

Pleasant Valley Legacy Investment



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I. Who We Are: Jim and Sandy Engandela



Jim and Sandy Engandela - Pleasant Valley Developers

WHO WE ARE

Creative Nature Lovers: Pleasant Valley is our lifelong “creative project”

Successful Business People: 45 years of successful business ownership experience in music, electronics, software development, manufacturing, and specialty retailing sales

Professional Competencies: Electronic Technology, Software development, Architectural & Mechanical design, Landscaping Equipment, Musician

Developer: Designer and manufacturer of high value solutions to real problems

WHY WE CREATED PLEASANT VALLEY LEGACY INVESTMENT

A Beautiful “One-of-a-Kind” Asset With No Heirs to Pass it To: We have no intention to pass our estate to heirs

Desire to Pay it Forward: When you have no heirs, what’s the point of dying with multi-million dollar assets? So why not provide it to someone who shares our values?

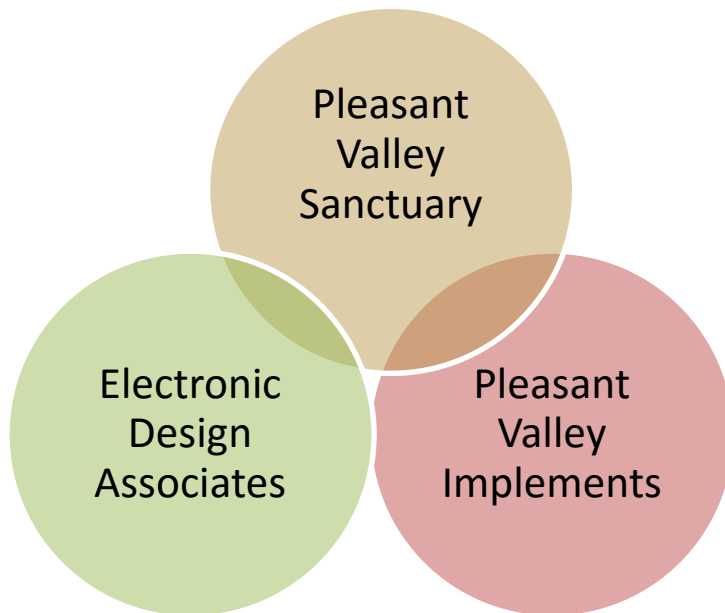
Provide an Investor with a Beautiful Legacy: We want to fulfill our dream of continually improving Pleasant Valley, up until we die. In addition we want to share success, with an investor, on several innovative and proprietary products we are developing

II. What is the Legacy Investment

WHAT IS THE PLEASANT VALLEY LEGACY INVESTMENT?

LEGACY INVESTMENT ASSETS

LEGACY INVESTMENT ASSETS



Asset 1: Pleasant Valley Sanctuary includes all real estate and personal property (w/ some exclusions) to operate Pleasant Valley as a turnkey operations structured as a life estate sale

Asset 2: Electronic Design Associates includes a suite of music and media technologies that revolutionizes how music & video can be created, processed, and shared

Asset 3: Pleasant Valley Implements includes implement prototypes now going through the patent process that revolutionize productivity, primarily in landscaping and maintenance

ASSET #1: THE PLEASANT VALLEY SANCTUARY

Pleasant
Valley
Sanctuary

An *Extraordinarily Beautiful Asset*

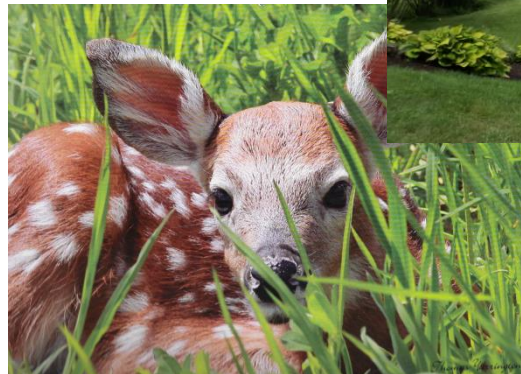
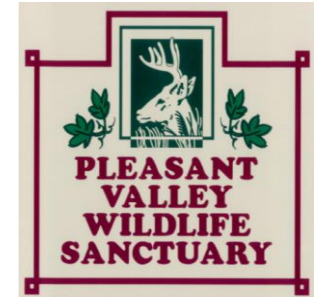
248 ACRE WILDLIFE SANCTUARY

Fresh Water Springs, Streams and Ponds: 12 pure fresh water springs, streams and ponds provide nature's increasingly rare commodity

Rich Woodlands, Deep Valleys and Rocky Cliffs: Oak, cherry, and pine woodland with deep valleys and rocky outcroppings

Abundant Wildlife: Deer, turkey, geese, ducks and many other animals share the habitat

Recreational Paradise: Trophy deer hunting, 30 miles of hiking, ATV and snowmobile trails



IIIA: PLEASANT VALLEY ASSET DESCRIPTION

Pleasant
Valley
Sanctuary

High Technology Media and Workshop Infrastructure



A “FOUNTAIN OF HEALTH”

Good Health and Good Fun

NATURAL RESOURCES

THE LARGEST FRESH AIR/WATER GENERATOR YOU’LL EXPERIENCE

- Abundant pure fresh water originating on the property and untouched by surrounding farmland
- 12+ springs, streams and trout ponds
- 3 fresh, highly-oxygenated valleys
- Lush vegetation and gardens
- Rocky cliffs and outcroppings
- Gorgeous views and overlooks
- Virgin oak, cherry and pine forests
- Diverse natural eco-system ideal for humans and animals and plants

HIGH TECHNOLOGY

RECREATIONAL ENVIRONMENT

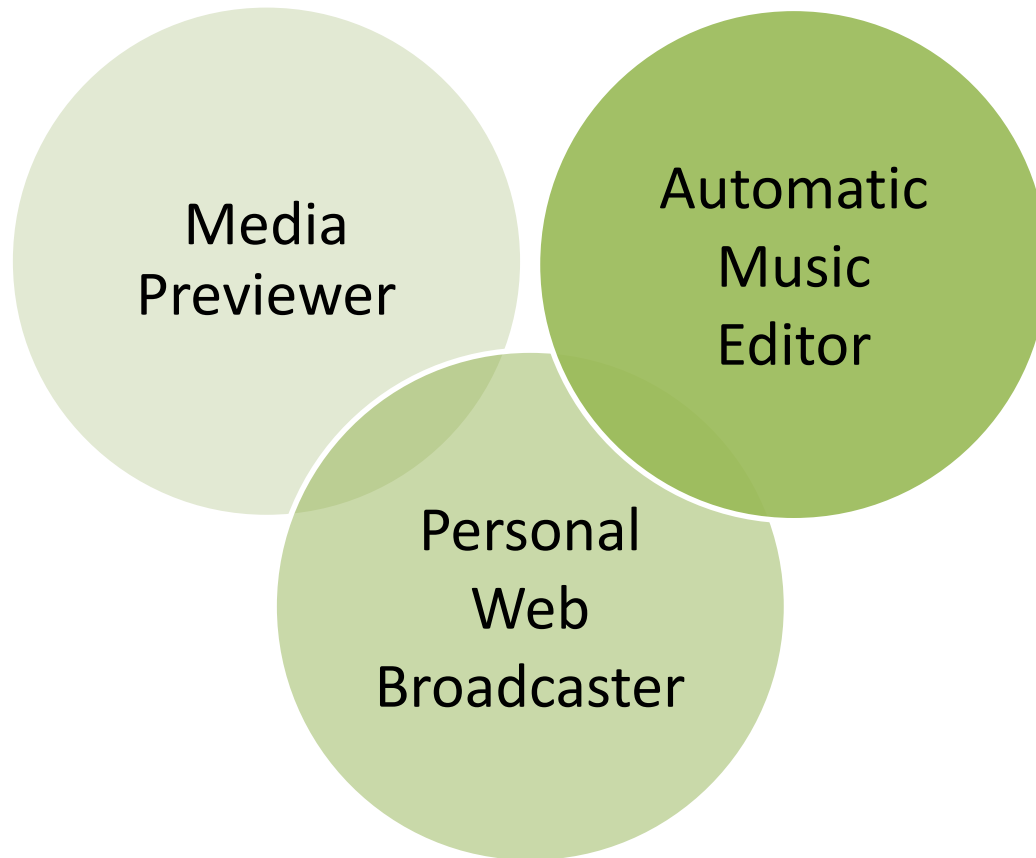
- Dream home theater, recording studio and integrated digital music system
- Craftsman’s ideal workshop
- Unlimited landscaping and gardening
- Trophy white tail deer, turkey and small game hunting
- Class A trout fishing streams & ponds
- Outdoor adventuring with 30 miles of hiking, ATV, UTV, snowmobiling and horseback riding trails on the property
- Direct access to state snowmobile trails
- Access to thousands of miles of 5 star sports car and motorcycling roads
- Direct access to Clark, Jackson and Chippewa County state forests

Bottom Line: A balanced eco-system provides stunning beauty, reduced stress and serious fun

ASSET #2 ELECTRONIC DESIGN ASSOCIATES, LLC

Electronic
Design
Associates

Mission: Trillium revolutionizes the way music and media gets Produced,
Processed & Shared



The **Trillium Media Suite** consists of three software applications, that can be used independently or combined together as a powerful integrated package, enabling musicians and professionals to easily and efficiently automate the process of transforming raw audio/music files into refined premium content and to present them on the web, to their desired audience.

Revolutionizing how Music and Media gets Produced, Processed & Shared

PRODUCTIVITY INCREASE

- The home studio and “indie” label market has exploded with the implosion of the traditional studio album market
- EDA is the toolkit that allows musicians and video creators to focus on their art, with the production, publishing, and sharing of the art being automated
- EDA solutions leverage Jim Engandela’s decades of experience as studio mastering engineer, producer, and refiner of the highest quality sound reproduction available

LICENSING MODEL

- EDA will offer the Trillium Suite as a set of independent tools, bundled as a product suite, and as a platform for launching other products suitable for licensing
- These products can literally make the difference between whether art makes it to the marketplace or remains locked inside the artists walls due to not possessing the skillset and tools necessary to do the production and sharing side of the business

ASSET #3: PLEASANT VALLEY IMPLEMENTS

Pleasant
Valley
Implements

Maximizing Landscaping Productivity

VALUABLE PRODUCTS

Products That Improve Productivity

The process of maintaining the Pleasant Valley has resulted in multiple innovative products

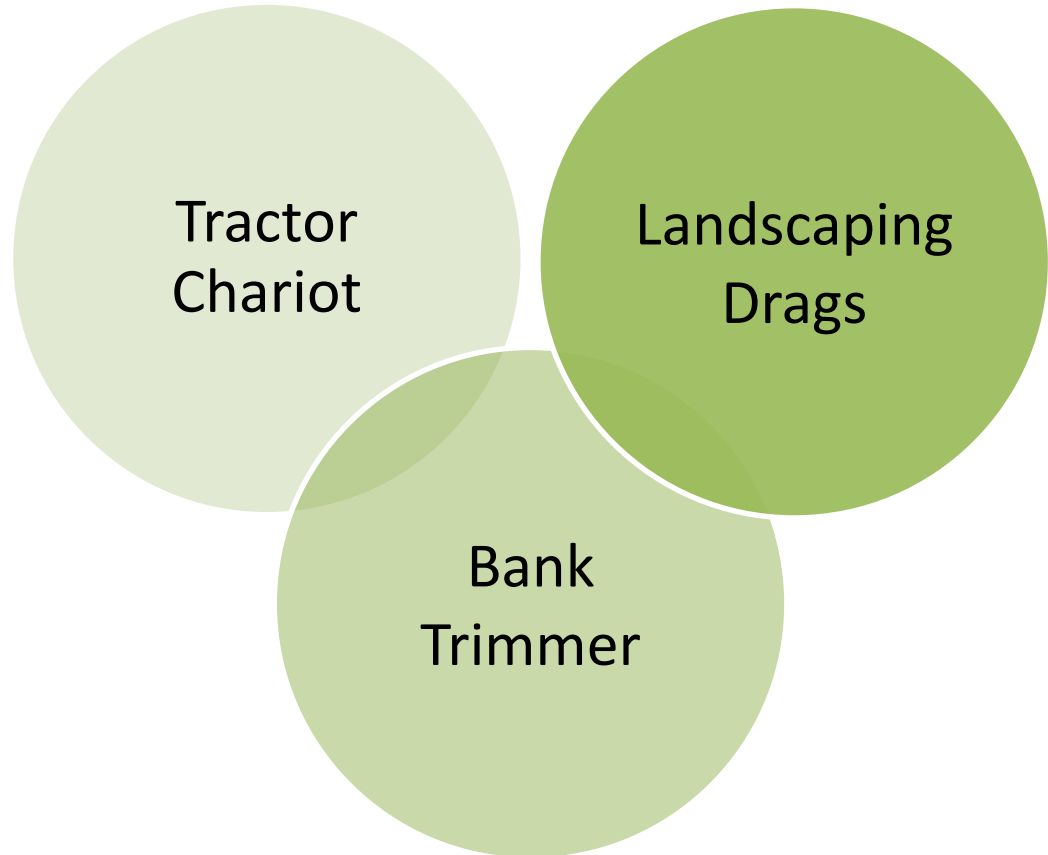
Products Offer Significant Value

Each product automates a landscaping process

Product Licensing Profit

These products are unique in the marketplace have enormous profit potential

Tractor Chariot
Tractor Landscaper
Backhoe Landscaper
Bank Trimmer



High Productivity Landscaping Tools

PRODUCTIVITY INCREASE

- Pleasant Valley Implements are continually optimized tools that dramatically improve productivity (literally enabling Sandy/I to maintain the entire 248 acre ranch to this standard)
- Pleasant Valley Implements do not exist in the marketplace, or exist only in very limited ways – these are true innovations to the marketplace
- New implements beyond those shown are also in development

LICENSING PARTNERSHIP MODEL

- Pleasant Valley Implements is in the patent application process and has had initial discussions on partnering with fabrication and distribution organizations with complimentary product offerings
- Pleasant Valley Implements believes the value of these products in the marketplace is of substantial value

Summary

Opportunity Discussion

- Pleasant Valley is a one-of-a-kind property that is continually being significantly enhanced (and has appreciated at 9% CAGR)
- Electronic Design Associates, LLC creates products and software applications that don't exist in the marketplace and offer potentially game-changing levels of productivity improvement in media technology and landscaping implements
- Jim and Sandy are seeking investment partner(s) who:
 - Shares a common vision for the potential of all (or some) assets
 - Brings some element of strategic leverage (e.g., software company or implement manufacturer) and/or personal connection to the assets (e.g., a hunter interested in 3 entire valleys of trophy deer hunting).
 - Has the capital to see all (or some) of the assets reach their potential and is potentially interested in securing Pleasant Valley under a life estate structure