



Presented To:

Michelle Smith
General Manager
Green Estates Ltd.
Block II-A
Fairport, New York
Tel: 9463557415
Fax: 9463557415
Website: <http://www.sevenstarrestaurants.com>

New Wooden House Development Proposal

Presented By:

John David
Business Development Manager
Perfect Mind Construction Ltd.
18th Street
Green Park, New York
Tel: 9867345213
Fax: 9867345215
Website: <http://www.perfectmindllc.com>

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Cover Letter

Michelle Smith

This is in reference to our meeting on 20th May, 2011 regarding the construction of new Wood houses for Green Estates Ltd. The discussion has given us a very clear thought line as to your specific requirements and the course that the project would take. We look forward to assist you on the project and make this project a success.

Attached is the detailed proposal for Green Estates Ltd., with specific focus on the estimated product cost, construction process, completion date and nature of wood houses. The proposal is valid for 30 days starting from 25th May, 2011. Thus the expiry date of the proposal is 25th June, 2011.

We look forward to discuss the proposal and finalization of the modules as per your interest and requirement.

The modules that we will cover are highlighted below:

- Introduction
- General Scope
- Construction Sequence
- Types of Construction
- Sample Images
- Client Testimonials

Yours sincerely,

John David

Executive Summary

Thank you for allowing me the opportunity to introduce Perfect Mind Construction! Our company was opened in February 2008 with a view to service the greater construction industry offering green building consulting, general quantity surveying services and alternative building construction (details below). It is with the latter that this proposal is presented to you and, in short, motivates the use of used material for the construction of a low cost house and/ or houses. Using good, labor-intensive building practice, and making use of a 'problematic' waste product, the intention is to design and build a simple structure/ model that can be replicated en masse. The benefits of the suggested method of construction are attractive:

- The environment:

On our website, it is stated that, "At present there is no sustainable and successful formal system for Old wooden blocks dealers to dispose of the thousands of waste Old wooden blocks that they receive on a daily basis and therefore face a serious problem. Many rely on collectors whose disposal method of the waste product remains a mystery." Also, the website states that "it is estimated that at present only 4% of the annual arising of waste Old wooden blocks in SA is actually recycled or turned into useful products. The remaining 96% is either, illegally dumped in the veldt or collected by people who re-sell them next to the road; few are legally delivered to landfill sites". This seems inconceivable but reflects some of the reality we see in South African parks, on the side of roads, on landfills, etc. Furthermore, Engineering News, in their article published on the web in April 2005 talk of 11 million waste Old wooden blocks being produced a year! This proposal offers the opportunity to change these statistics by making excellent use of the used Old wooden blocks. And, to give you an idea, a simple 30m² (internal area) low-cost houses will require approximately 450 Old wooden blocks! Imagine building 100 of these...

- The local economy:

The method of construction is simple but labor intensive. This presents a huge opportunity for our current workforce and relieving the shortage of jobs in general. Basic training is a necessity but with adequate supervision, new recruits can be working effectively within a day. This is of huge benefit to the local unskilled labor force and can be implemented formally in terms of training programs, basic apprenticeships, etc.

- A 'greener' Estate:

The recycling opportunity offers Dunlop an opportunity to re-use their Old wooden blocks which is a huge step forward to a greener South Africa. Certainly, the illegal burning of Old wooden blocks (and therefore the hazardous emission of carbon dioxide) and aesthetic eyesore of dumped Old wooden blocks can be reduced. This offers international Clientele and business partners' peace of mind and would encourage further transaction.

- Profitability

Though this is not the primary driver behind the proposal, I have no doubt that the initiative can be converted into an indirect source of profitability. Potentially selling the redundant old wooden blocks, collections, deliveries, etc. are just some ideas of indirect line of sales.

In concluding the above, this opportunity presents an exciting challenge that requires a substantial shift in conventional construction thinking and application. It offers Green Estates Ltd the opportunity to stretch its own ecological boundaries and, at the same time, serve the greater South African community. Bearing in mind that this is not new technology, it is relatively new in South Africa and this will become Perfect Mind Construction's mission to carry the process through to success. The excitement of this challenge, which has huge potential to environment, the local economy and to Green Estates Ltd, must be acknowledged and appreciated as an opportunity which has benefits far outweighing the costs.

Introduction:

Perfect Construction Ltd. uses only dead standing, dry logs in its homes! In short, building a wood house assures you of future peace of mind because your home will be built with dry stable logs of the highest quality available in the industry. There is another issue involved with the use of dead standing logs; this is the issue of log quality. Dead standing logs are harvested primarily in the Pacific Northwest where conditions and seasons are more suitable to growing the highest grade timber. Less than 20% of the companies in the industry grade their logs under the watchful eye of an independent grading agency. Why is grading important? First, because it is required by all national model building codes, which have been adopted by every building code authority in America.

Second, because the grades give you a clearer picture of the quality and strength, and therefore the long term performance expectation over time. The factors on which the grades are determined indicate the current and long term structural and other performance expectations.

The fact that your logs are graded is good; this assures you that you will meet code requirements in your locale. The fact that your logs are actually very high grade is even better – this assures you that the long term performance of your logs will exceed the minimum standards and will outperform lower grade logs. As in drying, it's not the process that's important, but the level of moisture content achieved. So too, in grading, it's not just whether the logs are graded, it's what grades are the logs.

The grading system consists of seven grades in two categories: dry and unseasoned, or "green. "The grades are, from the highest to the lowest: Premium, Select, Rustic, Wall Log 40, Wall Log 30 and Wall Log 27. Each grade is determined by the presence and degree of various wood defects. Obviously, to receive the highest grade the log must have the fewest defects or the lowest level of defect allowed. To be graded and stamped "Dry" the logs must be below 19% moisture content. If the logs are not stamped "Dry," they are not dry, no matter what the supplier says he/she did to the logs.

Perfect Construction Ltd. has consistently supplied over 90% of its logs in the two highest grades, and 100% are graded "Dry!" According to the Timber Products Inspections, a third party grading agency, Perfect Construction Ltd. has consistently provided logs of the highest grades Premium, almost 80% of the time; Select, almost 17% of the time and no logs are below Wall Log 40.

Building a Wood House guarantees you a log home with the driest and highest quality logs used in the industry. This guarantees you a beautiful, sound, long term investment in the home of your dreams.

Company History

Perfect Mind Construction Ltd. can create, renovate or service any type of Wooden Homes at any condition bought from any country in the world.

We are one of the leading Wooden Homes Manufacturers and builders in North America. Our Company has extensive experience in building wooden frame structures of all types and sizes. No matter what kind of home design our customers envision, we have the design and construction expertise to make our customers dream a reality.

All our Products are manufactured with the imported woods from Canada, New Zealand and Australia and are processed here in our factory in Texas for all suitable climatic conditions which make us a unique service provider who are able to give best in quality of our customers dream wooden home. With our Processing technique we produce the quality of wood which are highly resistant to fire and electricity which ultimately gives us a long life wooden home than a normal wooden home that are currently available in the market.

- Wooden House Construction Consulting to Customers
- Cottage Construction
- Resorts Construction
- Independent House Construction
- Roof Top House Construction
- Luxury Hotels
- Farm Houses
- Renovation of wooden house
- Luxury Wooden Roofing
- Luxury Wooden Flooring
- Luxury Wooden Wall Paneling
- Many More that you Envision in the arena of Wooden Home Construction

Construction Schedule:

The complete construction process for wood houses for Green Estates Ltd. has been divided in 30 main steps. All the steps mentioned below will be carried out in proper sequence in order to ensure project completion timelines. The construction process depends on the weather condition in your estates and our construction company will not be responsible for any delays in case of delay in construction due to adverse conditions.

1. Pre- Construction Activities:

- * Building permit office
- * Zoning board, community association
- * Financial Institution
- * Insurance Agency
- * Individual Subcontractors

2. Site Clearing and Excavations

- * Call excavation contractor to confirm work schedule
- * Cut or grade entrance road or driveway
- * Install culverts, spread crushed stone, etc.
- * Clear building site and material storage area
- * Dig basement, haul or store dirt

3. Water Well

- * Call water well contractor to confirm work schedule
- * Drill water well

4. Septic System and Drain Field

- * Call septic contractor to confirm work schedule
- * Install septic tank and drainage field

5. Temporary Utilities

- * Call contractors and utilities to confirm work schedule
- * Install temporary toilet facilities
- * Install temporary electricity (100amp panel)
- * Call for inspections as needed

6. Footings

- * Call contractors and confirm work schedule
- * Locate and dig footings and pier pads
- * Install access pipe for under-foundation utilities
- * Call for footing inspections
- * Pour concrete foundation footings and pier pads

7. Pest Protection

- * Call contractor and confirm work schedule
- * Apply pest protection chemicals

8. Foundation

- * Call concrete contractor to confirm work schedule
- * Install and Inspect based on foundation system
- * Install waterproofing as needed
- * Pour concrete floors as needed

9. Backfill and Rough Grade

- * Call excavation contractor to confirm work schedule
- * Backfill around foundation
- * Rough grade slope for lawn

10. Subfloor (Included in Wood House Dry)

- * Call carpentry contractor to confirm work schedule
- * Install sub-floor, beams and posts as required (per plans)

11. Delivery of Log Home Package

- * Confirm delivery schedule
- * Confirm amount for final payment for logs
- * Arrange to have certified checks available
- * Prepare material storage area
- * Assemble equipment/manpower to unload logs
- * Unload materials, protect per instructions (owner's responsibility)

12. Weather tight Log Shell and Interior Walls

- * Erect log walls
- * Install exterior windows and doors and trim
- * Build decks and porches
- * Erect Interior walls
- * Install second floor system and T&G
- * Install roof system, fascia, frieze and rake boards (per plan)
- * Frame, sheath and install log siding on gables and dormers
- * Install rough stairs first to second floor

13. Framing Inspection

- * Call for framing inspection

14. Roofing

- * Call roofing contractor to confirm work schedule
- * Install metal, shingles or shakes

15. Fireplace and Chimney

- * Call masonry contractor to confirm work schedule

- * Erect fireplace and chimney

16. Exterior Stain and Gutters

- * Clean, caulk, stain and top coat exterior log walls and siding
- * Install gutters

17. Plumbing

- * Call plumbing contractor to confirm work schedule
- * Install rough plumbing system
- * Call for plumbing inspection

18. Heating, Vents and Air Conditioning (HVAC)

- * Call HVAC contractor to confirm work schedule
- * Install rough HVAC ductwork and equipment
- * Call for mechanical inspection

19. Electrical

- * Call electrical contractor to confirm work schedule
- * Install rough electrical wiring and service panel
- * Install phone, cable & computer lines
- * Call for electrical inspection

20. Ceiling and Wall Insulation

- * Call insulation contractor to confirm work schedule
- * Install ceiling insulation (if conventional roof system)
- * Install wall & floor insulation and sound proofing (as required)

21. Interior Walls and Ceilings

- * Call drywall or carpentry contractor to confirm work schedule
- * Install drywall or tongue and groove as required

22. Interior Finish and Trim

- * Call carpentry contractor to confirm work schedule
- * Install interior doors, hardware and all trim

23. Paint, Stain and Wall coverings

- * Call painting contractor to confirm work schedule
- * Caulk interior walls as required
- * Apply interior paint, stain and topcoats

24. Finish Floor Coverings

- * Call flooring contractor to confirm work schedule
- * Install hardwood flooring, tile, padding and carpet (as required)

25. Cabinets, Vanities and Misc. Hardware

- * Install cabinets and countertops
- * Install vanities, soap dishes, mirrors and medicine cabinets
- * Install closet shelves
- * Install tub and shower doors and rods

26. Finish Plumbing

- * Install plumbing fixtures and appliances
- * Call for final inspection

27. Finish HVAC

- * Install final HVAC equipment and test
- * Call for final inspection

28. Finish Electrical

- * Install fixtures, appliances and outlet covers
- * Call for final inspection

29. Landscaping

- * Pour concrete for walkways and driveway
- * Call landscaping contractor to confirm work schedule
- * Finish grading, seeding, sod and shrubbery

30. Final Building Inspection

- * Inspect work of sub-contractors and make punch list
- * Review punch list (deficiencies) with contractors
- * Re-inspect building after corrections and accept work
- * Obtain lien waivers and pay final payments
- * Call for final building inspection
- * Obtain occupancy permit
- * Notify financial institution of completion (if applicable)
- * Notify insurance company of completion and switch to home owner policy
- * Notify any other agencies of completion

Our Packages

Perfect Construction Ltd. is often asked, “What comes in our package?” The answer, to be accurate, is whatever you want. However, to make it easy for our customers, we offer several standard packages to meet different needs. Often our customer is a builder or do-it-yourselfer who needs little help putting together all of the materials necessary to build the home. Our Log & Mill Material Package is tailored to this type of customer. It includes those items made in the mill, which are not usually available in local markets. The following items are included in this package:

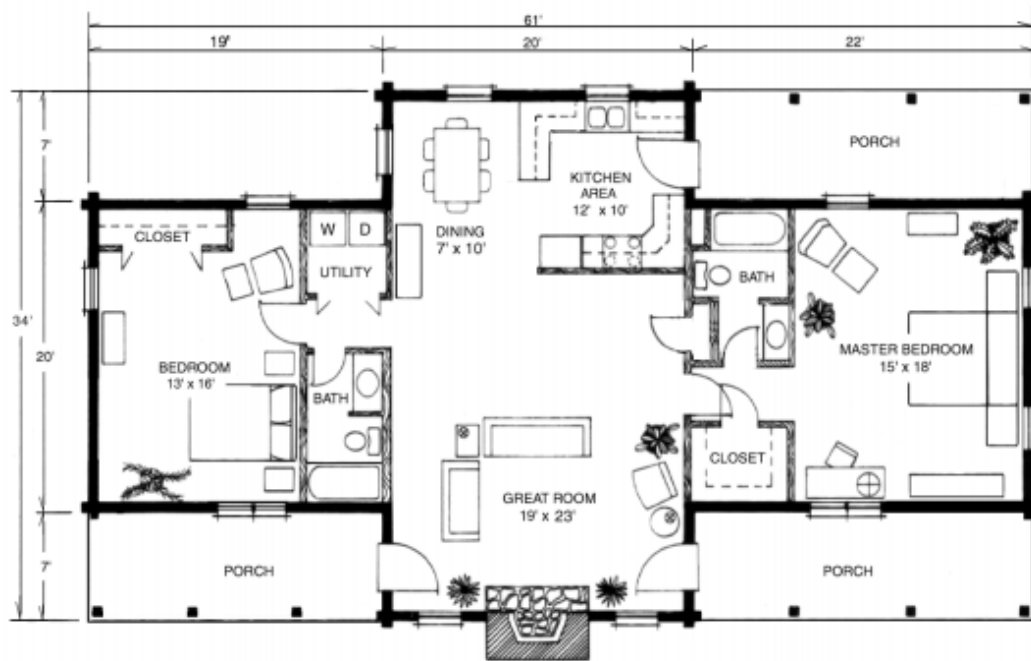
6X8 D Logs	Porch Post	2 nd Floor Posts
Fastening Screws	Porch Beams	Log Siding for Dormers
Foam Insulation Tape	Porch Rafters	Log Siding for Gables
Dowels	Porch Roof 2x T&G Decking	Log Siding for Skirting
Caulk (for butt ends and corners)	2 nd Floor Beams	Freight to Site
Three Sets of Blueprints	2 nd Floor Joists	
Exterior Stain & Top Coat	2 nd Floor 2x T&G Decking	

In some cases the customer wants to have a shell, or dry-in building erected; this is often done when a customer wants to act as their own general contractor and subcontract most of the work. In this case our Dry-In Package will meet their needs. This package includes the Log & Mill Material Package plus the following items:

- Sub Floor Materials
- Gable Framing Materials
- Porch & Deck Treated Materials
- Dormer Framing Materials
- Interior Wall Framing Materials
- Sub-fascia and Soffit Framing
- Log Window Door Bucks
- Rough Stair 1st to 2nd Floor
- Conventional Roof Framing
- Initial Supply of Fasteners & Adhesives
- Log End Seal
- Interior Handrails
- The Labor and Travel Costs to Erect These Materials on your Foundation

Floor Plan:

Our wooden house home features 2 Bedrooms and 2 Baths with 1500 Total Heated Square Feet.



Customer Smiles by Perfect Mind Construction Ltd.

- **J. Eichelberger, New York**

"You were extremely helpful in advising us about our choice of wood house. My son David, who is managing our house, says that both the wormy red oak flooring and poplar paneling are beautiful, very high quality wood and very fine milling. He says the architecture is the prettiest he's ever seen. He is an experienced architect, so he knows whereof he speaks, and he is absolutely ecstatic about the wood we got from you. The wood itself is beautiful to look at. David said the floor is the most beautiful one he's ever had the pleasure to walk on. I can't believe how lucky we were to get our wood house from you, especially considering the horror tales I'm hearing from the inferior quality of wood people are getting."

- **Hollyce Davenport, Alpharetta, GA**

Working with your company was certainly a pleasure. It was the easiest task during the construction of our home. The support staff was very personable and they went out of their way to help me make my wood house selection. There was never any hidden cost or surprises. I would recommend Perfect Constructions Ltd. to anyone.

- **Charles Goff, Waynesboro, VA**

We are very pleased with the flooring you supplied us. The result is a beautifully rich, antique look with 1800's character. You were able to supply us with the wide board which guarantees its authenticity. A very personable and quality experience.

- **Dwight Groggel, Clifton, VA**

Your estimate was very accurate so we didn't pay for any extra material we didn't need. It took stain beautifully. Our flooring is something to be proud of! Thank you for a quality product. No splits, bowing, or separation after a full year living.

Work Samples





Benefits

Over the past 20 years, construction organizations around the globe have paid more attention to energy efficiency of homes, because of heightened awareness of the environmental impact of energy use and conservation. Because of this new push, new home designs and concepts have been springing up all over the world. From straw-bale houses to houses of concrete, there are several home building options. The classic building style is still wood-framed construction, and there are some definite advantages to this type of construction as well.

- **Cost Effectiveness**

Wood-framed houses are still the most common homes built today for a number of reasons, but mostly because of cost. Wood framing is the most inexpensive way to build a home because it can be easily modified and adjusted for changes as the building process unfolds. Changes in concrete homes or ICF (Insulated Concrete Form) homes are very difficult to make after the fact and much more expensive.

- **Thermal Protection**

Wood-framed homes are designed to have a minimum of R-19 of insulation in the outside walls, making them fairly efficient provided the correct procedures and installation methods and materials are used. Because it is the most common form of residential construction, it has the most thermal-protection options, which vary in cost and performance.

- **Longevity**

Wood-framed homes have stood the test of time for centuries because of wood's flexibility. As homes settle and move, the wood framing adjusts, allowing the house to shift with the earth rather than against it while maintaining its structural capacity. In cases where wood framing cracks or breaks, it can be replaced or strengthened very easily and with minimal costs.

Appendices & Attached Documents:

Please refer to all the attached documents along with the proposal for further details.