scottsdale, AZ: donated design services for the duplex house plans.

Irene Carroll, Scottsdale, AZ: Vecinos Community Director and Volunteer Project Manager: Homebuilder and Land Planner, Irene Carroll serves as the Rancho Feliz, Volunteer Project Manager providing oversight of all aspects of the housing community including planning, design, construction and implementation of a Home Owners Association. Ms. Carroll’s knowledge, commitment and professionalism are key to the success of the project. Ms. Carroll donated funds for one home, contributed \$25,000 towards common area playground equipment, contributed \$20,000 towards the Education/Recreation Center and participated in the “Tour de El Tigre” fundraising mountain bike ride for the Child Care Center and the “Ride the Rez” fundraising mountain bike ride for the Education/Recreation Center. In 2004, The Arizona State University - Del E. Webb School of Construction awarded Ms. Carroll the National Outstanding Woman in Construction Award.

DIF (Desarollo Integral de la Familia), Agua Prieta, Mexico: DIF is the social services arm of Mexico working to meet the health, welfare and educational needs of the less fortunate. DIF donated the services of a full-time, educationally qualified social worker to assist in the application and selection process of Vecinos families.

AECOM International (formerly EDAW Landscape & Planning, Phoenix, AZ): provide landscape planning and design for Vecinos common area open space.

Gilbertson & Associates, Engineers, Scottsdale, AZ: donated oversight of Civil Engineering services.

Carlos Gomex del Campo, Hermosillo, Mexico: ASU Grad student provided contract documentation management and translation of construction terminology into Spanish as well as assisting in selection of quality materials and suppliers in Mexico.

Queta and Demetrio Ibarrola, Agua Prieta, Mexico: provide on-going support and assist in the coordination for the advancement of the Vecinos Community, the selection of Vecinos residents and the construction of both the Child Care Facility and the Education/Recreation building.

Ron Krater, Planner, JZMK Partners, Irvine, California: provided community land use and planning services.

Joaquin Valenzuela, Kitchell Mexico, Phoenix, AZ: provided contract documentation and contractor relations advice for construction in Mexico.

Tom Thomas, Thomas & Associates, Phoenix, AZ: provide consulting expertise in the area of grant proposals. Also instrumental in turning Vecinos into a wireless internet community.

Wood/Patel & Associates, Civil Engineers, Phoenix, AZ: provided on-going Civil Engineering advice and oversight.

Paula Randolph, Formerly Community Manager, DMB Associates, Inc., Scottsdale, AZ: provided consulting expertise in drafting the Vecinos Home Owners Association and regulatory CC&R's as well as establishing community programming including, after school youth programs, mentoring programs, good neighbor programs, adult education programs, computer literacy programs, Pen-Pal Across the Border programs, etc.

Benjamin Aguilera, Attorney, Greenberg Traurig, LLP, Phoenix, AZ: provided legal advice and contract oversight for transactions in the Country of Mexico.

Robert P. Solliday, Attorney, Mohr, Hackett, Pederson, Blakely & Randolph, P.C., Phoenix, AZ: provided legal advice and real estate contract oversight.

Vickie Goergen, Stewart Title Guaranty Co., Vice President: Phoenix, AZ: provided advice on real estate purchase and sale transactions and title issues in the Country of Mexico.

Gabriel Alfaro, Attorney, Office of Notario Público No. 21 en el Estado de Sonora, con Residencia en Obregon, Mexico: provides ongoing advice on real estate ownership and title issues in the Country of Mexico.

Francisco "Paco" Manzo Taylor, Attorney, Office of Notario Público No. 17, Hermosillo, Sonora, Mexico: provided advice on real estate ownership and title issues in the Country of Mexico.

Mexican Federal Government: \$40,000 donation for the purchase of half the equipment and furniture to complete the Education/Recreation Center.

Unión Fenosa, S.A.: is a large Spanish company dedicated to the production and distribution to end users of gas and electricity. They have a large thermo-electric plant on the outskirts of Agua Prieta and the donated \$25,000 towards the construction of the Vecinos Child Care Facility.

APPENDIX D

Rancho Feliz Board of Directors

Gil Gillenwater

Founder & President

Irene Carroll

Director of Construction and Development

Jim & Jo-Ann Armstrong

Directors of Education

Kim Kroger

Director of Mexico Mutts

APPENDIX E

RANCHO FELIZ'S ADDITIONAL CHARITABLE PROJECTS

Exchange Dormitory: "Volunteers in Residence" Program: Built by Rancho Feliz in 1999, this 4,000 square foot, 11-room dormitory is located in Agua Prieta. To date, over 10,000 volunteers from the U.S. and overseas have stayed at the dormitory while serving the less fortunate. Here they "feed their souls" by helping others. The ultimate result is a profound sense of gratitude and responsibility which the volunteers take home resulting in a reweaving of the moral fabric of our own communities. Reservations are required and the facility is currently averaging over 1,000 volunteers per year.

Educación sin Fronteras (*Education without Borders*) Scholarship Program: Rancho Feliz has entered into partnership with the Colegio Americano Anais, a private bi-lingual school in Agua Prieta. The school educates children from age 3 up to junior high and operates under the same standards as mandated for American schools. Rancho Feliz currently funds 60 of these ongoing scholarships. Rancho Feliz also funds numerous lesser expensive high school scholarships in addition to numerous university scholarships.

Mexico Mutts Animal Program: Hundreds of dogs, many of them homeless, roam the streets of Agua Prieta. Until now there were no animal shelters or animal education programs in Agua Prieta and the suffering caused by the overpopulation of dogs was staggering. The Mexico Mutts Program was established to reduce this suffering through spay/neuter, rescue and adoption and public education. The spay/neuter clinics are well attended and the crisis is now being alleviated.

Tarahumara Pregnancy & Village Outreach Program: [The Tarahumara Indians living in Copper Canyon, Mexico suffer a 47.3% infant mortality rate. This is one of the highest rates in all of North America.](#) To help alleviate this untenable situation, Rancho Feliz has partnered [with the One HEART organization out of Salt Lake City \(http://www.onehearttibet.org/\)](http://www.onehearttibet.org/) for the implementation of a life saving maternity program in the Copper Canyon. Rancho Feliz believes that if we allow the Tarahumara's ancient knowledge and respect for community and the land to die, a sacred and irreplaceable portion of each one of us will die with it.

Additional Shelters & Computer Learning Centers for Abandoned Children & Seniors: Rancho Feliz and its subsidiaries support several additional shelters, computer learning centers and medical clinics in the following communities of Sonora, Mexico: Cananea, Naco, Esqueda, Obregon, San Ignacio Rio Muerto, Valle de Yaqui, Pueblo Yaqui and Magdalena de Kino.

Rancho Feliz
Charitable Foundation, Inc.
is a wholly secular,
IRS registered 501 (c) (3)
Volunteer Charitable Organization

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