



RS4A Better World International

**ECO-CENTER**  
Carbon Neutral Live, Work and Play Environment

**UBC TV**  
NETWORK

comm  
**worldwide**  
International, Inc.

## **MIXED-USE** *Income-Producing 'Carbon Neutral' Real Estate* **PROJECT**

Production | Farming | Laboratories | Showrooms | Offices | Residential | Healthcare | Hospitality | Entertainment

**8,149,352 Buildings SF | 5,588,192 Leasable SF | 10,312 Units | 5,346 Tenants | 292,383 MT of Carbon Reduction**

### **Block #1 - Hotel & Residential Condo Complex:**

- Hotel Rooms = 348 @ 199,752sf (648 Beds) total
- Residential Condo = 300 @ 240,000sf total
- Office = 40 @ 22,960sf total
- Retail = 50 @ 28,700sf total
- Restaurants = 4 @ 40,752sf total
- Entertainment Venue = 4 @ 20,000sf total
- Fitness Studio = 2 @ 1,600sf total

**Total: 664,516sf | Leasable: 553,764sf | Units: 748**

### **Block #2 – Cultural Fine Arts Complex:**

- Restaurants = 5 @ 25,000sf total
- Office = 40 @ 22,960sf total
- Retail/Galleries = 50 @ 28,700sf total
- Entertainment Venues = 10 @ 375,043sf total
- Restaurant Townhouse = 4 @ 40,752sf total
- Residential Townhouse = 40 @ 88,784sf total
- Artist Studio Space = 40 @ 88,784sf total

**Total: 867,802sf | Leasable: 670,023sf | Units: 189**

### **Block #3 – Health & Wellness Center Complex:**

- Hospital Rooms = 144 @ 82,656sf total (168 Beds)
- Private Lab = 50 @ 99,200sf total
- Surgical Rooms = 5 @ 4,000sf total
- Private Office = 120 @ 241,266sf total
- Retail = 50 @ 28,700sf total
- Restaurants = 5 @ 25,000sf total
- Restaurants Townhouse = 4 @ 40,752sf total
- Residential Townhouse = 40 @ 88,784sf total
- Showroom Space = 40 @ 88,784sf total

**Total: 867,802 | Leasable: 699,142sf | Units: 458**

### **Block #4 – Clean Tech Sector Expo Complex:**

- Exhibit Space = 2,700 @ 435,024sf total
- Private Office = 40 @ 79,360sf total
- Retail = 50 @ 28,700sf total
- Restaurants = 5 @ 25,000sf total
- Entertainment Venue Rooftop = 4 @ 20,000sf total

**Total: 646,892sf | Leasable: 588,084sf | Units: 2,799**

### **Block #5 – Central Park:**

- Restaurants & Outdoor Lounge = 3 @ 25,000sf total
- Entertainment/Outdoor Stage = 1 @ 5,000sf total

**Total: 357,720sf | Leasable: 30,000sf | Units: 4**

### **Block #6 – Vertical Farming & Food Market:**

- Designer Studio Townhouse = 40 @ 88,784sf total
- Restaurant Townhouse = 4 @ 40,752sf total
- Chefs Studio Townhouse = 40 @ 88,784sf total
- Vertical Food Production (2-7 floors) – 347,735sf total
- Food Market on the 1st floor 103,968sf total

**Total: 867,802sf | Leasable: 670,023sf | Units: 86**

### **Block #7 – Resource Development & Trade Complex:**

- Restaurant Townhouse = 4 @ 30,752sf total
- Residential Townhouse = 40 @ 88,784sf total
- Showroom Space = 40 @ 88,784sf total
- Chefs Kitchen = 30 @ 82,198sf total
- Production Space = 12 @ 51,200sf total
- Classrooms = 32 @ 28,608sf total
- Exhibit Hall = 20 @ 99,144sf total
- Private Office = 228 @ 46,920sf total
- Desk Space = 256 @ 12,288sf total
- Hotel Rooms = 144 @ 82,656sf total (168 Beds)
- Theatre Venue = 4 @ 27,348sf total
- Vertical Framing Greenhouse = 3 @ 10,041sf total
- Entertainment Venue Rooftop = 4 @ 21,300sf total

**Total: 867,802 | Leasable: 670,023sf | Units: 817**

### **Block #8 – Lab Research & Development Complex:**

- Restaurant Townhouse = 4 @ 30,752sf total
- Residential Townhouse = 40 @ 88,784sf total
- Showroom Townhouse = 40 @ 88,784sf total
- Private Office = 40 @ 79,360sf total
- Retail = 50 @ 28,700sf total
- Chefs Restaurants = 5 @ 25,000sf total
- Research Lab Space – 219 @ 327,043sf total
- Fitness Studio = 2 @ 1,600sf total

**Total: 867,802 | Leasable: 670,023sf | Units: 400**

**Block #9 – Production & Distribution Center:**

- Manufacturing Plants = 39 @ 676,000sf total
  - Cargo Load & Unload Stations = 2 @ 2,000sf total
  - Rail Car Yard = 110 Rail Car Capacity (6,800LF of Rail)
- Total Leasable Space: 678,000sf | Units: 42**

**Block #10 – Corporate Security & Data Center:**

- Security & Data Center Facility = 2 @ 40,000sf total
- Total Leasable Space: 40,000sf | Units: 2**

**Block #11 – Parking Garage & Garden:**

- Robotic Parking = 2 @ 138,920sf total (660 cars)
  - Greenhouse Garden = 2 @ 144,752sf total
- Total Space: 283,672sf | Units: 1,322**

**Block #12 – Parking Garage & Garden:**

- Robotic Parking = 2 @ 138,920sf total (660 cars)
  - Greenhouse Garden = 2 @ 144,752sf total
- Total Space: 283,672sf | Units: 1,322**

**Block #13 – Executive Residential Townhouse Units:**

- Three Bedroom Units = 120 @ 1,600sf 192,000sf total
  - Two Bedroom Units = 120 @ 1,400sf 168,000sf total
- Total Leasable Space: 360,000sf | Units: 240**

**Block #14 – Executive Residential Single-Family Units:**

- Three Bedroom Units = 28 @ (2,500sf) 70,000sf total
  - Four Bedroom Units = 28 @ (3,500sf) 98,000sf total
- Total Leasable Space: 168,000sf | Units: 56**

**Block #15 – Parking Garage & Greenhouse Gardens:**

- Robotic Parking = 2 @ 138,920sf total (660 cars)
  - Greenhouse Gardens = 2 @ 40,000sf total
- Total Space: 178,920sf | Units: 1,322**

**Block #16 – Parking Garage & Greenhouse Gardens:**

- Robotic Parking = 2 @ 138,920sf total (660 cars)
  - Greenhouse Garden = 2 @ 40,000sf total
- Total Space: 178,920sf | Units: 1,322**

**Deliverable under 25-year Preferred Developer Contract for Implementation on 200-Acre plus Sites**  
**Smart Sustainable Eco-Center Infrastructure Design Build Project**



**GLOBAL CARBON EMISSIONS REDUCTION PROGRAM**  
**Transforming Communities into Regional Blockchain Circular Economy Production and Trade Hubs**

