

Pro Forma

	2010	2011	2012	2013	2014	2015	2016
Pro forma							
Revenue							
Lease Payments	7500	15000	24000	24000	24000	24000	24000
CRP income	3500	3500	3500	3500	2500	2500	2500
Net Tree	7000	7000	7000	7000	10000	10000	10000
Misc/interest	1000	1000	1000	1000	1000	1000	1000
Total	19000	26500	35500	35500	37500	37500	37500
Expenses							
Property taxes Pd by camp	7000	1000	1000	1000	1000	1000	1000
Legal/administrative							
Other	7000	1000	1000	1000	1000	1000	1000
Total	12000	25500	34500	34500	36500	36500	36500
Net							

Prospectus and Information

Friends of Creation-Science, Limited Liability Company

Prospectus and Information

*An effort to purchase Christ Serve Ranch on
behalf of Lutheran Island Camp.*



Including:

- *History and background*
- *Purpose of the Limited Liability Company*
- *Participation*
- *Governance*
- *Benefits*
- *Questions and Answers*



Background and History

Friends of Creation Science Limited Liability Company (the “Company”) has been formed to bring together a group of investors who desire to purchase a piece of property upon which Lutheran Island Camp (“LIC”) can establish an expansion of its programs and establish a Creation-Science Environmental Learning Center (“C-SELC”). The Company shall use the funds provided by these investors for start-up expenses, general working capital, and to purchase certain real property known as “Christ Serve Ranch” or a similar property (the “Property”). The Company will hold the Property until such time as Lutheran Island Camp or some other organization acquires the property from the Company.

The Property is a 275 acre piece of property located 3 miles from LIC. The Property is ideal for the establishment of the Creation-Science Environmental Learning Center that has been a part of the strategic plan of LIC for the past 4 years. The current owners of the Property are desirous of selling the Property to LIC. However, the Property is part of their retirement plan and if LIC can’t purchase the Property, it will be divided into several different parcels and the opportunity to have LIC’s C-SELC there will be gone forever.



The Minnesota North District and the LIC board of directors have put conditions on LIC for purchase that include a requirement that all funds for the purchase be pledged or available prior to the actual purchase. That may take some time and a capital campaign. In the meantime, the Property could be divided and sold to a third party. A solution is for the Company to purchase the Property and lease it to LIC until such time as LIC is able to purchase the Property from the Company.

Q: Can I purchase one Membership Unit now and more later?

A: Yes, as long as there are Membership units available. The number of Membership Units available will be limited. However, it would be helpful to complete a subscription agreement form that details your plans to purchase additional Membership Units and when that might happen.

Q: How will this benefit LIC?

A: It will take the Property off the market and allow LIC to lease it at a favorable rate. This will help LIC get its Creation-Science Environmental Learning Center off the ground.

Q: Will I be expected to donate my Membership unit to LIC?

A: No. This is an investment. If you wish to donate, we would appreciate it and thank you very much but it is not an expectation. We thank you for helping the LIC by investing.

Q: Who is eligible to purchase a unit?

A: Individuals, congregations, corporations, foundations and other legal entities incorporated in the state of Minnesota who are approved by the Company’s Board of Governors.

Q: If I live outside of the state of Minnesota can I purchase Membership Units?

A: At this point we have decided to limit the Company to Minnesota participants. There are other ways that non-Minnesota people and organizations can help us, so get in touch and we’ll let you know how you can be a part of this exciting program.

Q: Who will be responsible for improvements and maintenance of the Property?

A: LIC will provide detailed plans for improvements and how they are to be paid for. LIC will be responsible for any improvements and ongoing maintenance.

Q: What is LIC doing with the funds already raised?

A: We will use them as needed to: 1.) purchase membership units, 2.) make improvements on the property, and 3.) pay rent and up front costs.

* Any numbers provided herein are strictly estimates and are purely speculative.

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Question and Answer

Q: How much can I expect to earn from my investment?

A: Income may come from three sources. 1) Lease payments that LIC pays. 2) Conservation Reserve Program. 3) Some income from the sale of trees. There will also be some expenses including administrative costs such as auditing, legal fees, etc. This investment is not intended to provide much, if anything, in the way of income. Any growth may come from increased value in the Property and that only after 3 years. This investment is a means to help LIC achieve a very special vision that is important for the camp and for the church at large. Any return on investment in the Company is purely speculative.

Q: How safe is my investment?

A: If enough investors are acquired, it may be backed by real estate owned by the Company. Real estate values for this type of property have held steady or increased in recent years. As with any investment there is risk and there is no guarantee of any return on your investment. Any potential investor should carefully review this Prospectus as well as the attached Disclosure Statement and seek professional advice prior to investing.

Q: What if I want or need to sell my Membership Units?

A: The sale of your Membership Units will be restricted by Company governing documents. You will not be able to sell your Membership Units to anyone outside the State of Minnesota until July 15, 2011 and even then any transfer will be subject to prevailing securities laws. You will be able to sell you Membership Units, however, by providing notice to the Company. The plan is to have some funds on reserve for unforeseen situations, so the Company may be able to exercise its options to purchase your Membership Units and may purchase your Membership Units or they may be purchased by LIC.

Q: What happens if there aren't enough investors?

A: The Company may not be able to purchase the Property. An offer on the Property will not be made until there are enough subscriptions available for the purchase of the property

Q: Who will take care of administrative responsibilities such as reports to the IRS?

A: The final decision for that will be in the hands of the Company LIC will help in any way that it can. Costs for initial setup of the Company will come from the first year's income. Those costs include legal fees, filing fees, and some promotional costs.



Purpose of the Company

The purpose of the Company is to bring together a number of God's people whom He has blessed in such a way that together they might be able to purchase the Property for use by LIC to hold it until such time as LIC can raise the remaining funds and meet other conditions.

The purpose of the Company is also to support LIC's program to establish a Creation-Science Environmental Learning Center while providing the investors with an investment vehicle that is intended for long-term growth and not necessarily short term income.



"...let birds fly above the earth across the expanse of the sky." Genesis 1:20

The Company is intended to provide a stable investment. The investors' opportunities and return on investment, if any, will be limited primarily to any increase in value in the Property and the opportunity to help establish one of the first Creation-Science Environmental Learning Centers in the world.

Participation

The Company will limit to not more than 30 Membership Unit holders, each of whom will invest a minimum of \$30,000 at a price of \$30,000 per Membership Unit. Units may be purchased in increments of \$30,000. Unit holders may purchase one or more units or fractions of Units. The minimum purchase is one Unit. Our intent is to have approximately \$900,000 available for the purchase of the Property as well as to establish a capital fund that would be available to provide some liquidity for contingencies, emergency purchase of Units, and start-up expenses, general working capital, and other expenses.



Participation

Participants may include any of the following:

- Individuals with self-directed IRAs – we will use Equity Trust to handle these funds to assure that all tax laws are being followed and reporting requirements are met. People participating through Equity Trust may be required to pay a service fee to them for their services. There are some additional requirements and limitations for people using self-directed IRAs.
- Individuals who wish to invest funds in the Company – individual investors may purchase Membership Units.
- Congregations or Churches who support the mission of the Creation-Science Environmental Learning Center may purchase Membership Units in the Company.
- Foundations or other organizations may purchase Membership Units in the Company.
- LIC may purchase Membership Units. It may also use a potential gift of the house and 20 acres currently located on the Property to purchase up to 3.33 Membership Units.

Investors will be asked to complete a Subscription Agreement which will identify the amount of investment in the Company and number of Membership Units purchased. The purchase of the Property and contracts related to that purchase will be based on the money raised by the Company through the sale of Membership Units.

Governance

The Company will be organized under the laws of the State of Minnesota as a for-profit limited liability company. The Christ Serve Ranch Task force will act as the organizing group and Board of Governors until such time as the members of the Company can convene.

When the members convene, they will elect a Board of Governors, approve Bylaws, and enact other policies and procedures for the Company.

For more information call: 218-583-2905

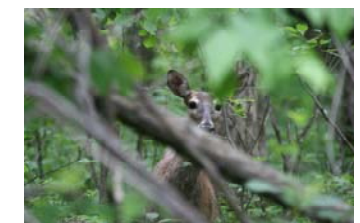


Other Benefits

Other Benefits

Benefits available to Membership Unit holders may include:

- Hunting on property. Must be scheduled and is subject to any rules and regulations established by the Board of Governors.
- Fishing from Property.
- Scheduled use of the cottage or the Property.
- Attendance at any Creation-Science Environmental Learning Center programs at half-price. (This includes up to 5 youth participants from congregation unit holders)
- Other benefits as negotiated with the Company and LIC.
- These benefits may not be available to those who chose to use an IRA account.



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Other Provisions

Income from the property

CRP payments, lease payments, and any other incidental income will go to the Company and will be used to pay taxes and other Company expenses. Any excess may be distributed to Membership Unit holders once a year in as determined by Board of Governors and in accordance with applicable law.

Tree income will go to LIC initially with the intent that some of it will be used to rehabilitate the land used for trees, thus maintaining the value of the land. Some proceeds may have to be repaid to the Department of Agriculture. A detailed plan of use of the stumpage land will be provided to the Company by LIC.

Calls and Puts

During the first 3 years from the date of the effective date of the Member Control Agreement, LIC may purchase any or all Membership units of the Company at the initial purchase price of the Membership units. After the three-year period, LIC may purchase any or all Membership units based on a the Company's Fair Market Value.

Membership Unit holders may sell their Membership Units during the first three years at the initial price. Such sale shall be subject to the options of the Company, other Membership Unit holders, LIC, or an approved party. The Membership Unit holder must give notice of intent to sell the Membership Units to the Company, the other Membership Unit holders, and LIC.

Dissolution

There will be a dissolution clause in the Membership Control Agreement. It may include dissolution upon the sale of the Property to LIC. The Property and all improvements (except as provided in the lease agreement) will then be sold and the proceeds along with other capitalized funds will be distributed pursuant to Minnesota law.

For more information call: 218-583-2905



Christ Serve Ranch



Price: \$850,000
275 Acres
2200 feet of lake shore
Pond
Hybrid poplar forests

Native forests
Restored prairie land
Meadows
Cottage, Quonset shed
Hiking and riding trails

Christ Serve Ranch

This beautiful 275 acre farm has 7 different environments. It has 2200 feet of lake shore, lots of wildlife, and will provide many different sites for study, experimentation, observation decks, astronomy, and more. Located only 3 miles from Lutheran Island Camp, the property is at the confluence of the prairies of the Dakotas and the forests of Minnesota. It is located just 6 miles from Glendalough state park; lies very near the continental divide; and is within the borders of the famous Lake Agassiz.

Prospectus and Information



The Purchase of Christ Serve Ranch

The Board of Governors of the Company may negotiate the purchase of Property at as early a date as they determine to be appropriate and may consider a contract for deed if an adequate number of Membership units are purchased in installments to cover the amount contracted for. It is understood that the purchase may result in a gift from the Property owners to the camp valued at \$100,000 which would include the house and 20 acres. LIC may elect to invest that gift a number of Membership units equal to the value of the gift.

Selling of Membership Units

In the event a Membership Unit holder wishes to or needs to sell their Membership Units, the following will be the course of action:

- We thank God and the investor for their support of the project.
- During the first three years, the sale price of the Membership Units will be \$30,000 per Membership Unit..
- After three years the price will be based upon fair market value of the Company’s property as determined by a certified public accountant.
- The seller of Membership Units must provide prior written notice before any sale or transfer of the Membership Units. Certain restrictions on the sale of Membership Units will exist in the Member Control Agreement.
- The Membership Units will first be offered to the Company and if it declines to purchase the same then they shall be offered to other Membership Unit holders and if none of the Membership Unit holders elect to purchase the same, then they shall be offered to LIC at \$30,000 per Membership Unit or at the fair market value, depending on when the option is exercised. If there are still no purchasers then the seller may offer the Membership Units to outside investors provided the same have the prior approval of the Board of Governors of the Company.
- It is the intent of the Company that these Membership units will be closely held either by current Membership Unit holders, LIC, or the Company itself. In any event, any other unit holders must be approved by the Company



Lease of Christ Serve Ranch to Lutheran Island Camp

As the purpose of this Company is to help LIC purchase the Property and establish the Creation-Science Environmental Learning Center, it is planned that the Company will lease the Property to LIC for less than market rates and that the lease will provide for LIC to be responsible for the operating and holding expenses related to the Property.

Length- a 10 year lease with an option to LIC to purchase the same at anytime. The lease rental would be \$1500 per month in years one through two. In years 3-7 the lease rental amount will increase to \$2,000 per month. In years 8-10 the amount will be renegotiated. LIC shall have the right to extend the term of the lease for 2 additional periods of 5 years each under terms and conditions negotiated at that time of the signing of the original lease. The Company will agree not to sell the Property during such term except to LIC. LIC shall be responsible to provide insurance in reasonable amounts for the protection of LIC and the Company and its Membership Unit holders.

Option to buy: During the first three years of the lease, LIC would have the option to buy at the Company’s initial purchase price plus closing costs. All improvements made to the Property by LIC will be considered as already belonging to LIC and not included in the price. Following year three, the option to purchase may be exercised based on a fair market value price based upon the appraised value of the Property less any improvements made by LIC. It would be agreed that the purchase price would not be less than the original purchase price of the Property.

Improvements: In the event LIC does not exercise its option to purchase and does not renew its lease, all improvements will be considered to be a part of the Property.

Property Taxes: will be the responsibility of LIC.