



*Chapter 1 - Introduction*



# ISLA PUNA, ECUADOR DEVELOPMENT PLAN

- Greetings

- Business Plan (New City : 6 Million populated)

Section 2 - Location

# ISLA PUNA, ECUADOR



Size of the Island: 20 Km X 50 Km

$$= 920 \text{ Km}^2$$

Roughly 25 times the size of Manhattan (22 square miles).



ISLA PUNA DEVELOPMENT MASTER PLAN

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# ISLA PUNA MASTER PLAN



**BUSINESS PLAN**

**FOR**

**DEVELOPMENT OF**

**ISLA PUNA, ECUADOR**

PRESENTED BY

A & K DEVELOPMENT INC.



## GREETINGS FROM THE PROJECT PLANNER

A & K GROUP DEVELOPMENT INC. proudly presents to the governments of the Republic of Ecuador and the Republic of Korea this plan to develop Isla Puna into an ideal and futuristic new city of NSC with 8 million residents. This is the product of extensive research in pursuit of a feasible development plan spanning 20 years.

Isla Puna urban project aims not only at the realization of profits to be made but, more significantly, at the improvement of the quality of life of the citizens of the 18 countries in Central and South America. The will be an urban development project in which the 18 countries in Central and South America including the government of Ecuador, the government of Korea and various enterprises of Korea will participate and cooperate in order to form a treasury of life for the citizens of the Central and South America.

Further, Isla Puna will be developed as a city in which the politics, economy and culture will be shared by the 18 countries in Central and South America and a successful project will be created to make it one of the leading industrial centers of Ecuador and Korea. To illustrate in more detail, it will be developed as the Central and South American hub city allowing it an easier access to the infrastructure and construction plans of all the Central and South American countries. All sorts of goods manufactured here will be exported to North America, Europe and Africa resulting in

huge economic resurgence for Korea and Ecuador. Detailed strategies and execution plans will be provided by A & K Group in an organized and systematic manner in due course.

In order to successfully develop Isla Puna as the hub city of Central and South America, it will be administered as a special free trade economy city or an autonomous city like Hong Kong (using its own passports).

One of the benefits which Korea will reap from the Project is that it will experience a continued increase of annual export by more than 300 billion dollars and creation of more than 3 million jobs, directly or indirectly. The unemployment problem now confronting Korea, whether of young or old, can thus be resolved once and for all. In keeping with the industrialization of the Central and South American countries, demand for atomic energy will grow. We plan to form a Central and South American organization for the coordination of atomic generation after consultation with the Korean government thereby enabling many Korean physicists and engineers to realize their dreams in Central and South America.

As for the government of Ecuador, as it proceeds with all these projects in cooperation with the enterprises and government of Korea, it will be able to lower the unemployment rate to 0% and to make Ecuador a rich and strong country. On the part of Korea, it will be able to establish the 2<sup>nd</sup> business bases in all the 18 countries of Central and South America through this Project. Therefore, the Isla Puna Project can be of avail for Korea's formation of economic alliance with the Central and South American countries.

A & K Group will make its best efforts to pursue and proceed with the Isla Puna project with the hope of the bright future of the citizens of the Republic of Ecuador and the Republic of Korea.

Respectfully, July 26, 2019 Steve Choi

## EXECUTIVE SUMMARY – FLOW OF FUNDS

### COMPANIES ELIGIBLE TO PARTICIPATE IN THE PROJECT IN THE

#### INITIAL PHASE:

1. Companies holding credit rate of A+ or better.
2. Companies which can pay participation fee of \$2 billion dollars.
3. Ten Korean companies, three U.S. companies, a European company and a Middle Eastern company.

Construction companies and real estate development companies.

4. Global bonding companies, one of Korea and one of the U.S.
5. One global financing company.

#### FUNDING AND DISBURSEMENT OF PROFITS:

**Number of Initial Investors:** 5-1

**Estimated Amount of Initial Investment:** \$20 billion (Each investor will invest \$2 billion, and if necessary, the investors will jointly get a loan from the financiers in Korea of the USA.)

**Use of the Initial Investment:** Purchase of real estate in Isla Puna and loan of \$5 billion to the government of Ecuador for construction of infrastructure (bridges, roads, electricity, waterworks, sewage system, communication, landscaping, government and public offices, business offices, temporary quarters for the construction workers, and much more).

#### Funding \$200 Billion for the Second Phase Development:

1. Sale of real estate.
2. Joint loan by the investors and the government of Ecuador from wall Street.
3. PPP financing (at 2% p.a. interest) for 20 years with the joint guarantee of the Central Bank of Ecuador and the initial investors.
4. Funds paid by investor immigrants.

5. Sale of stock shares.
6. Issuing cyber money called NSC coin (currency for circulation like bitcoin) supported by the initial investors and the government of Ecuador

**Number of the Second Phase Investors:** 30-50

**Businesses in Which the Second Phase Investment May Be Made:**

1. Insurance
2. Investment banking
3. General banking
4. Hotel
5. Residential rental
6. Commercial rental
7. Real estate development
8. Health care (various hospitals)
9. Building materials
10. Distribution of goods
11. Logistics
12. Manufacturing (20-50 lines of businesses)
13. Development and sale of various international patent products

The second phase investment businesses, with the total expected investment of \$2-5trillion, will be managed by the professional investment company to be owned by the second phase investors (51%) and E & K Group (49% - which will be formed jointly by the initial investors).

Construction of the infrastructure will cost \$250 billion in total. The cost for the construction work and materials will be paid in cyber money (NSC coin which is a kind of bitcoin) backed by the guarantee of the initial investors and the collateralization of the Isla Puna land worth \$1 trillion. Total \$1 trillion of cyber money will be issued.

Total fund of \$1 trillion will be easily made within a year through selling the land of Isla Puna in light of the fact that, once advertisements are made throughout the world that it will be developed as a special free trade economy city or an autonomous city similar to Hong Kong, real estate investors from around the world will compete to buy the land of Isla Puna.

Since we will only accept the NSC coin (cyber money) issued by us for purchase of the land, this cyber money will be circulated in the investment market of the world as a good

means of investment. Then the value of the NSC coin now worth \$100 can increase to \$200-500 within a year.

Although the bitcoins are not issued by governments and are not backed by any guarantees, they still are circulated in the world financial market as a means of a large amount of investment. The NSC coins to be issued by us will become 10 times more reliable cyber money since they are supported by the collateralization of Isla Puna land and since they will be jointly guaranteed by large corporations like Samsung, Hyundai, LG or SK, the government of Ecuador and world-class bonding companies. This is the surest means of securing the funds for development of Isla Puna.

We will be 100% successful in this Project if we develop Isla Puna as a special free trade economy city or an autonomous city like Hong Kong as well as a hub city which the 18 countries in Central and South America utilize jointly.

**Initial Participants in the Isla Puna Project:**

Hyundai, Samsung, LG, SK, POSCO and 5 other Korean companies, 3 US companies, a Middle Eastern company and a European company.

**Distribution of the Initial Profits of \$460 Billion out of the Total Profits of \$1.2**

**Trillion to be Made from Selling the Building Lots (Expected to be Distributed within 2 Years from the Beginning of the Project):**



		<u>Profits Distributed</u>	<u>Investment</u>
1. Government of Ecuador	20%	\$60 billion	
2. Municipal Government of Guayaquil	10%	\$30 billion	
3. Ecuadorian company	10%	\$30 billion	\$2 billion
4. A&K Group Development Inc.	10%	\$30 billion	
5. Samsung	5%	\$15 billion	\$2 billion
6. Hyundai	5%	\$15 billion	\$2 billion
7. LG	5%	\$15 billion	\$2 billion
8. SK	5%	\$15 billion	\$2 billion
9. POSCO	5%	\$15 billion	\$2 billion
10. GS	3%	\$15 billion	\$1.5 billion
11. Lotte	3%	\$15 billion	\$1.5 billion
12. Daelim	3%	\$15 billion	\$1.5 billion
13. Hanhwa	3%	\$15 billion	\$1.5 billion
14. LS	3%	\$15 billion	\$1.5 billion
15. JP Morgan Chase	2.5%	\$15 billion	\$1 billion
16. Met Life	2.5%	\$15 billion	\$1 billion
17. Silverstein Properties	2.5%	\$15 billion	\$1 billion
18. Extell Development	2.5%	\$15 billion	\$1 billion
19. Joint Operation Funds for the 18 Central and South American Countries		\$100 billion	

\*\*The names of the participating companies are subject to change.

Out of the balance of the earnings after distribution to the initial participating companies, \$250 billion will be paid for construction of infrastructure and \$900 billion will be invested in more than 30 companies which will be newly formed.

#### **Use of \$20 Billion Loan:**

1. Loan of \$5 billion to the government of Ecuador.
2. Loan of \$2.2 billion to the Ecuadorian company and A&K Group.
3. The sum of \$130 will be expended as explained in the statement of expenditures.
  - The loans to the government of Ecuador and the Ecuadorian company will be made upon the purchase of the entire Isla Puna building lots and after the final decision to develop Isla Puna as a special free trade economy city or an autonomous city like Hong Kong is made at a referendum in Ecuador. The amount of loans will be deducted from the disbursement of profits to the borrowers to be made from sale of building lots.

**\*\*\*Isla Puna Will Be Developed As\*\*\***

1. A wonderful city that can be called a paradise on earth.
2. An outpost in Central and South America for the Korean people to display their abilities in trade, culture, economy and politics.
3. A special free trade economy or an autonomous city like Hong Kong (issuing its own passports).
4. A city of allied nations in which all 18 countries in Central and South America will share the economy, politics and culture.
5. A city where the Spanish, English and Korean will be the official languages.
6. A new space city of the 4<sup>th</sup> industry suitable for the space age.
7. A social welfare city where free education (from kindergarten to college) and free health care are provided to all the citizens.
8. A city of 8 million residents.
9. A city to which more than a million Koreans will migrate.
10. The best city for Koreans who can lead happy lives enjoying much better welfare benefits than the US.
11. A safe city and the only city in the American continents where the use of firearms is totally prohibited.
12. A city of no paper money leading to a city of no crimes which will be operated only with NSC coin.
13. A city of space journey utilizing space launching pads.
14. A city of world-famous tourism where the architecture and structures are designed properly matching a space city.
15. A world-class financial center like Singapore.

# Section 1. MASTER PLAN



## 1. er like Singap **MASTER PLAN**

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### **1. Benefits Which the Republic of Korea Will Receive from NSC Project**

1. It can receive many construction orders from the Central and South American countries enabling it to commit large construction manpower.
2. Lots of idle construction equipment can be utilized productively.
3. Jobs can be provided to early retirees and high quality elderly human resources.
4. Exports in all fields including the construction industry will be greatly promoted making Korea the 3<sup>rd</sup> largest exporter in the world.
5. It can secure the underground resources by way of developing the rich underground resources jointly with the Central and South American countries.
6. Participating in the development programs of the 18 Central and South American countries will have the ripple effects of spreading Korean culture which,

in turn, will contribute to the continuing export of Korean products.

7. Exportation of plants to many countries will lead to more and more exports in the future.

8. By virtue of N.S.C. Project, Korea can open up the new space age and develop future industries by means of a joint venture with the USA, Germany and Ecuador.

9. Korea, the USA and Germany will jointly invest the sum of \$90 billion in the infrastructure of Central and South America thereby improving the quality of life of the people in that region, sharing the fruits of development and, ultimately, forming politically cooperating relations.

Thus, Korea should take advantage of this Project as the stepping stone for the second economic take-off and should make investment in this region with the will corresponding to the second founding of the country. Developing new industries in Central and South America is creating a major new source of income for Ecuador and Korea.

Korea should not neglect investment in the Central and South American region just because it is geographically distant. We foresee that the economy of Central and South America will become larger than that of Europe in 20 years. By virtue of investing in this Project, Korea will be able to preoccupy the right to participate in the overall development of the Central and South American countries.

## **2 Advantages of Operating Production Plants in Isla Puna**

1. Various materials are very cheap.
2. No taxes for 15 years.
3. Low labor cost (\$600 per month for skilled workers).
4. Transportation costs to Americas, Europe and Africa can be saved by 50% compared to production in Korea and the delivery period of goods can be reduced by as much as 70%.

5. Being an isolated island, it is a safe place to manage and to live in. (There currently live only about 10,000 shrimp farmers.) A large trade port is being built right next to this island (1,000 m away). Also, next to it (2,000 m away) is a site for a new airport and they are currently looking for an investor who can build and operate the airport.

We are planning to develop this island as a special free trade economy city or an autonomous city like Hong Kong (using separate passports). Korean language will be used as one of the official languages. Koreans will be employed as much as 50% of the military, law-enforcement, judicial and public administration sectors.

In the first place, we are planning to subdivide the factory lots and provide them exclusively to Korean manufacturers at very cheap prices. We expect that once building of the factories starts in a year or two, the price of the sites will leap at least 5 to 10 times.

\*\*\*Five Korean investors will jointly get a loan of \$20 billion from the government of Korea and investments by \$500,000 investor immigrants (\$100 billion) will be used for development of the city.

Ten initial participating companies will not only realize profits from the overall development of Isla Puna and receive dividends of more than \$15 billion from the sale of building sites, but also can expect further participation in the development of infrastructure of the 18 countries of Central and South America and exportation of more goods to those countries. Therefore, it can be said that just being selected as an initial participant itself is a lot of luck.

### **3. Preferences Given to the Initial Participating Companies**

1. Factory lot of 100,000 square meters free of charge.
2. Housing lot of 100,000 square meters free of charge.
3. Commercial lot of 100,000 square meters free of charge.
4. Shares of E & K Group Development Co.
5. Preferential treatment in bidding for Isla Puna construction projects.
6. Exclusive right to do one of the following businesses in Isla Puna for 20 years:
  - a. Construction companies (10)
  - b. Insurance companies (3)
  - c. Banks (3)
  - d. Construction supplies (3)
  - e. Hotels (3) (Three casinos exclusively by E & K.)

- f. Department stores (3)
- g. Entertainment (1)
- h. Oil supply (2)
- i. Logistics (2)
- j. Electricity (1)
- k. Water and sewer (1)
- l. Metro gas (1)
- m. Public transportation (2)
- n. Communication (2)
- o. Radio station
- p. Cable television
- q.

We are planning to obtain the governmental approval in advance so that the zoning of the factory lots may be changed to residential and commercial zones after 20 years. As a result, the price of the factory lots will jump at least 100 times after 20 years. Since the purchasers of the factory lots will realize gains of several times at the moment of the purchase, many Korean companies are expected to participate in the purchase of land

#### **4. Land Sale Price After the Approval of the Project**

Industrial Area:	100,000,000 sq m x \$50/sq m:	\$5,000,000,000
Residential Area:	200,000,000 sq m x \$500-2,000/sq m:	\$100,000,000,000
Commercial Area:	100,000,000 sq m x \$5,000-15,000/sq m:	\$1,100,000,000,000
Total:		\$1,205,000,000,000

#### **5. Businesses That Can Benefit Most from the Industrial Complex**

1. Ironworks
2. Shipbuilding
3. Compact cars
4. Household electric appliances
5. IT products
6. Semiconductor
7. Paper
8. Chemical
9. Textile
10. Footwear

11. Clothing
12. Furniture
13. Bags
14. Wigs
15. Dolls
16. Containers
17. Cosmetics
18. Tire
19. Robotics
20. Machinery and other industrial products

\*\*\*\*Korea can reap enormous benefits if the Korean government operates a research institute for development of exports to American continents as well as a research institute for development of national industrial facilities for the Central and South American countries.

## **6. Newspaper Articles in Korea**

China has invested \$60 billion in Ecuador and will invest another \$60 billion in Peru. Korea should also hurry to invest in Isla Puna which will become the best outpost for making inroads into the industries of the 18 countries in Central and South America.

There is a newspaper article saying that Ecuador is the third best place for foreigners to live in for the following reasons:

1. Prices are low.
2. Housing cost is low.
3. Weather is good.
4. People are friendly.
5. Security is excellent.



**7. Benefits to the Government and People of Ecuador When Isla Puna is Developed As a Special Free Trade Economy City or an Autonomous NSC (New Space City) City (Issuing Its Own Passports)**

**8. Timeline for Isla Puna Project**

**August, 2019:**

Forwarding LOI (Letter of Intent to develop Isla Puna) to the government of the Republic of Korea and A & K Group and issuing invitation to the presentation of the Isla Puna Project to 17 Korean companies, the government of the Republic of Korea and A & K Group by the government of Ecuador.

**November, 2019:**

Presentation of the Isla Puna Project at the National Assembly building of Ecuador;

Execution of MOU between A & K Group and other participating companies and the government of Ecuador.

**November, 2019:**

Formation of E & K Group in Ecuador jointly by 5 Korean companies, the government of Ecuador and A & K Group.

**December, 2019:**

Referendum on the Isla Puna Development Project.

**December, 2019:**

Receiving \$20 billion of investment money.

Formation of financial committee and executive committee of E & K Group.

Formation of urban design team.

**January, 2020:**

Contract to purchase real estate.Placing orders for temporary bridge and preparation of buildinglots.

Contract for promotional documentary of NSC Project.Formation and operation of a department for procurement of construction materials.Formation and operation of a trade department.

**February, 2020:**

Ground-breaking for construction of bridge and temporary roads of 200 km.

**February, 2020:**

Publication in the world media introducing the Isla Puna Project and announcing contest for the bird's-eye view of the NSC. (Prize money of \$50 million for the first place, \$20 million for the second place, \$10 million for the 3<sup>rd</sup> place, and \$4 million each for the 5 next prize winners. This contest, awarding total prize of \$100 million, will be utilized for promotional purposes to the investors around the world.

**April, 2020:**

Announcing winners and awarding prizes.

Beginning to set up temporary bridge of barges.

Beginning to build 30,000 units of workers' quarters.

**April, 2020**

Formation of NSC legal research team.

Organization of an insurance company.

Organization of a construction company.

Organization of an investment banking company.

**April, 2020:**

Contract for the design of the city. Formation of construction committee (Department of construction materials, Department of quality control of the construction materials, Department of screening of contractors, Department of examination of design, Department of construction quality control)

**May, 2020:**

Beginning research for laws of the city. Completing production of promotional documentary. Beginning advertisement on YouTube and world media.

**July, 2020:**

Formation of 10 subsidiaries of E & K Group.

Beginning to receive applications for \$500,000 investor immigration in the US and Korea. IPO of E & K Group in the USA and Korea and secure funds of \$100 billion (can be 6 months later depending on the situation). Beginning construction of infrastructure and various works.

**August, 2020:**

Formation of city operation and planning committee (50 members). Beginning to sell land (in the USA and Korea). Selection of investment companies.

**September, 2020:**

Beginning to sell E & K Group bonds in Korea and the US. Beginning construction of residential units (200,000 units of apartments and 30,000 units of single houses).

**October, 2020:**

Beginning to receive funds from the Middle East at the interest rate of 2% p.a., \$20 billion each annually for 5 years totaling \$100 billion).

**December, 2021:**

Completion of apartments for investor immigrants.

**December, 2023:**

Completion of construction of bridges.

**By 2024:**

Completion of preparation of building lots and construction of roads, waterworks and sewage system.

**12. Projected Receipt of Money****January, 2020:**

\$20 billion: Investment money from the investment companies or loan from the government of Korea or world financial market.

**June, 2020:**

\$20 billion: Investments by \$500,000 investor immigrants from the US and Korea.

\$5 billion: From sale of Isla Puna land.

\$30 billion: From sale of shares of E & K Group in Korea and the US. Total \$55 billion

**October, 2020:**

\$20 billion: Investments by \$500,000 investor immigrants from the US and Korea.

\$30 billion: From sale of Isla Puna land.

\$20 billion: Loan from Middle East (secured by Isla Puna land, 2% p.a. interest, maturity 10 years)

\$130 billion: Sale of E & K Group bonds in the US and Korea (5% p.a. interest, maturity 10 years)

Total: \$200 billion

**December, 2020:**

\$120 billion: Sale of Isla Puna land

\$30 billion: Sale of E & K Group bonds in the US and Korea (5% p.a. interest, maturity 10 years)

\$70 billion: Sale of shares of E & K Group in Korea and the US.

Total: \$220 billion

**August, 2021:**

\$60 billion: Investments by \$500,000 investor immigrants from the US and Korea

\$20 billion: Loan from Middle East (secured by Isla Puna land, 2% p.a. interest, maturity 10 years)

\$40 billion: Sale of E & K Group bonds in the US and Korea (5% interest p.a., maturity 10 years)

\$150 billion: Sale of Isla Puna land

Total: \$270 billion

**December, 2021:**

\$200 billion: Sale of Isla Puna land

**June, 2022:**

\$20 billion: Loan from Middle East (secured by Isla Puna land, 2% p.a. interest, maturity 10 years)

\$200 billion: Sale of Isla Puna land

Total: \$220 billion

**December, 2022:**

\$400 billion: Sale of Isla Puna land

**June, 2023:**

\$20 billion: Loan from Middle East (secured by Isla Puna land, 2% p.a. interest, maturity 10 years)

**June, 2024:**

\$20 billion: Loan from Middle East (secured by Isla Puna land, 2% p.a. interest, maturity 10 years)

**Grand Total: \$1.63 trillion**

**13. Projected Payment of Money****February, 2020:**

Incorporation of corporations: \$100 million

Purchase of real estate: \$2 billion

Loan to the government of Ecuador: \$5 billion

Loan to Ecuadorian company and A & K Group: \$2.2 billion

Total: \$9.5 billion

**March, 2020:**

Advancement for constriction of temporary bridge of barges: \$100 million (out of total \$300 million)

Advancement for animation documentary: \$20 million (out of total \$50 million)

Advance for construction of 30,000 units of temporary quarters for workers: \$300 million (out of total \$900 million)

Total: \$420 million

**April, 2020:**

Advancement for construction of #1 cable-stayed bridge: \$600 million (out of total\$3 billion)

Advancement for soil preparation for construction of temporary unpaved roads: \$300 million (out of total \$1 billion)

**May, 2020:**

Awards to winners of city perspective view contest: \$100 million

Organization of an insurance company: 100 million

Organization of a construction company: \$100 million

Organization of an investment bank: \$200 million

Total: \$500 million

**May, 2020:**

Advancement for city design: \$400 million (out of total \$2 billion)

Advancement for temporary power and water/sewer: \$100 million (out of total \$500 million)

Total: \$500 million

**August, 2020:**

Intermediate payment for workers' quarters: \$300 million

Intermediate payment for temporary bridge of barges: \$100 million

Advertisement: \$200 million

Advancement for preparation of building lots: \$500 million (out of total \$10 billion)

Incorporation of 30 subsidiaries of E & K Group: \$300 million

Advancement for construction of various infrastructure: \$3 billion

Total: \$4.5 billion

**October, 2020:**

Intermediate payment for design fee: \$500 million

**January, 2021:**

Intermediate payment for construction of infrastructure: \$5 billion

Advancement for building apartments for investor immigrants: \$ 4 billion (out of total \$20 billion)

Total: \$9 billion

**February, 2021:**

Advancement for building 2 bridges: \$1.8 billion (out of total \$6 billion)

Intermediate payment for construction of various infrastructure: \$15 billion

Balance for workers' quarters: \$300 million

Dividend to the government of Ecuador: \$30 billion

Dividend to the other 9 participating companies: \$50 billion

Intermediate payment for building apartments for investor immigrants: \$5 billion (out of total \$20 billion)

Total: \$102.1 billion

**December, 2021:**

Intermediate payment for building apartments for investor immigrants: \$5 billion (out of total \$20 billion)

Dividend to the government of Ecuador: \$30 billion

Dividend to 9 participating companies: \$50 billion

Intermediate payment for cable-stayed bridge: \$300 million

Intermediate payment for construction of infrastructure: \$30 billion

Operating funds for 30 subsidiaries: \$30 billion

Total: \$115.3 billion

**June, 2022:**

Intermediate payment for building apartments for investor immigrants: \$5 billion (out of total \$20 billion) Dividend to the government of Ecuador: \$20 billion

Dividend to 9 participating companies: \$50 billion

Intermediate payment for cable-stayed bridge: \$200 million

Intermediate payment for construction of infrastructure: \$30 billion

Operating funds for 30 subsidiaries: \$30 billion

Total: \$105.2

**December, 2022:**

Intermediate payment for building apartments for investor immigrants: \$5 billion (out of total \$20 billion)

Dividend to the government of Ecuador: \$20 billion

Dividend to 9 participating companies: \$50 billion

Balance for cable-stayed bridge: \$100 million

Intermediate payment for construction of infrastructure: \$30 billion

Operating funds for 30 subsidiaries: \$30 billion

Joint fund for 18 countries: \$100 billion

Total: \$205.1

**Beginning from January, 2023:**

Since \$50 will be paid as operation funds of the city each year, dividend to E & K Group

and the government of Ecuador will be reduced to \$5 billion, respectively. However, earnings from investments in the Central and South American countries will be disbursed every year in proportion to the stock ownership.

**June and December, 2023:**

Balance of construction cost: \$50 billion

Reserve for construction cost: \$42.3 billion

Payment for all construction: \$250 billion

**Total receipts and payments:**

Sale of real estate: \$1,200,000,000,000

Investor immigration program:	\$100,000,000,000
Sale of stock:	\$200,000,000,000
Loans:	\$100,000,000,000
Total receipts:	\$1,600,000,000,000
Total payments:	\$700,000,000,000
Balance:	\$900,000,000,000 (funds for 2 <sup>nd</sup> phase investment)

Section 2.

# ECUADOR IN MEDIA

**한국, 외국인 거주자에 27번째 1위 대만, 미국 26위, 가장 살기 나쁜**

미국은 전 세계에서 외국인 거주에 가장 나쁜 나라로 꼽혔다. 한국은 27번째로 나쁜 나라로, 대만은 1위, 미국은 26위로 나타났다. 한국은 외국인 거주자에 27번째로 나쁜 나라로, 대만은 1위, 미국은 26위로 나타났다.

미국은 전 세계에서 외국인 거주에 가장 나쁜 나라로 꼽혔다. 한국은 27번째로 나쁜 나라로, 대만은 1위, 미국은 26위로 나타났다.

**중국, 남미 횡단철도 부설에 600억 달러 뚫큰 투자 제안**

중국 기업이 남미 횡단철도 부설을 위해 600억 달러 규모의 투자를 제안했다. 이 프로젝트는 중국과 남미를 연결하는 중요한 교통망이 될 것으로 기대된다.

**News Feed (Reserved)**

*A visionary plan which a Korean by the name of Steve Choi has been formulating for the past 20 years is about to become a reality.*

*According to this plan, a space-age city of 6 million residents, which can only be seen in sci-fi cartoons, will be built in Isla Puna, an island in Ecuador about 25 times the size of Manhattan and will be operated like an earthly Utopia.*

*It is said that the astronomical funds will be prepared in the first place through 100,000 investor immigrants each of whom will invest \$500,000. The sum of \$50 billion will be used for construction of infrastructure. Further, general investment will also be invited for various industries. Main industries of the island will be as follows:*

1. Tallest financial tower in the world.
2. Space travel industry.
3. Tourism of natural history connecting Incan Civilization and Galapagos.
4. International patent industry.
5. Media industry.
6. It is learned that the operation of the city will be centered on high value-added manufacturing and associated industry.

*The residents of this city will have invested a minimum of \$500,000. Investors of \$500,000 or more will receive benefits including an apartment of 120 square meters, free education through college, free medical care, subsidy of*

**파키스탄 사원 자살폭탄 테러**

파키스탄 수도 이슬라마바드에서 파키스탄 대사관 앞에서 자살폭탄 테러가 발생했다. 테러로 최소 10여 명이 사망하고 수십 명이 부상을 당했다.

Task View

**14. Cost for Construction of Infrastructure**

1. Real estate sales service fee:	\$9,000,000,000
2. Metro design and permits:	\$2,200,000,000
3. Preparation of housing site & lot divisions:	\$2,000,000,000
4. Bridges (4 ea):	\$12,000,000,000
5. General roads (1000 Km) (\$6,000,000/Km):	\$6,000,000,000
6. Expressway (100 Km) (Private investment):	\$1,000,000,000
7. High-speed railroads (100 Km) (Private investment) :	\$1,000,000,000
8. Monorail (1000 Km) (Paid by municipal taxes):	\$30,000,000,000
9. Electricity (Private investment):	\$10,000,000,000
10. Water & sewer (deep-sea water) (Private investment):	\$10,000,000,000
11. Communications (Private investment):	\$5,000,000,000
12. Public facilities (schools, hospitals, city hall, courthouses, police stations, fire departments, stadiums):	\$30,000,000,000
13. Apartments for investor immigrants (200,000 units):	\$20,000,000,000
14. Miscellaneous (Urban automation):	\$20,000,000,000
15. Moving expenses and compensation for resident:	\$500,000,000
16. Parks and landscaping:	\$20,000,000,000
17. Reserves for contingency:	\$30,000,000,000
<b>Total: \$250,000,000,000 (including private investment of \$208,700,000,000 and reserve fund of \$42,300,000,000)</b>	

**15. Earnings from Sale of Real Estate**

Industrial sites: 100,000 sq meters (\$50/sq meter):	\$2,000,000,000
Residential sites: 200,000 sq meters (\$500-2,000/sq meter):	\$100,000,000,000
Commercial sites: 100,000 sq meters (\$5,000-15,000/sq meter):	\$1,100,000,000,000
Total: 400,000 sq meters:	\$1,202,000,000,000

**16. Investor Immigration Program for Investment of \$500,000**

In exchange for the investment of \$500,000, a family can lead a happy life in a futuristic space city of 8 million residents located in South America equipped with safe, comfortable and ultramodern facilities. Further, the following benefits will be provided to these families:

1. Free quality education from kindergarten through college.
2. Free high-standard medical care for all family members.
3. Free first-class, spacious (more than 130 square meters) apartment.
4. Subsidy of 2,000 dollars each month for living expenses.
5. Guaranteed jobs for all family members.
6. Return of the initial investment of \$500,000 after 15 years without any deduction.
7. Return of the initial investment will be guaranteed jointly by reliable banks and insurance companies.
8. Upon request by the investor, the initial investment of \$500,000 will be returned within a week .

\*\*\*The official languages in this city will be English, Spanish and Korean. Korean laws will be applied to Koreans and many Koreans will be employed as public servants. Therefore, Korean immigrants will not have problems, in terms of language or otherwise, as far as living in the city.

1. Application will be received on a first-come-first-served basis. There will be no application fee.
2. Immigrants will move in after 3 years in stages.
3. Only limited number of families (200,000 households) will be accepted.
4. Development plan of this city and the names of the accepted families will be announced in June, 2020.

**16-1. 부동산 가격 대비 표(m2 )(Table for real estate price)**

City name      Housing price      Apartment lot price      Commercial lot price  
 도시명;          주택지 가격      아파트 부지 가격      상업지 가격

**A. PRECIOS INMOBILIARIOS DE CIUDADES DEL MUNDO (M2)**

City	RESIDENCIAL	APARTAMENT	COMERCIAL
NSC	\$150-\$250	\$250-\$500	\$500-\$2500
GUAYAQUIL	\$300-\$500	\$500-\$1.500	\$3.000-\$9.000
NEW YORK	\$3.000-\$6.000	\$6.000-\$30.000	\$120.000-\$600.000
SEOUL	\$2.000-\$4000	\$2.000-\$9.000	\$90.000-\$330.000
HONG KONG	\$3.600-\$7.500	\$9.000-\$36.000	\$150.000-\$1.100.000
PARIS	\$2.700-\$5.500	\$5.500-\$30.000	\$100.000-\$600.000
MONACO	\$4.500-\$7.500	\$9.000-\$45.000	\$150.000-\$900.000
LONDON	\$3.800-\$7.200	\$8.500-\$42.000	\$140.000-\$850.000
SINGAPORE	\$3.600-\$7.200	\$72.000-\$36.000	\$150.000-\$720.000
SHANGHAI	\$2.200-\$4.400	\$12.000-\$25.000	\$450.000-\$550.000
NSC	\$15.000-\$25.000	\$25.000-\$50.000	\$800.000-\$1.500.000

**Ecuador Have Special Industrial Facilities In six states**

Area	company	Production Item	Invest amount	Remark
VOSOJA	HEAVY INDUSTRIAL HYN DAI	VASLIA GRANDE	\$20 BILLONES	
ORO	POSCO STEEL	STEEL	\$30 BILLONES	
MANABI	HYNDAI AUTO	AUTO	\$20 BILLONES	INC, FABRICA DE A
PINCHINCHA	SAMSUNG	IT.COMPUTER	\$30 BILLONES	
ESMERALDA	SK	PRODUCTOS QUIMICOS PESADO	\$30 BILLONES	3 FABRICAS DIFERE
RIO	LG	ELECTRO DOMESTICES	\$20 BILLONES	TV.DIFE.LAVADORA
AZUAI30	PEQUENAS EMPRESAS DE COREA	MAQUINAS	\$30 BILLONES	30 DIFELON FAB



**Special industrial zones will be created in seven provinces of Ecuador.**

<u>Zone</u>	<u>Participating Company</u>	<u>Products</u>	<u>Investment</u>
Vosoja	Hyundai Heavy Industry	Heavy equipment	\$20 billion
Oro	POSCO	Steel	\$30 billion
Manab i	Hyundai Auto	Automobile	\$20 billion
Pinchincha	Samsung	IT, computer	\$30 billion
Esmeralda	SK	Chemical products	\$30 billion
Rio	LG Electric	TV, washer, etc.	\$20 billion
Azuai	30 small and medium-sized	Machinery	\$30 billion

Korean companies

1. Funds for the special industrial zone facilities will be invested from the earnings from sale of Isla Puna building sites in the ratio of E & K Group 70% and investment management company 30%. However, stocks will be distributed in the ratio of E & K Group 51% and the investment management company 49%.
2. Anticipated investment companies in the initial phase of Isla Puna development project: Samsung, Hyundai, LG, SK, POSCO, Ecuadorian company, provincial company of Guayaquil, governmental company of Ecuador, A & K Group.
3. Earnings of \$20 billion at a minimum and up to \$40 billion realized from sale of Isla Puna land will be distributed to Korean companies within 2 years. Thus, all they need to do is to reinvest part of the earnings in the special industrial zones.
4. All the products produced in the special industrial zones will be exported to North America and Europe.

**16-2. How to Sell Building Lots (Using NSC Coin)**

If the following 6 units of cyber money are issued and circulated, we expect that a minimum of \$500 billion may be raised from sale of building lots within a year. (unit price of coin/number of coins to be issued/amount to be issued/area of land/number of lots/total area)

1. \$90,000 x 100,000 coins = \$9,000,000,000  
(Lots for family housing: 300 sqm x 100,000 lots = 30,000,000 sqm)
2. \$7,500,000 x 1,500 coins = \$\$11,250,000,000

(Lots for 100-household townhouses: 15,000 sqm x 1,500 lots = 22,500,000 sqm)

3. \$100,000,000 x 500n coins = \$50,000,000,000

(Lots for low-rise apartments: 100,000 sqm x 500 lots = 50,000,000 sqm)

4. \$300,000,000 x 250 coins = \$75,000,000,000

(Lots for high-rise apartments: 200,000 sqm x 250 lots = 50,000,000 sqm)

5. \$80,000,000 x 1,250 coins = \$100,000,000,000

(Commercial lots for low-rise buildings: 40,000 sqm x 1,250 lots = 50,000,000 sqm)

6. \$280,000,000 x 1,250 coins = \$350,000,000,000

(Lots for high-rise commercial and office buildings: 40,000 sqm x 1,250 lots = 50,000,000 sqm)

Total number of coins to be issued: 104,750

Total amount to be issued: \$595,250,000,000 - \$1,000,000,000,000

Total area to be sold: 252,250,000 sqm

Not only NSC coin (cyber money) can be used as the means of payment, but it can be used as collateral for issuing corporate bonds and for obtaining loans from financial institutions. Since NSC coin is more reliable, it can be easily exchanged with bit coin and its flexibility can be enhanced even further.

### **16-3. How to Concentrate the Economy and Politics of the 18 Countries of Central**

#### **and South America into the Isla Puna NSC Project**

1. Reserve 10 percent of the earnings made from Isla Puna (estimated to be more than \$100 billion) at the Central and South American infrastructure bank to be used jointly by those countries.

2. Provide in Isla Puna a special area dedicated for control of the politics, economy and culture of the 18 countries of Central and South America. (Earnings made from the development of Isla Puna will be used for maintenance and operation of buildings. A man-made island will be made for joint use.)

3. A joint organization of the infrastructure of the Central and South American countries participated by the government and private enterprises of Korea will be formed and stationed in Isla Puna.

4. A research center for currency (cyber currency) and unification of the Central and South American economy will be formed and located in Isla Puna.

5. World cooperation organization for private economy will be formed and headquartered in Isla Puna.

**16-5. Establish a Special Free Trade Zone in Manabi Province and Create Heavy and Chemical Industry Complex**

1. Develop it in parallel with Isla Puna.

2. Funding of \$30 billion for development of Manabi Special Zone will be done out of the earnings made from sale of Isla Puna real estate.

3. All the administrative rules and laws of Isla Puna shall be applied to Manabi Special Zone.

4. All the people and facilities presently existing in the area will be moved to other areas.

5. The government of Ecuador shall take care of the moving of people and purchase of real estate with the sum of \$2 billion to be provided by E & K Group.

6. The management of Manabi Special Zone and other special zones in which Korean companies will make investment will be done by E & K Group.

7. Develop Manabi Special Zone as a city of 100,000 residents and the area of the industrial complex will be 10,000 hectares.

8. Develop a general residential and commercial city of 300,000 residents as a satellite city. (Will be managed by Manabi Province.)

9. Investment in the production facilities in the Special Zone will be made in the ratio of E & K Group 70% and Korean companies 30%. However, stocks will be distributed in the ratio of 51% and 49%.

10. Development of Manabi Special Zone will commence one year after the commencement of Isla Puna Project.

## Ecuador government Diploma

### 16-5. Public Document Issued by the Office of the President of Ecuador



Oficio Nro. PR-CGATC-2018-17247-O

Quito, 25 de abril de 2018

Señora  
Fátima Hermelinda González Machuca  
Representante  
A&K GROUP DEVELOPMENT, INC.  
New York

De mi consideración:

En atención a su comunicación dirigida al señor Presidente de la República, mediante la cual manifiesta interés por parte de inversionistas privados coreanos para ejecución de proyecto de desarrollo en la Isla Puná; al respecto cúmpleme informar que su documento ha sido enviado a la Ministra de Economía y Finanzas, María Elsa Viteri, cuyo Despacho responderá conforme corresponda en el ámbito de su competencia.

Con sentimientos de distinguida consideración.

Atentamente,

*Documento firmado electrónicamente*

Mgs. Daysi Mercedes Guerrero Cangui  
COORDINADORA GENERAL DE ATENCIÓN CIUDADANA, ENCARGADA

Referencias:  
- PR-RD-2018-07988-E

Copia:  
Señora  
Jhenny Anavela Coello Arias  
Secretaria

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\* Documento generado por Gzipax

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**A&K GROUP DEVELOPMENT, INC.**

[akcon.inc@gmail.com](mailto:akcon.inc@gmail.com) / <https://www.youtube.com/watch?v=mFyMGufQy7s>