

ARC Building Gold Refinery JV Opportunity

JV Partner A: Rabbit Investment, LLC

JV Partner B: _____

Terms and Conditions:

- Interested JV Partner "B" issues an LOI emailed to info@rabbitinvestment.com
- JV Partnership Agreement drafted detailing main terms and conditions below with added interests of Partner "B"
- Amendments to JV Partnership Agreement until joint agreement by parties.
- JV Partnership Agreement final signed and notarized by both parties.
- JV Partner "B" wire transfers agreed amount to JV Partner "A" USA Bank account.
- JV Partner "A" uses funds to purchase the asset, and complete buildout to suit with added gold smelting refinery/buying office/living location all in one and proceeds to purchase gold. Gold purchases and exporting will start within 60 days of funding.
- JV Partnership Agreement Term is 5-years or as agreed.
- JV Partner "B" receives a 20% annual interest payment or as agreed.
- JV Partner "A" makes all annual interest payments and balloon payment to JV Partner "B"
- The Partnership Agreement can be long term 50/50 based on parties' interests or as agreed.

Notes:

- Site use plans: Gold smelting refinery/buying office/living all in one location. There will be multiple living quarters for corporate officers to stay or visit.
- Security: A Holding company can be created with JV Partner "B" named as sole owner as collateral guarantee
- Benefits: JV Partner "B" has opportunity to purchase all the exported gold or store and create an asset backed cryptocurrency with JV Partner "A".
- Collateral: Property, building, and all contents
- Revenue Generation: Gold sales
- Location: Ghana Africa
- See attached two videos of the current stage of construction of the site. Most all the main structure is complete (estimated 6 months to complete)
- Purchase and Buildout required \$20M USD.
- Gold Buying Power, \$10M to \$1B USD can be utilized to purchase from local sellers. It depends on; if we are just buying and selling, or if we are storing to use as our own gold backed cryptocurrency.
- Roughly 80% of gold imported into Dubai is exported from Ghana. Estimated \$7B a year in gold is exported from Ghana.



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ARC

The 5th

Restau



Home is where
one starts from
– T. S. Eliot

THE IDEAL LOCATION

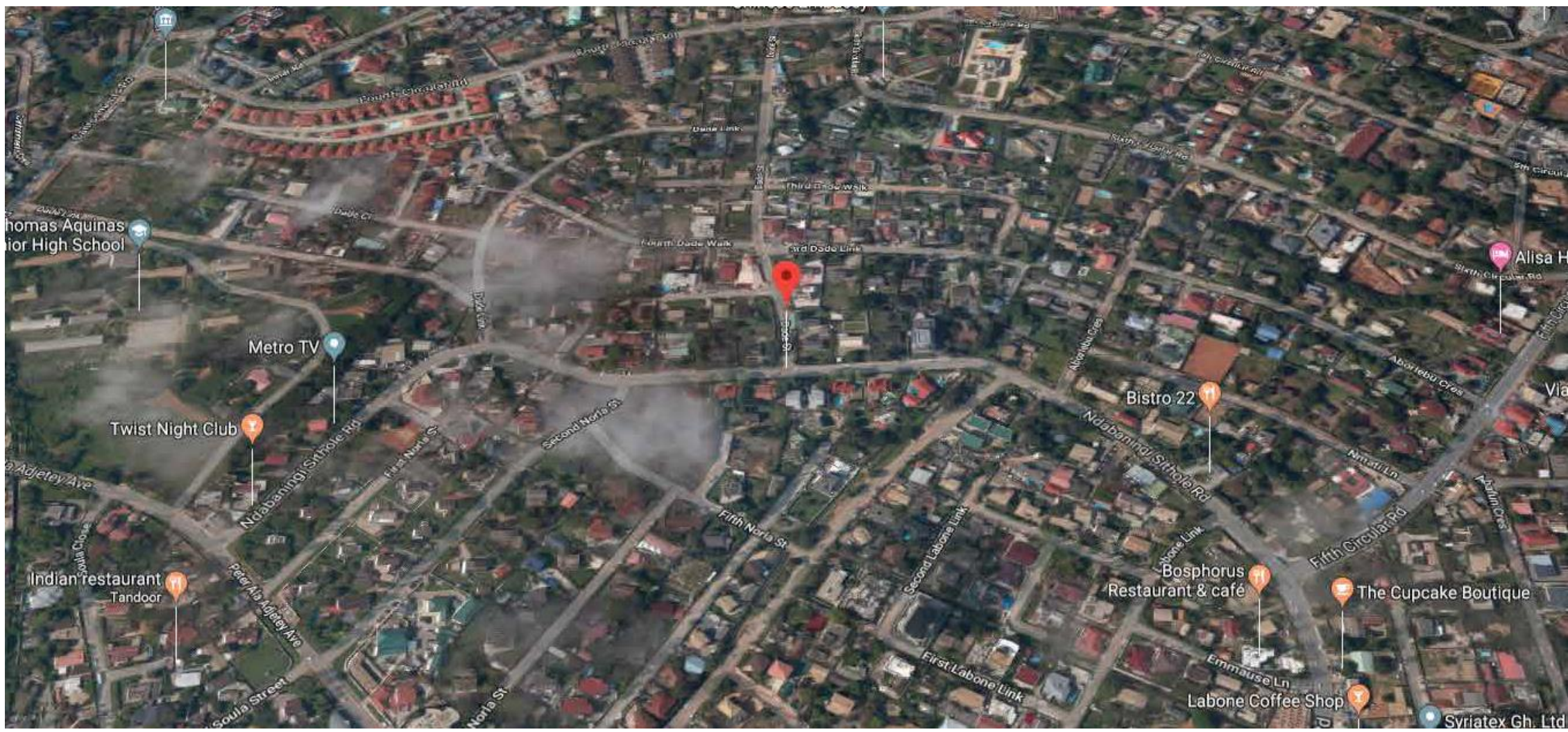
The ideal location

Ndabaningi Sithole Road, Accra, Ghana

Situated in one of the upcoming commercial but serene parts of Accra is the visually stunning and alluring edifice The Arc Our prime location is encompassed by delectable restaurants within walking distance of your doorstep, prestigious urban schools, the American embassy, a nail and spa salon for your occasional indulgence, and within minutes of the densely cultured streets of Osu.

This head turning residence is tailor-made to provide uncompromising levels of luxury, security and convenience. Available are a fantastic collection of 2 ,1 and -3bedroom awe-inspiring apartments and penthouses designed to accommodate any lifestyle you desire to live.

The Arc which is located in the reposeful part of Labone is designed to swoon on the outside while providing a homey feel to people seeking to inhabit a part of this haven.





Home is where
the heart is
– Pliny the Elder

ARC: HIGH-END RESIDENCES

arc: HIGH-END RESIDENCES

The high-end conceptual design and finishing, particularly in the small details, set superior building quality standards.

APARTMENT UNITS

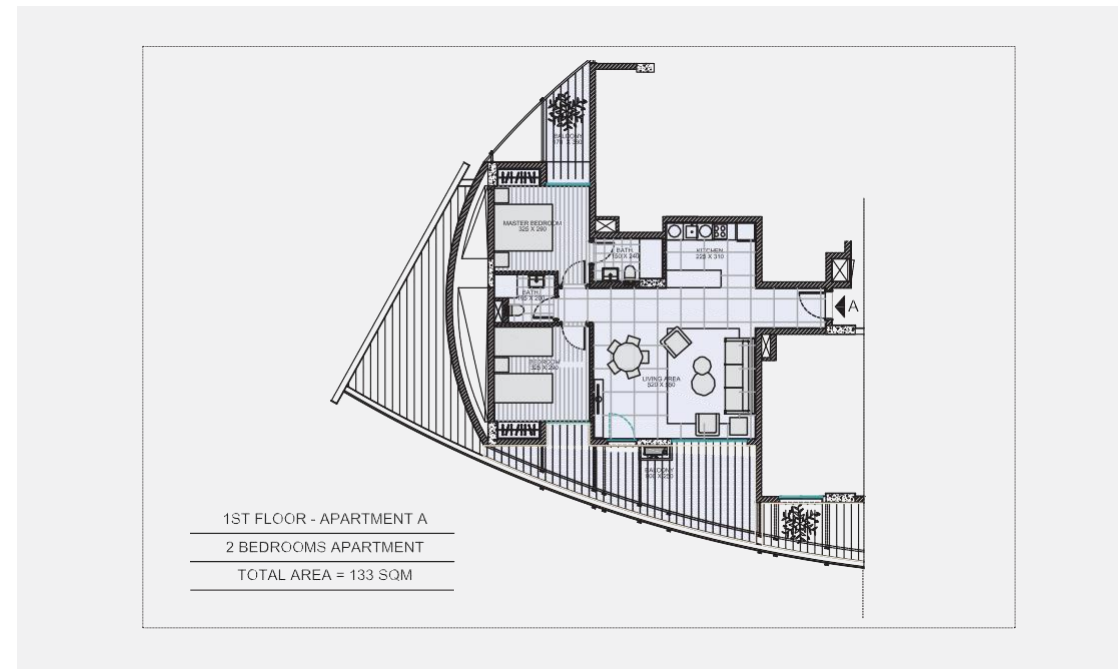
- Type 1 A / 23 A
- 2 bedroom apartment = 133 sqm / 112 sqm
- Type 1 B / 23 B
- 1 bedroom apartment = 67 sqm / 67sqm
- Type 1 C / 23 C
- 2 bedroom apartment = 125 sqm / 125 sqm
- Type 1 D / 23 D
- 1 bedroom apartment = 67 sqm / 67 sqm
- Type 1 E / 23 E
- 2 bedroom apartment = 133 sqm / 112 sqm
- Type 1 F / 23 F
- 3 bedroom apartment = 200 sqm / 158 sqm
- Roof Floor Penthouse
- 2 bedroom apartment = 650 sqm





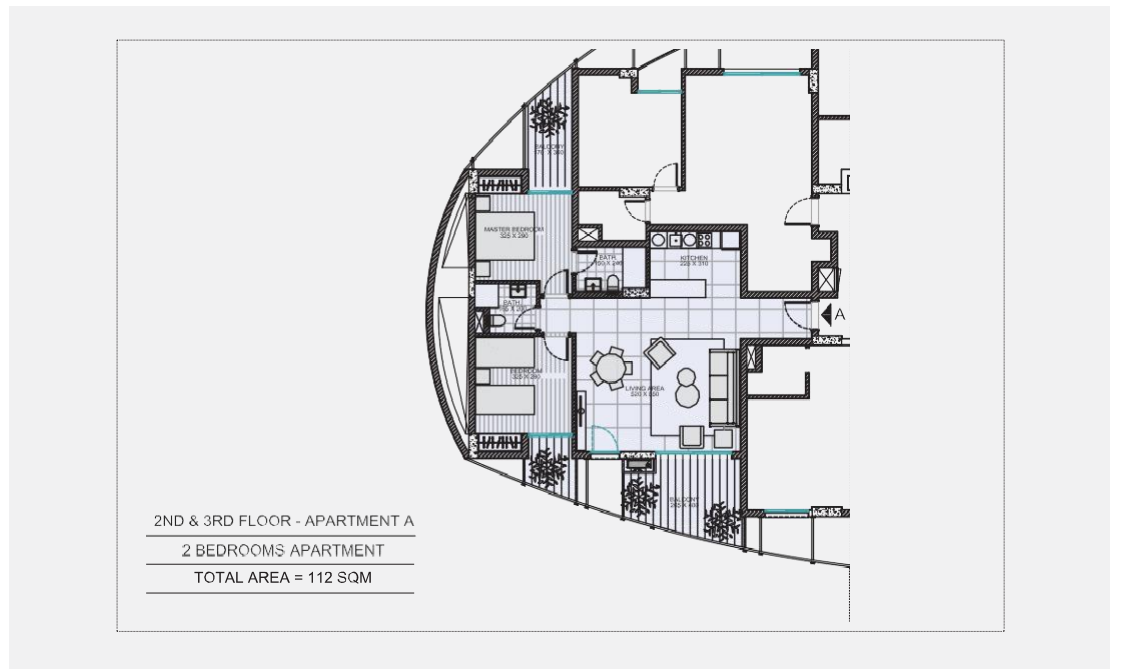
Apartment units

Type 1 A - 2 BEDROOM APARTMENT



SPECS
Indoor Space
Area: 133 sqm
Bedrooms: 2
Floor: 1st

Type 23 A - 2 BEDROOM APARTMENT

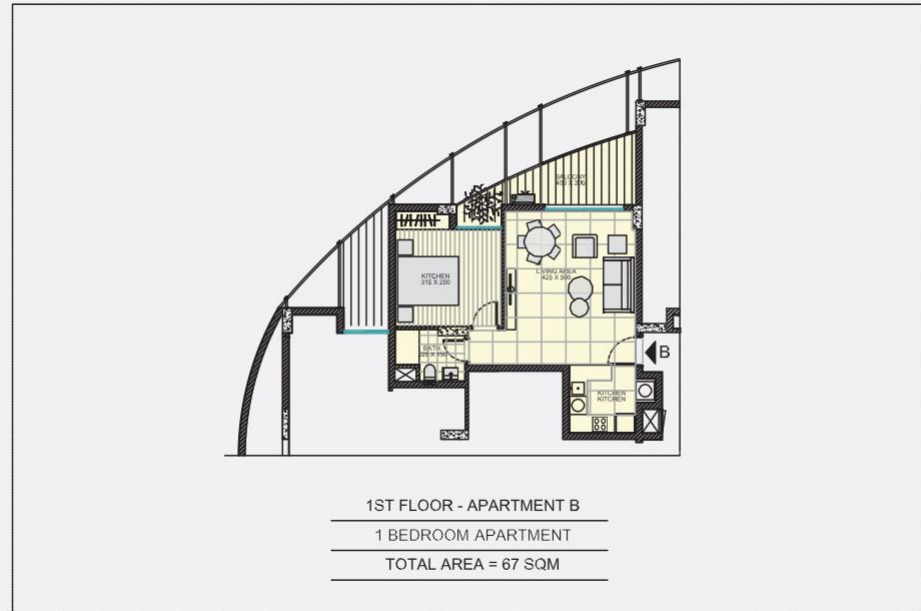


SPECS
Indoor Space
Area: 112 sqm
Bedrooms: 2
Floor: 2nd & 3rd



Apartment units

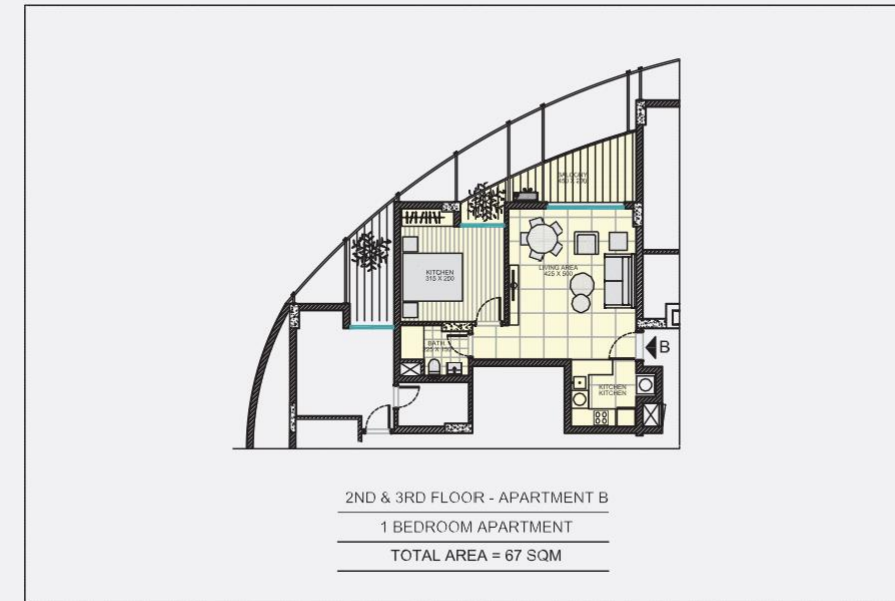
Type 1 B - 1 BEDROOM APARTMENT



SPECS

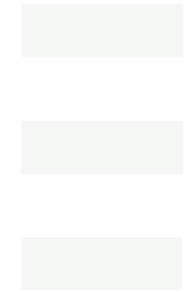
Indoor Space
Area: 67 sqm
Bedrooms: 1
Floor: 1st

Type 23 B - 1 BEDROOM APARTMENT

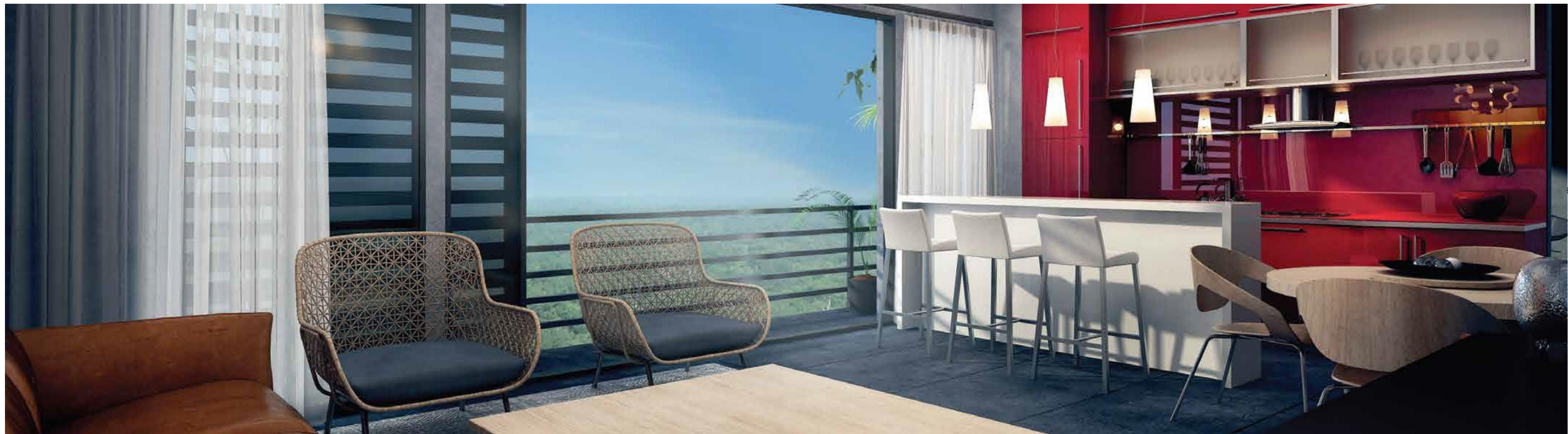


SPECS

Indoor Space
Area: 67 sqm
Bedrooms: 1
Floor: 2nd & 3rd

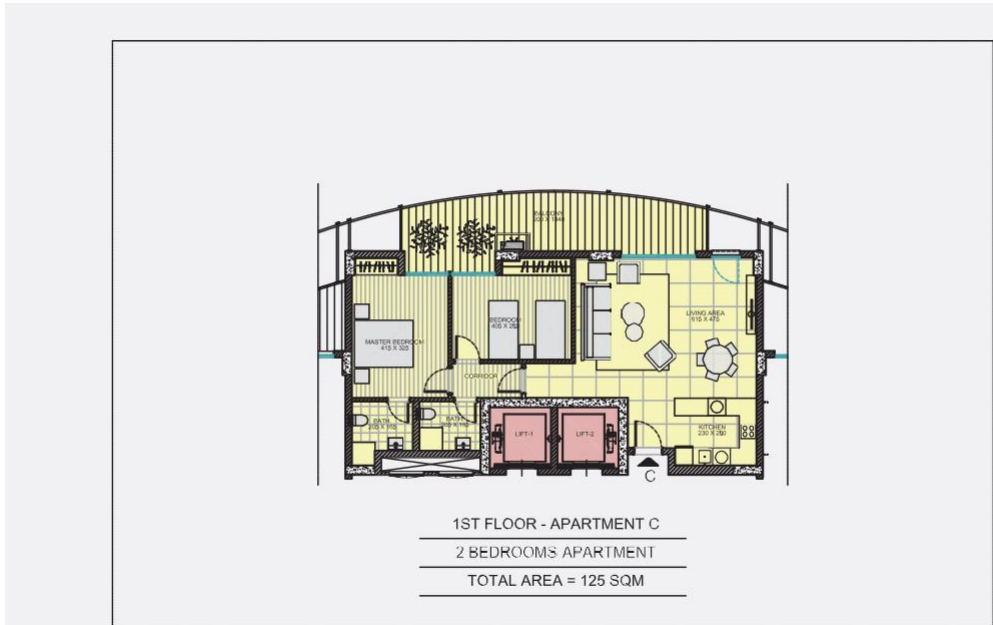






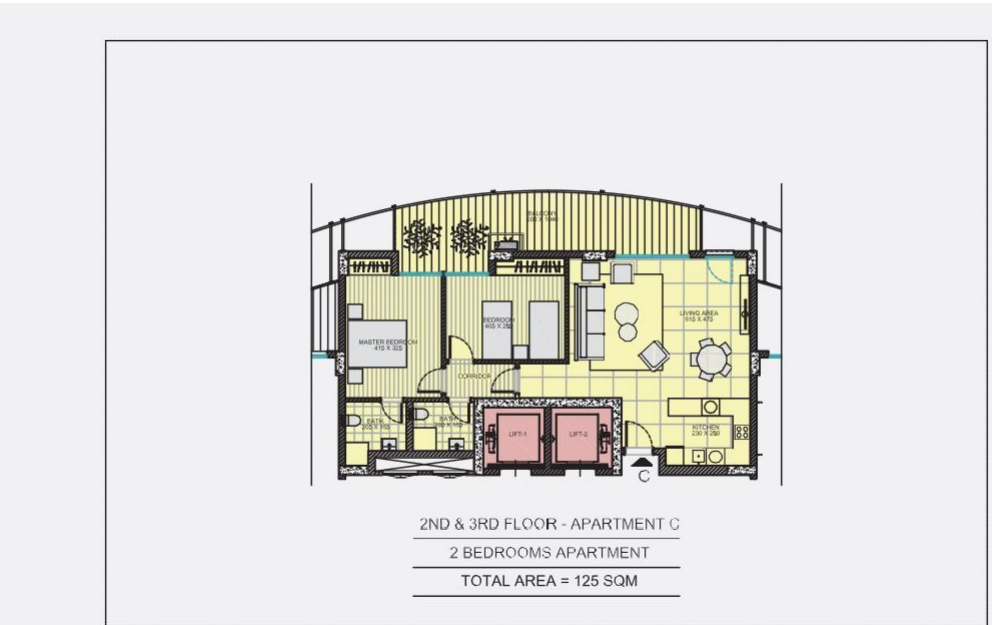
Apartment units

Type 1 C - 2 BEDROOM APARTMENT

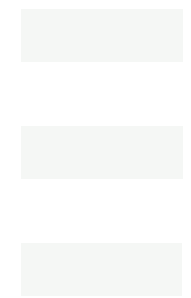


SPECS
Indoor Space
Area: 125 sqm
Bedrooms: 2
Floor: 1st

Type 23 C - 2 BEDROOM APARTMENT



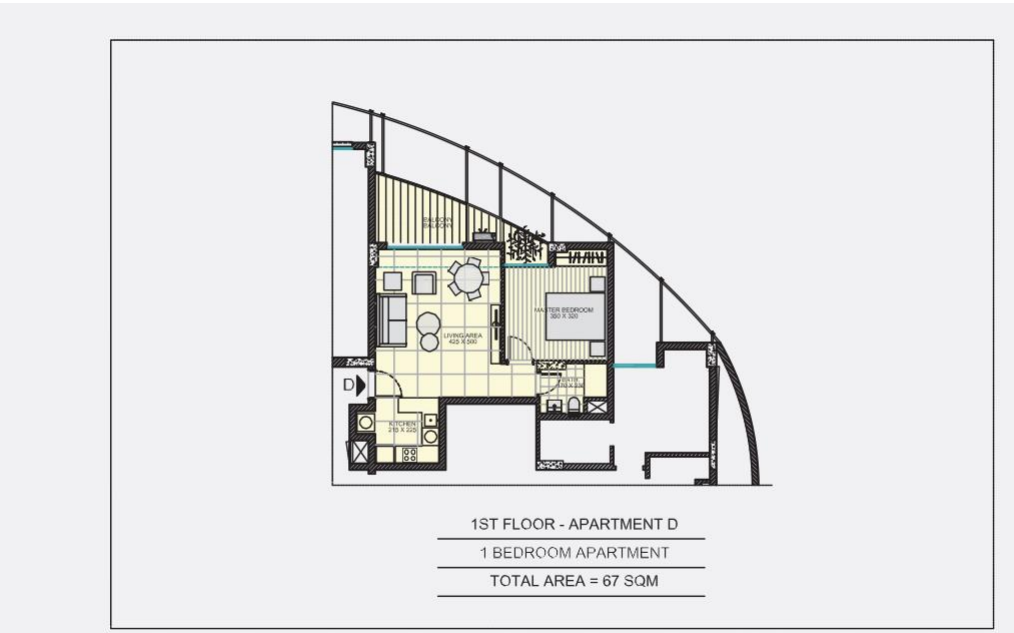
SPECS
Indoor Space
Area: 125 sqm
Bedrooms: 2
Floor: 2nd & 3rd





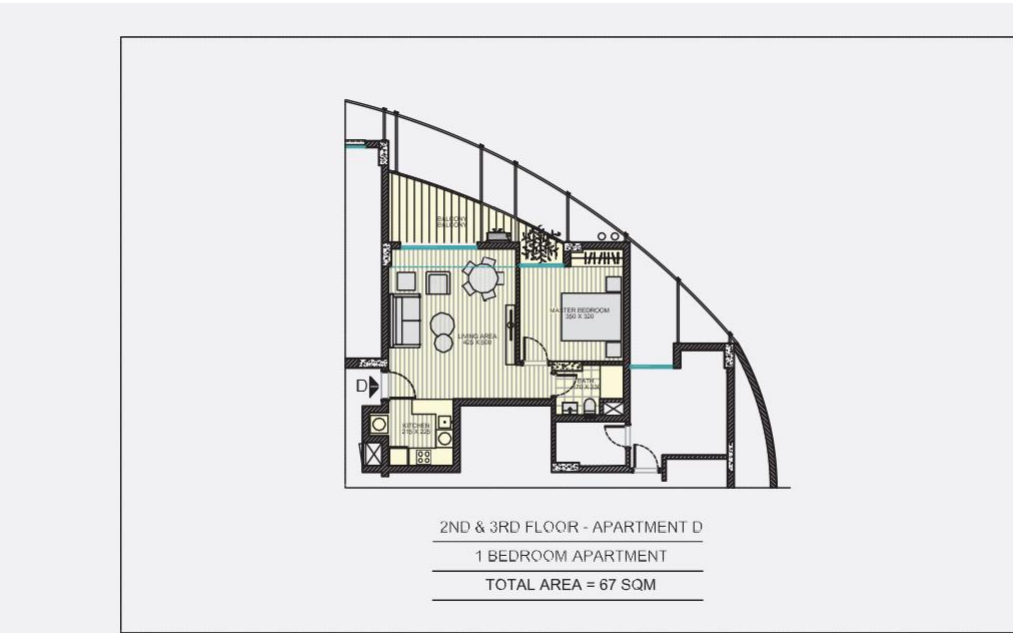
Apartment units

Type 1 D - 1 BEDROOM APARTMENT

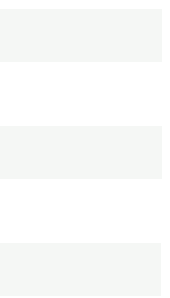


SPECS
Indoor Space
Area: 67 sqm
Bedrooms: 1
Floor: 1st

Type 23 D - 1 BEDROOM APARTMENT



SPECS
Indoor Space
Area: 67 sqm
Bedrooms: 1
Floor: 2nd & 3rd

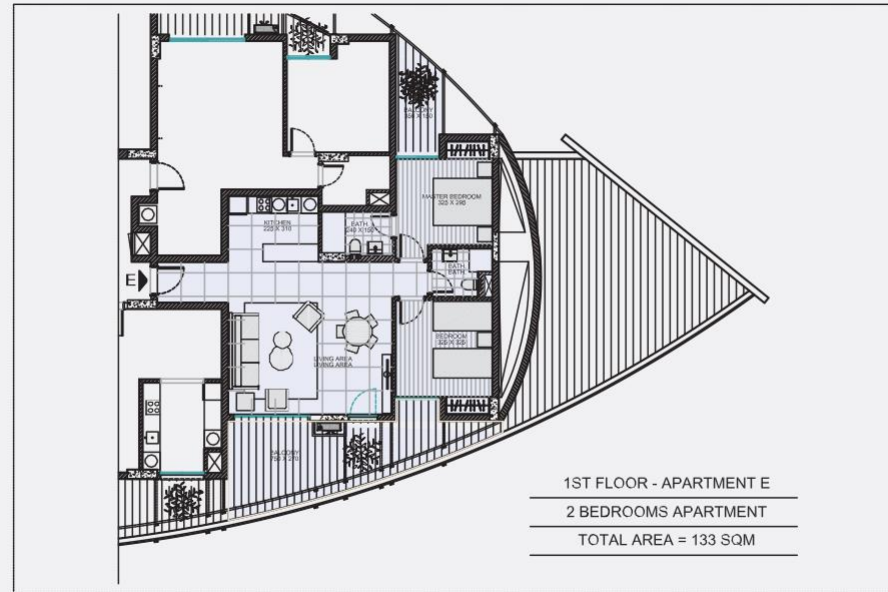






Apartment units

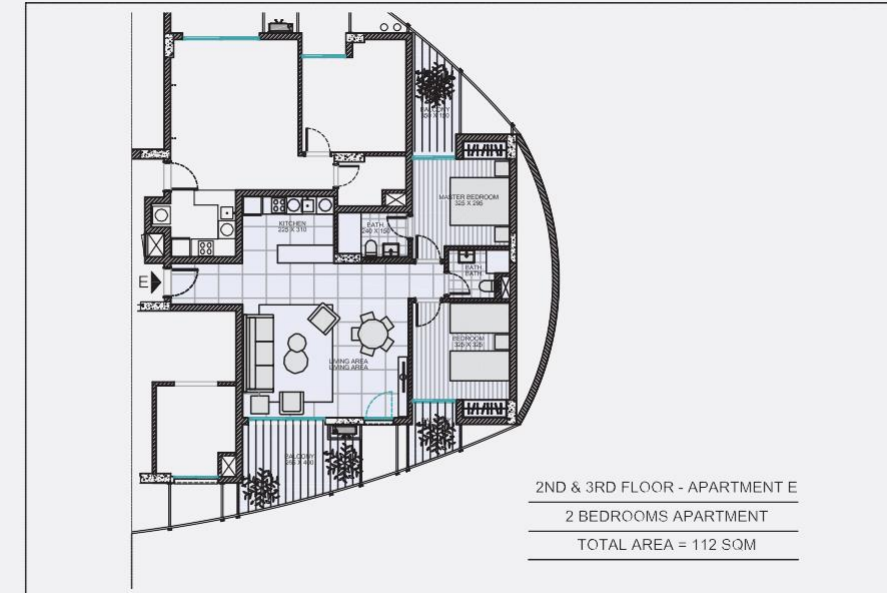
Type 1 E - 2 BEDROOM APARTMENT



SPECS

Indoor Space
Area: 133 sqm
Bedrooms: 2
Floor: 1 st

Type 23 E - 2 BEDROOM APARTMENT



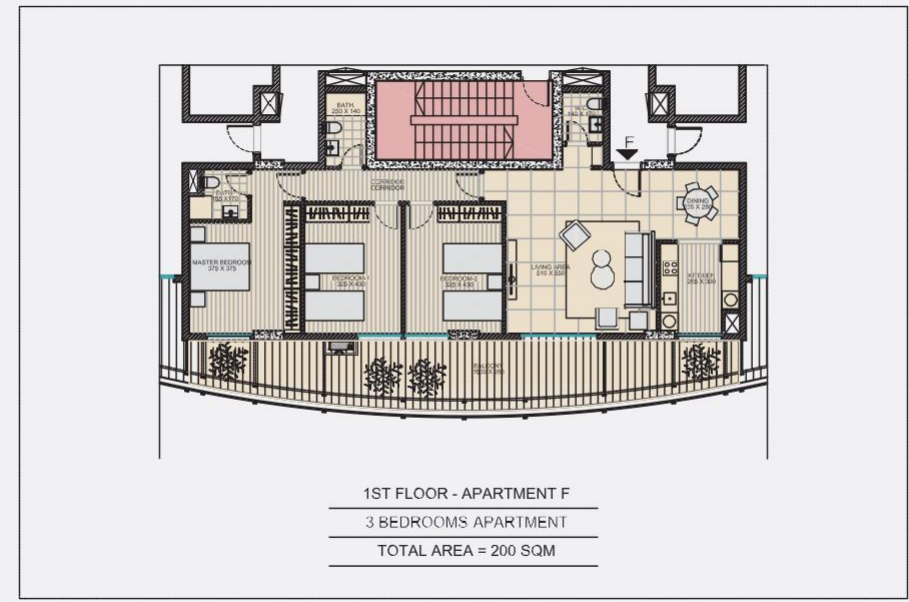
SPECS

Indoor Space
Area: 112 sqm
Bedrooms: 2
Floor: 2nd & 3rd



Apartment units

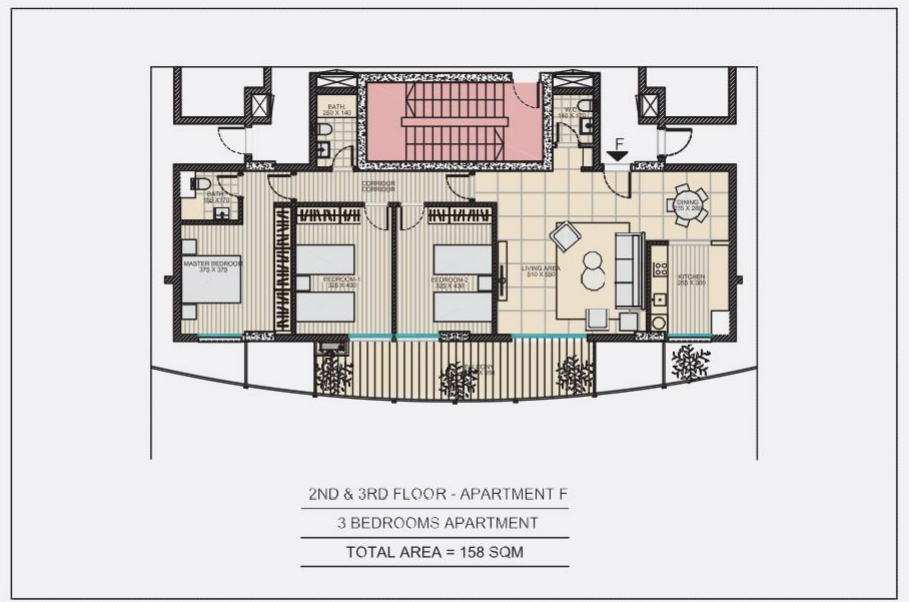
Type 1 F
- 3 BEDROOM APARTMENT



SPECS
Indoor Space
Area: 200 sqm
Bedrooms: 3
Floor: 1st

Apartment units

Type 23 F
- 3 BEDROOM APARTMENT



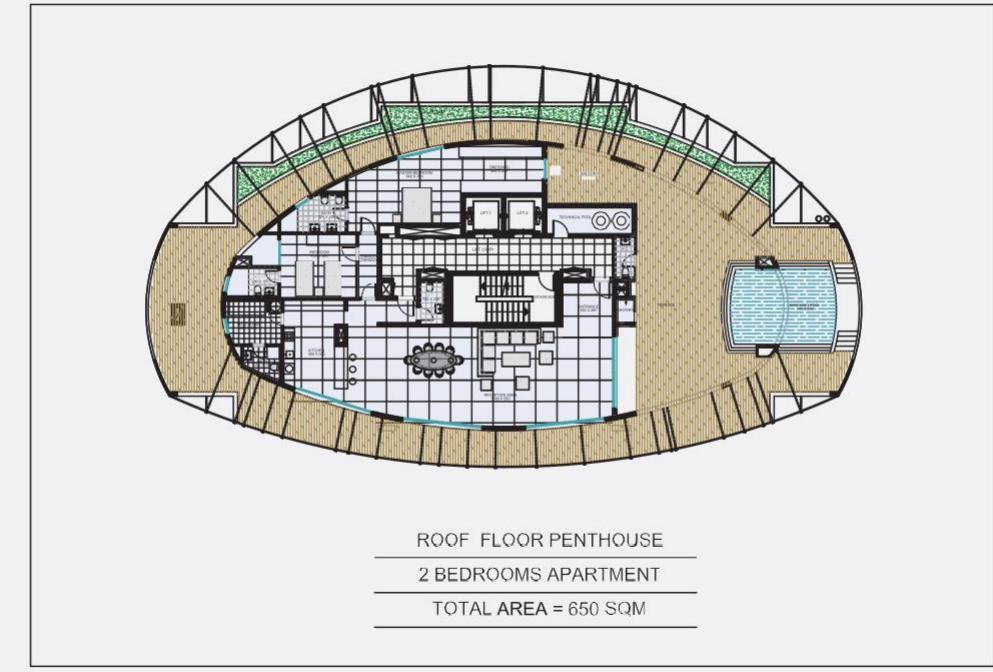
SPECS
Indoor Space
Area: 158 sqm
Bedrooms: 3
Floor: 2nd & 3rd





Apartment units

Roof Floor Penthouse
- 2 BEDROOM APARTMENT



SPECS

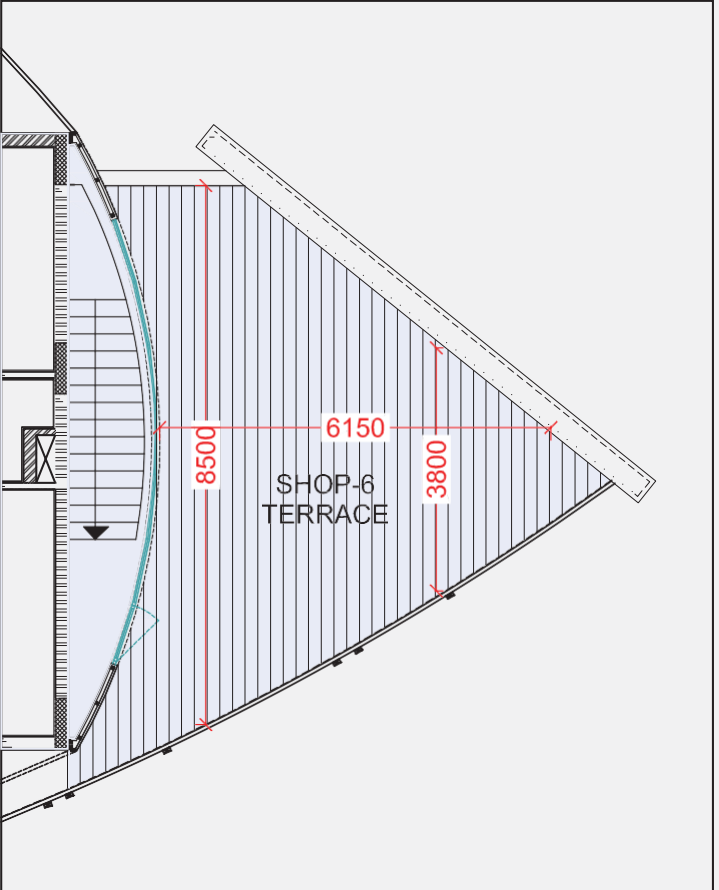
Indoor Space
Area: 650 sqm
Bedrooms: 2
Floor: Roof



ARC: HIGH-END CommercialS

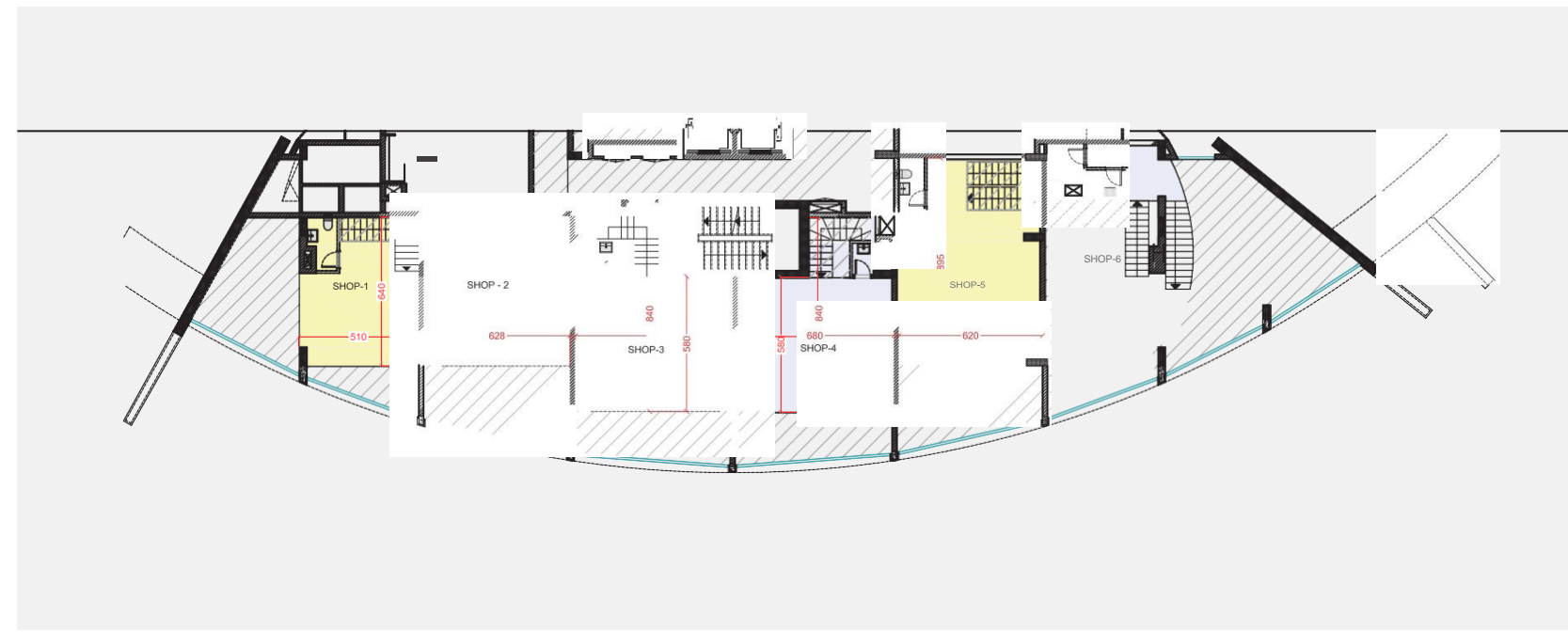
ARC: HIGH-END commercials

		GROUND SQM	MEZZANINE SQM	1ST TERRACE SQM	TOTAL SQM
SHOPS	1	62	34	0	96
	2	60	40.5	0	100.5
	3	63.5	48	0	111.5
	4	62.5	48	0	110.5
	5	74	57	0	131
	6	104	12	48	164



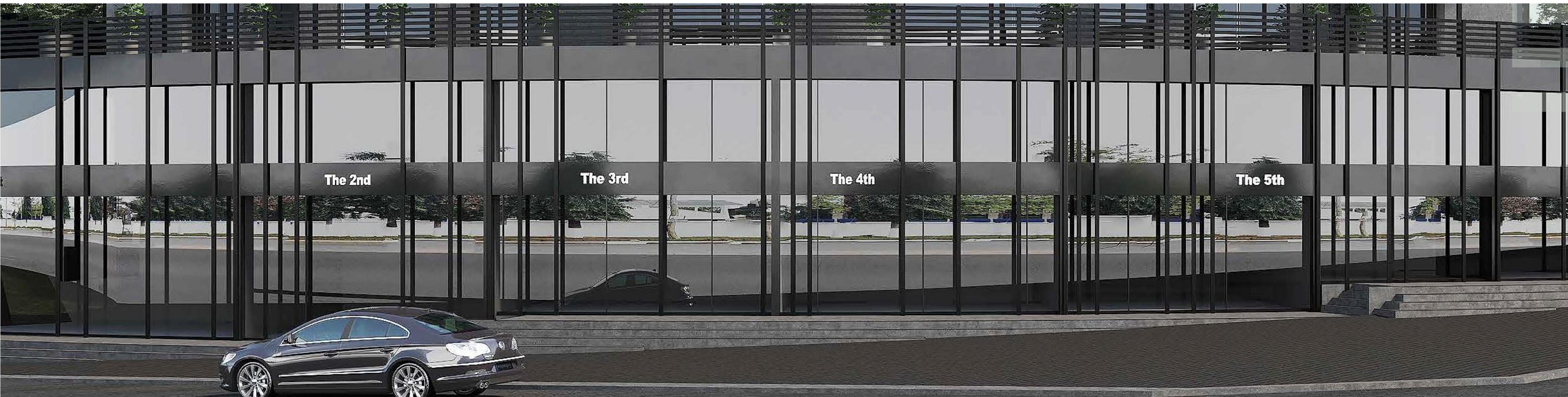
Commercials

Mezzanine Floor



Ground Floor







**There's no place
like home.**
— John Howard Payne

TECHNICAL SPECIFICATIONS

technical specifications

All structural, mechanical, and electrical designs and installations are accomplished in conformity with international standards and regulations.

STRUCTURAL

Anti-seismic building

MECHANICAL SPECIFICATIONS

- Sewage water treatment
- 200 L hot water tank for each apartment
- Independent and individual water tank at roof level for each apartment and a common water tank at basement level (connected to the municipality water) with water meters for each apartment.
- Split units for air-conditioning in rooms and reception areas.
- Central ducted units in the entrance lobby and common areas.
- Dry riser fire fighting system: Landing valves on staircases, extinguishers, and Siamese fire brigade connection.



ELECTRICAL INSTALLATIONS

- Two generators, running in synchronization, supply full standby power.
- Self-contained emergency luminaires are distributed in all areas in conformity with relevant regulations, in order to provide the needed lighting level in case of emergency and to cover the main circulations.
- An earth Leakage Circuit Breaker (ELCB) is installed for socket circuits and wet areas, in order to protect from any electrification hazard.
- An earth system is provided; all extraneous conductive parts of the electromechanical installation are earthen, in addition to exposed conductive parts of electrical equipment.
- Lightning protection is provided and consists of an early streamer lightning mast with a down conductor to the lightning earth, in order to protect the building from direct lightning strikes.
- Modular lightning devices against lightning are installed for low-current systems.
- Surge arrestors are installed for main power feeders and main telephone lines protection.
- An intelligent fire alarm system is installed comprising a central control panel, analogue addressable detectors, addressable break glass units, and fire alarm bells and interfaces modules.
- Fire detection shall cover the health club, kitchens, circulation, lobby, shafts and technical rooms. This system allows coverage for the whole building and the initiation of notification alarms as soon as a fire is detected (at early stage).
- TV distribution is provided through RF distribution: Two fixed parabolic antennas and three VHF/UHF antennas are to be installed on the roof.
- Surveillance IP cameras, inch, are installed to cover the entrance of the compound, the fences and some critical areas. The cameras are connected to control equipment in the office on the ground floor.
- Telephone and DATA socket outlets (RJ45, cat. 6) are installed in the office and the common area. All sockets are connected to a patch panel by a 4P. UTP cat.6 cable. This installation gives wide flexibility, allowing the use of these outlets as telephone or data socket outlets.
- Data outlets for WIFI access points are installed in common areas such as entrance lounge, swimming pool area, and club house.
- A PBX is provided for the common services area, and an extension is provided in each apartment to allow communication with the main entrance desk, the office and the club house.
- State-of-the-art cables, outlets and patch panels fulfill the latest standard of office building telecommunications wiring.
- A video-interphone is provided for the communication between the building entrance and each apartment.



