

A photograph of a forest with sunlight filtering through the trees. The sun is low in the sky, creating long, golden rays that pierce through the canopy of tall, slender trees. The foreground shows a grassy clearing with dappled sunlight and shadows. The overall mood is serene and natural.

We are part of a global knowing
that *we are Nature*
longing to heal and awaken
to true purpose.

2017 Prospectus

Aletheia Springs
Glen Ellen, California

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What is Aletheia Springs?

We are Aletheia Springs, a multigenerational community of stewards restoring the land and mineral waters of a 20-acre warm/hot springs in the Sonoma Valley of Northern California (~1 hour north of San Francisco). Now entering our second year as stewards, we are establishing a community of residents and non-residents alike, sharing belonging, participation and mutual support. Seeing ourselves in the dreaming of these Springs, we recognize that *we are Nature* longing to heal, restore right relationship with all beings, and awaken to true purpose.

Our mission here is three-fold;

First: To revitalize our primary service offering and bridge its culture to that of a family-oriented sanctuary for self-care, set within a deeply enriched natural ecosystem;

Second: To restore the geothermal springs as a healing biotope –a place where our activities enhance the ecosystem and watershed of which we are a part, supporting all of life to flourish here;

Third: To engage in the learning laboratory of creating a new healing culture, based in the transformative power of trust where self-organizing, dynamic leadership and true purpose can emerge.



Mission

Self-Care By Nature

Aletheia Springs is a multigenerational community of stewards restoring the land and mineral waters of a 20-acre warm/hot springs in the Sonoma Valley of Northern California. Our community's primary service offering stems from a natural geothermal mineral springs with pools, creek side picnic areas, heritage oak woodlands and open meadows, known locally as Morton's Warm Springs. We intend to bridge its current culture from a 1950's-style summer recreation business toward that of a family-oriented sanctuary for self-care, complete with the elemental offerings of saunas, hot tubs, cold plunges, and warm pools set within a deeply enriched natural ecosystem. We will establish a cafe and gardens that support residents and visitors alike with healthy and vibrant food, direct from sun and soil. We wish to maintain and enhance the geothermal springs as a culturally inclusive and accessible source of health and wellbeing for Sonoma County and the greater San Francisco Bay Area. This is a place where we can all come to heal, relax, gather, and nourish while immersed in the natural beauty and vibrance of Sonoma Creek and these healing mineral springs.

Restoring our Common Source

Our intention is to restore these geothermal springs and foster the emergence of a healing biotope. A biotope is a smaller, place-specific ecology that's inclusive of human life and interconnected within a larger network of ecological belonging. We wish to play our part in restoring the full water cycle within our local watershed, helping to protect the vital commons of Sonoma Valley's aquifers. We also wish to provide broader local access to our health-giving mineral drinking water. Our intention is to move beyond sustainability into a regenerative relationship with our water, woodlands, soil and sunlight so that we may receive their abundant gifts for generations to come. We wish to partner with those leading Sonoma Valley into a future of local food, energy and water resiliency.

A Culture of Trust, Transformation & True Purpose

This place is calling out for a new healing culture based in the transformative power of trust. Aletheia Springs community is a practice ground for this new culture. In our learning laboratory we are focused on the creative process and how dynamic leadership and solidarity can emerge within a collective. By slowing down to discern and clarify the source of our guidance, we are discovering how to be ourselves, give our gifts, and participate in a self-organizing system. We are guided by the following questions:

How can we, as individuals, listen for and unfold our true purpose in service and alignment with the greater whole, of which we are a part?

How do we create the foundations necessary for growing grounded, collaborative and resilient communities with the capacity to engage in the work of cultural transformation and the healing of our planet?

Our aim is to grow this knowledge field in mutual support and cooperation with other learning projects around the globe.

The Guiding Principle of Aletheia



The Aletheia Springs Community is so named for our foundational guiding principle, *aletheia* (pronounced *ah-LEE-thee-ah*, or *ah-la-THÉE-ah*). Stemming from ancient Greek, its literal meaning is "the state of not being hidden; the state of being evident." Reviving the word in the 20th century, the controversial phenomenological philosopher, Martin Heidegger, defined *aletheia* as "transparent truth," and "unconcealment."

Heidegger describes *aletheia* as the process by which something previously unseen is disclosed, or opened up - where transparent reality reveals itself.¹ He also says this unfolding occurs not just by objective observation but by *engaged participation*. We must inquire into our direct experience and live into the unfolding truth of the world in order to know it. From this perspective, there is no 'final truth,' but an ever-unfolding disclosure that we come to know by actively cultivating presence, curiosity, discernment, trust and transparent reflection.

So why choose *aletheia* as our foundational guiding principle? If we are to take this principle seriously, we begin to see that the way we traditionally organize and relate to our internal world, each other, and the Earth needs some extensive updating. The predicaments we are facing today are increasingly complex and intertwined. How can we find resilience and even thrive in uncertain times? Luckily, the wisdom to do this is already available. Certain practices cultivate our capacity to function in a more continuous state of '*not-knowing*,' or openness, and help us to tap into larger fields of intelligence, guidance and belonging.

As Charles Eisenstein says, we are now entering a "space between stories". Our current culture has developed around the story that growth and progress are achieved by force, but this method is working less and less well as complexity increases.² It seems that we are shifting from a *fire-based* culture that applies force to push things into a preferred order to a more *water-based* culture that is pulled forward by love and evolutionary purpose. Viktor Schauberg, the brilliant Austrian 'water wizard' of the early 20th century described this well, as moving from the explosive force of combustion to the implosive pull of a whirlpool.

We have come to understand that we can no longer just observe the world and mold it to our preferences. We are instead deep participants in a much larger process of evolution, one that we can barely begin to predict, let alone control. So we see that cultivating this capacity to *not-know*, and thereby to access larger fields of collective guidance and evolution, can be derived from the guiding principle of *aletheia*. We understand this to be a key component of the new culture now being born at this time of great upheaval and transformation.

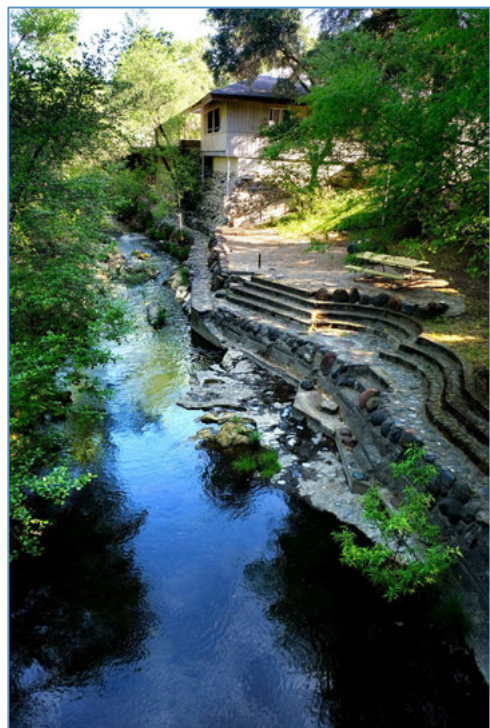
¹ "Aletheia" (2016). In Wikipedia. Retrieved from <https://en.wikipedia.org/wiki/Aletheia>

² Eisenstein, Charles. *The More Beautiful World Our Hearts Know Is Possible*. Berkeley, CA: North Atlantic Books, 2013

The Dreaming of the Springs, A Mythos

We live in a time where human activities are taking a great toll on the earth, our communities, and our bodies. When we first came upon this land and her springs, we found the story here to be no different. Despite an abundance of natural beauty, a legacy of generations and fresh warm water flowing from the ground for thousands of years, recent decades have witnessed this place decline and fall out of most people's awareness. What was once here has dimmed and the land and springs appear to have fallen into a half-sleep. But it also appears as if they have been dreaming—dreaming of what wants to be born here. Indeed, the dream of this place is so present that many who come here feel it in their bones, see it with their hearts. They tell of a sanctuary of retreat and wellbeing, of healing and grief work. They tell of connection, community and intimacy with the natural world. They tell of dancing and ceremony, music and silence.

A year and a half ago, called by this same dreaming, we found this place and fell in love with her beauty and her longing, recognizing it as our own. Only how to unlock her from her slumber? For there is a debt on this land, and it has been waiting for someone to come and release it. Within that debt there are wounds that need tending and care to heal. In accordance with the law of capital, her land long ago became commoditized and her deeper dreaming all but subsumed by financial expectations. As owners have come and gone her facilities have aged and neighbor relations have become strained.



Ours, then, is a healing crisis, a puzzle. To release this debt and awaken the springs, we cannot ask her to keep giving her financial resources without reinvesting them into the work of healing, repairing, refurbishing and rebuilding. As her stewards and caretakers, we must be able to focus and relax into the work here for the long haul, allowing the land and springs to unfold her dreaming.

We now know this can be done. We have a plan, created in listening partnership with this place over the past year and a half. It is clear that the springs have the capacity to make more than enough to be self-sufficient, to regenerate and to provide for those who live here and visit. We recognize the opportunity to be the ones the Springs have been waiting for to pay off this *place-based debt*. We simply need to channel her resources back into healing and regeneration; everything else that is needed is already here in abundance.

The Plan

We began our journey as stewards on January 1, 2016 with \$1.2M in privately financed ‘mortgage’ debt (roughly $\frac{2}{3}$ of the total \$2M purchase price of the land). We operated Morton’s Warm Springs for the first time last year and found that it could cover all of the costs of the land, except for mortgage debt interest payments. While our plan is to revitalize Morton’s and increase revenue, we will need this increased revenue to be channeled into restoration work so we can free the land from the place-based debt it has carried for many years. To accomplish this our aim is to manage our mortgage debt in a more sustainable way until it can be paid off in its entirety.

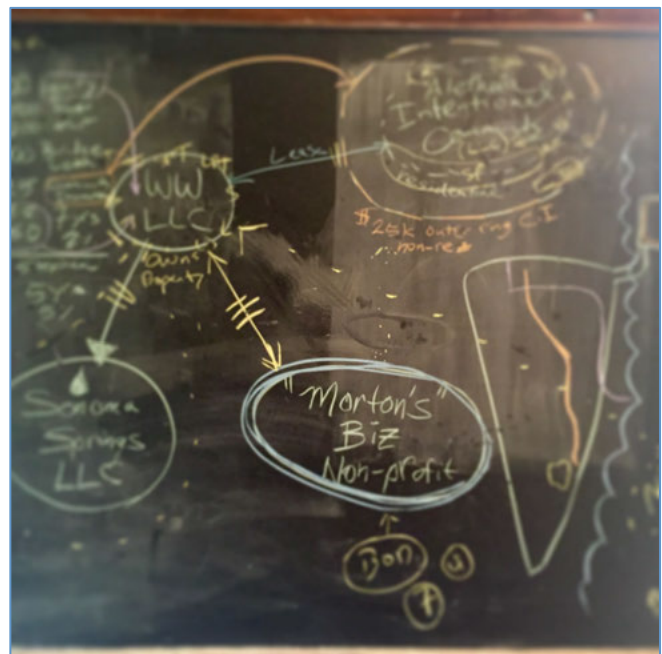
A holistic framework that’s useful to understand the old, place-based debt on the land is Sean Esbjörn-Hargens’ *MetaCapital Framework*, which describes 10 different domains of capital or value creation (e.g. financial, natural, social, psychological, spiritual, health, etc.).³ As with most organizations around the world, economic forces at Morton’s over the years have led to the creation of *financial* capital at the expense of most other domains of value. As an example, Morton’s loss of *social* capital can be seen in the *Warm Springs Road Association*, a neighborhood group that in recent decades has opposed new projects here. Like a local antibody, this neighborhood group has prevented development that would further the financial gain of the business at the expense of other domains. As the new stewards our intentions are quite different, and we see that our actions need to clearly demonstrate our wish to care for and invest in this land in all its domains.

3 “MetaCapital: 10 Capitals” (2016), <http://www.metacapital.net>



So how are we to fulfill this intention while tied to large monthly interest payments on our \$1.2M mortgage? Long-term, we intend to build new residences and begin repayment as future community members buy-in. The timing of developing new housing on the land, however, is critical and there are many key factors that play a part. Not only is the building process a multi-year, multi-stakeholder project, if begun too early it will cut short our capacity to focus on stabilizing the springs ecology and business. Also, our implementation of a new, holistic water management plan will greatly alter the context for any future housing built. Finally, it will take time to develop relationships of trust with both neighbor stakeholders and those who will one day become resident-stewards here.

To give us the time that's needed, we aim to refinance our \$1.2M in mortgage debt (originally established at 5-8% interest) to 2% or below. The funding that we're seeking will also include the financing necessary to cover all interest payments for the life of these loans. In the end, when we add the original purchase price of the land, the final accrued interest and the cost to develop our community housing, it yields a total cost conservatively estimated at \$4.5M. This cost will then be distributed among all who will eventually buy-in to become resident-stewards, which is now estimated to be about \$500K per suite, with nine total suites. There is also a strong chance that, as the springs business becomes more successful, the per suite cost of each residence could be reduced, paid in part by Morton's revenue. Our intention is that residency will be financially accessible to all those who are meant to live here and care for these springs.



We need a total of seven years to complete the first phase of springs restoration, to obtain building permits and to repay our original mortgage debt. We estimate that these seven years of interest will cost between \$300K-\$375K, depending on how quickly we're able to refinance to 2%. Since the original purchase price was \$2M, with the interest cost of these seven years added in the total sunk cost will be between \$2.3M - \$2.375M. This is still well below the original list price of the land, which was \$2.5M in 2015.

In our first year as stewards in 2016, Morton's had a total revenue of \$143K. Going back to 2012, only 4 short years earlier, Morton's drew in a whopping \$220K. Back then the cafe was open, the pools were a bit warmer and the grounds were in better shape overall. To begin the process of revitalizing Morton's, we need a modest investment of \$100K so that it can generate closer to historic levels of revenue (and beyond). For 2017, we'll invest half of this (\$50K) into pool maintenance & repair, piping in much warmer water and reopening the cafe. The other half (\$50K) will pay for salaries of 2-4 staffers to



implement this plan and carry forward the entire project from here. We expect this \$100K total investment for 2017 to be paid back over 3-4 years out of the increased yearly revenue of at least \$80-100K. Continuing on into 2018, we will establish Morton's as a sustainable business that will increasingly be supporting a community to live and work here.

During Years 3-5 (2018-2020) our focus will shift to our nonprofit initiative, *Restore the Springs*, where we'll obtain planning and implementation grants for a holistic site redesign of our rainwater, pool water effluent, and wastewater management.

Building on all of this work, we will then be ready to plan and build our community housing in partnership with the neighbors and the county. We expect to engage in this

planning process during Years 4-6 (2019-2021) and end with a detailed site plan and building permits. In the seventh and final year of this plan (2022), future resident-stewards will buy-in and pay off our debt, followed by the beginning of our building phase.

We will then have a residential community of stewards caring for the revitalized ecology of this land and springs, supported by a financially abundant, regenerative service offering. This income will in turn help us fulfill our vision of

developing water, food and energy resilience, as well as support our research into creative process, trust-building and self-organizing group systems. When this comes to pass, we will be well on our way to becoming one of many healing biotopes, engaged in the work of cultural transformation and the healing of our planet.



Project Timeline

Our efforts during this seven-year process will be focused in four main areas. While each area is a multi-year thread, we'll concentrate on specific focus areas during target years, as shown below. While these target years will have some overlap, the focus areas are ordered in such a way as to build upon each other synergistically as follows:



FOCUS

Focus 1: Fundraising

Focus 2: Revitalizing our Service Offerings

Focus 3: Restoring the Springs & Ecology

Focus 4: Building Community Housing

TARGET YEARS

2016 - 2017

2016 - 2018

2018 - 2020

2019 - 2021

Focus 1: Fundraising

Fundraising makes this project possible by reducing the impact of our interest-bearing debt, allowing us to channel more early resources into our revitalization efforts. It also frames the process financially within a clear, seven-year timeframe.

Focus 2: Revitalizing our Service Offerings

Revitalizing Morton's Warm Springs grows our ability to be financially self-sufficient while providing the means for a staff of stewards to care for the springs year-round. Also, our revitalization efforts will establish clear intentions and foster trust with visitors and neighbors, building key social capital.

Focus 3: Restoring the Springs & Ecology

Restoring the springs' ecology, with special attention to water cycles and human activities, moves us toward becoming a healthy, resilient biotope. This begins fulfilling our mission to support the health and wellbeing of visitors and stewards alike. It also establishes our commitment to positive, mutually supportive relationship with both neighbor and county stakeholders who are in positions to play key roles as we enter our building phase.

Focus 4: Building Community Housing

Building housing moves the community from debt to shared ownership. It also allows a sufficient number of resident-stewards to live comfortably onsite year-round and caretake the springs. By receiving the gifts of support that living at the springs will bring, the resident-stewards will have an abundance of life force to be of service in many healing and creative ways.

YEAR 1 - 2016

Focus 1: Fundraising

- ◆ Raised \$35K, covering all mortgage loan interest payments for 2016

Focus 2: Revitalizing our Service Offerings

- ◆ Saw \$143K in overall seasonal business revenue at Morton's Warm Springs (\$16K net income), and \$12K in revenue at Sonoma Springs Water Company (\$500 net income)
- ◆ Learned and successfully managed current operations of Morton's and Sonoma Springs, while making critical safety and efficiency improvements using existing revenue

Focus 3: Restoring the Springs & Ecology

- ◆ Established a fiscally-sponsored nonprofit entity, Restore the Springs, to handle grant funding, planning and development for a holistic redesign of rainwater and wastewater management

Focus 4: Building Community Housing

- ◆ Purchased land, set up legal structures
- ◆ Improved the Community Barn space to support community development
- ◆ Established and clarified basic principles, practices and regular gatherings for our community to coalesce and begin evolving as a learning body

Note: For further information about our first year, please reference our 2016 End-of-Year Summary which includes a detailed accounting of impacts within each domain of value.



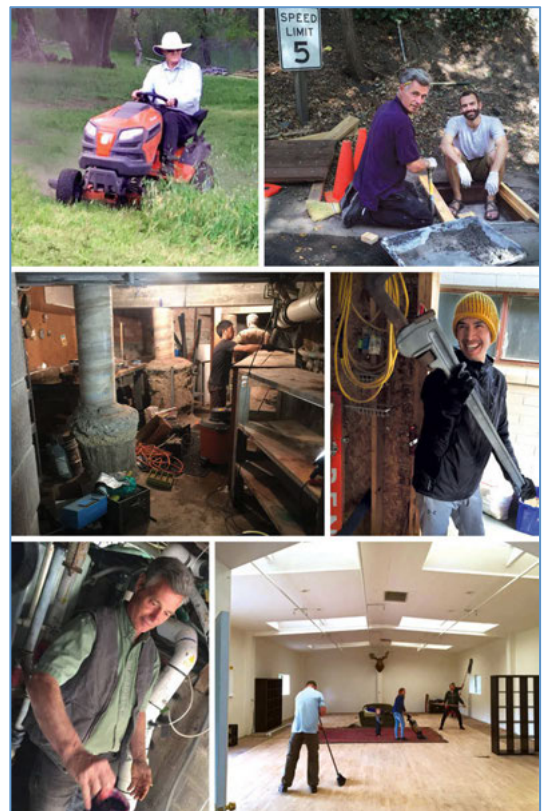
YEAR 2 - 2017

Focus 1: Fundraising

- ◆ Raise a total of \$1.5–1.6M over next 1-6 years, by donations and/or 2% loans
- ◆ \$400K minimum required by June of 2017
- ◆ \$1.1M stretch goal by December 2017

Focus 2: Revitalizing our Service Offerings

- ◆ Increase overall seasonal business revenue to \$200K for Morton's Warm Springs
- ◆ Using \$100K of the amount raised above, revitalize Morton's as follows:
 - ✍ One-time \$50K investment in pools maintenance and beautification, re-opening the cafe, and piping warmer water into pool areas, bathrooms
 - ✍ One-time \$50K investment in salary for 2-4 community member year-round staffers to implement, project manage and operate all service offerings in 2017 (seasonal revenue will support summer staff)



Focus 3: Restoring the Springs & Ecology

- ◆ Continue building key local and state governmental and non-governmental alliances, exploring existing opportunities and preparing for a nonprofit planning grant in 2018

Focus 4: Building Community Housing

- ◆ Set up existing housing to support live-work stewards by updating/remodeling the pool apartment
- ◆ Continue community development through shared processes, practices and regular gatherings to further evolve as a cohesive learning body

YEAR 3 - 2018

Focus 1: Fundraising

- ◆ Possible continued fundraising

Focus 2: Revitalizing our Service Offerings

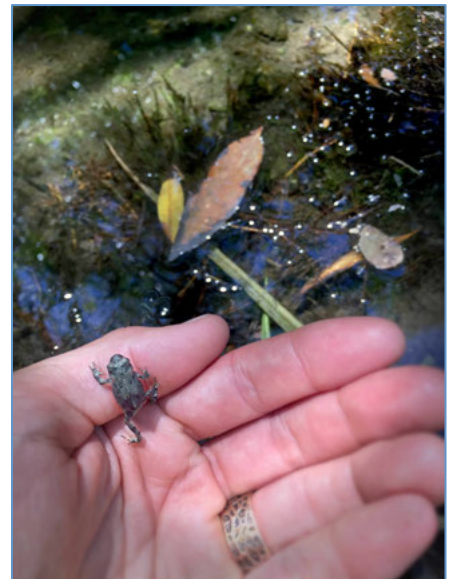
- ◆ Increase overall seasonal business revenue to \$250K
- ◆ Add hot pools/tubs and/or saunas
- ◆ Continued investment into making Morton's a sustainable business that can support more staff and live-work stewards to care take the springs full-time
- ◆ Determine appropriate nonprofit legal entity for Morton's in order to limit tax liability and align with our service mission & purpose-driven vision

Focus 3: Restoring the Springs & Ecology

- ◆ Through our nonprofit initiative, *Restore the Springs*, obtain a planning grant to redesign site rainwater & wastewater management, including water retention landscapes and ecologically beneficial treatment of pools effluent, greywater and septic
- ◆ Pay 1-3 staff salaries from the *Restore the Springs* planning grant

Focus 4: Building Community Housing

- ◆ Continue to improve caretaker facilities to support live-work stewards
- ◆ Continue community development, with emphasis on building relationship with those who will buy-in and become resident-stewards



YEAR 4 - 2019

Focus 1: Fundraising

- ◆ Possible continued fundraising

Focus 2: Revitalizing our Service Offerings

- ◆ Increase overall seasonal business revenue to \$300K
- ◆ Continue improvements to aesthetics/functionality and outreach to underserved populations

Focus 3: Restoring the Springs & Ecology

- ◆ Through *Restore the Springs*, obtain implementation grant and break ground on whole-site rainwater/wastewater management plan
- ◆ Continue building partnership with local ecological/governmental agencies, neighbors & visitors

Focus 4: Building Community Housing

- ◆ Initiate dialogue process between community, architects, consultants and neighbor stakeholders to begin planning for new caretakers' houses.
- ◆ Continue community development, with continued emphasis on building relationship with those who will buy-in and become resident-stewards

YEAR 5 - 2020

Focus 1: Fundraising

- ◆ Possible continued fundraising

Focus 2: Revitalizing our Service Offerings

- ◆ Increase or maintain overall seasonal business revenue at \$300K+
- ◆ Continue improvements to aesthetics, functionality and service mission

Focus 3: Restoring the Springs & Ecology

- ◆ Continue implementation of the whole-site rainwater/wastewater management plan

Focus 4: Building Community Housing

- ◆ In cooperation with neighbors and community, initiate process with county agencies to obtain building permits for new caretakers' residences
- ◆ Continue community development, with continued emphasis on building relationship with who will buy-in and become resident-stewards
- ◆ Begin exploring models/structures of shared ownership to determine which best suits our needs.



YEAR 6 - 2021

Focus 1: Fundraising

- ◆ Possible continued fundraising
- ◆ Begin enrolling community members to buy-in and become resident-stewards

Focus 2: Revitalizing our Service Offerings

- ◆ Increase overall seasonal business revenue (with additional improvements) to \$350K+
- ◆ Continue improvements to aesthetics, functionality and service mission

Focus 3: Restoring the Springs & Ecology

- ◆ Continue monitoring and supporting the whole-site rainwater/wastewater management plan

Focus 4: Building Community Housing

- ◆ Complete planning process for new caretaker residences with county and obtain all building permits
- ◆ Continue community development, with continued emphasis on building relationship with those who will buy-in and become resident-stewards
- ◆ Clarify and begin setting up appropriate structures of residents' shared ownership.



YEAR 7 - 2022

Focus 1: Fundraising

- ◆ Continue enrolling community members to buy-in and become resident-stewards
- ◆ Use buy-ins to pay back all loans and save for building process

Focus 2: Revitalizing our Service Offerings

- ◆ Maintain overall seasonal business revenue at \$350K+

Focus 3: Restoring the Springs & Ecology

- ◆ Continue monitoring and supporting the whole-site rainwater/wastewater management plan

Focus 4: Building Community Housing

- ◆ Begin building of community housing as soon as loans are paid back and there is sufficient funding to begin construction
- ◆ Finalize shared ownership structures and legal agreements for new residences



Community Housing Plan

At the end of this seven-year process we will begin building two community caretakers' houses for future resident-stewards on the larger, 17+ acre back parcel. The first home will be sited on the open slope of the hillside behind the meadow in a way that blends in and complements with the surrounding terrain. This home will consist of four semi-detached private living suites, or pods, of roughly 800 ft² each, connected together by shared common spaces (main kitchen, group room, etc.). The second home will be sited either directly abutting or including the footprint of the existing 2,300 ft² Community Barn, with views overlooking the large meadow and Sonoma Creek below. It will consist of five private living suites within a single two-story home. Each suite in this second home will be roughly 600 ft² and also share common spaces.



The total bedroom count between these two homes is based on the estimated septic capacity on the land. However, after redesigning how greywater and wastewater are managed property-wide, and with promising new initiatives for composting toilets now being pioneered within Sonoma County, there is a chance that by the seventh year our existing septic picture could shift for the better. Our hope is that this may not only increase our allowable bedroom count but also support a much more ecologically sound solution to wastewater management on the land.

Building a limited number of caretaker's residences allows us to retain our commercial zoning. Future resident-stewards will then buy into shared ownership of these caretakers' residences at a cost of roughly \$500K per suite. This conservative per suite cost could go down, depending on the success of Morton's Warm Springs over these years and as our building design/planning process produces more specific numbers. Our intention is that residency will be financially accessible to all those who are meant to live here and care for these springs.

Total needed for nine suites @ \$500K each	\$4.5M
One \$500K suite purchased by Hank & Carole Wadsworth	+ \$500K
One \$200K payment towards \$500K suite by Sean Wadsworth & Laurie Hobbs	+ \$200K
Future Resident Stewards contribute additional funds needed for nine total suites	+ \$3.8M
Pay back \$1.3M in loans with up to \$400K in interest	– \$1.7M
Build first 4-Suite Community Caretaker's house @ \$225/ft ²	– \$900K
Build second 5-Suite Community Caretaker's house @ \$200/ft ²	– \$1.1M
Remaining funds (for unexpected costs or reinvestment)	= \$100K

Legal Structures

Here is a primer on how our legal structures are currently organized. We are also investigating other ways we might restructure our organization in the near future (e.g. as a nonprofit) in order to reduce our tax liability and better align with our service mission. Until we reorganize, Aletheia Springs currently has its legal existence as a collection of three different entities:

WELL WITHIN, LLC The Land-Holding Entity

Our land holding entity was created to purchase and hold title on the land. That entity, called *Well Within, LLC*, is a Limited Liability Company (LLC) so as to protect the liability of the land owners. The individual investors who initially purchased the land together are listed as owner-members of *Well Within, LLC*, with their ownership commensurate to investment. The title of the property shows *Well Within, LLC* as the deed-holder. The acquisition and holding of the land under *Well Within, LLC* is separate from the operation of any current or future business operations on the land. *Well Within, LLC* also holds all of the mortgage debt from the original land purchase and makes all interest payments on this debt.

SONOMA SPRINGS, LLC The Public Utility Water Company | dba: Sonoma Springs Water Company

The public water utility company, called *Sonoma Springs, LLC*, operates as a single-member subsidiary of *Well Within, LLC*. Operation of the water utility is authorized by the *California Public Utility Commission* (CPUC) and the *State Water Resources Control Board* (SWRCB) and requires a State Certified Water Treatment & Distribution Operator to take regular water samples and file water quality reports to the SWRCB. *Sonoma Springs, LLC* reads the meters quarterly and sends out bills to its twenty-one neighbor-customers. It also prepares annual and consumer confidence reports for both its water customers and the CPUC and SWRCB.

MORTON'S WARM SPRINGS, LLC The Service Offering Entity | dba: Morton's Warm Springs

A separately owned entity, called *Morton's Warm Springs, LLC*, was established prior to the opening of our first season on May 1, 2016. The Morton's entity leases the land from *Well Within, LLC* and operates from May-September each year. Only two, low-investment managing members of *Well Within, LLC* are also members of *Morton's Warm Springs, LLC* which helps insulate the property owners (and eventually the future steward-residents) from the liability of daily operations at Morton's. In return, the *Morton's Warm Springs, LLC* entity pays for all expenses of the land, including property insurance, liability insurance, and property taxes.

Fundraising Goals for 2017

2017 Goal: Raise \$400K by June



\$300K for Well Within, LLC

- \$200K to refinance Chaitanya Foux's \$200K Bridge Loan
- \$8K to pay interest on Mr. Foux's Bridge Loan through June
- \$50K to pay interest on Stephen Portis' \$1M loan through December
- \$8K to pay interest on Community Member / Impact Investor Loans through December
- \$12K to pay back a 2016 no-interest loan from *Morton's Warm Springs, LLC*
- \$6K to pay back a no-interest loan from Sean & Laurie for 2015 real estate transaction inspections which remain unreimbursed
- \$16K to save for future interest payments in 2018



\$100k for Well Within, LLC

- \$15K to increase pool temperatures, primarily by establishing plumbing from unused back well (reportedly with 105°F water) to bring in more revenue and introduce new culture around self-care
- \$15K to re-establish cafe facilities (including plumbing, equipment, etc.) so as to bring in more revenue and new culture/clientele
- \$10K to maintain key pool systems: replace filter sand, acid wash pools, repair pool tile
- \$4K to upgrade shower facilities with hot water to encourage bathing before pool use
- \$6K to purchase needed tools and equipment: new pool vacuum, pipe repair kit, chemical pump repair kit, new chainsaw, new trimmer/edger
- \$50K for 2-4 staffers to manage year-round operations, implement improvements

2017 Stretch Goal:

Raise additional \$1.1M by December



\$1.1M for Well Within, LLC

- To completely refinance all loans down to 2% or below
- To have an additional reserve for paying the interest on all loans through the end of 2022 (the end of the seven-year process)
- \$1.1M – 1.2M will need to be raised over the next 1-6 years, according to the schedules on the following page. We need to meet *Scenario 1: Minimizing the Total Annual Fundraising Goals / New Loans Needed* as a minimum. Our goal is to meet *Scenario 2: Minimizing the Total Number of Years Spent Fundraising*.
- With Scenario 2, we would see the completion of all fundraising for Well Within, LLC to hold the mortgage debt for the full seven-year process, freeing up our team to focus more fully on the mission and vision at hand.

Scenario 1: Minimizing the Total Annual Fundraising Goals / New Loans Needed										
		Interest Rate	Principal Balances Over Time →							
			Beginning of YEAR 1	End of 2016 YEAR 1	End of 2017 YEAR 2	End of 2018 YEAR 3	End of 2019 YEAR 4	End of 2020 YEAR 5	End of 2021 YEAR 6	End of 2022 YEAR 7
← New Loans Original Loans →	Stephen Portis' \$1M Loan	5%	\$1,000,000	\$1,000,000	\$1,000,000	\$800,000	\$500,000	PAID on 12/31/20	\$0	\$0
	Chaitanya Foux's \$200K Bridge Loan	7.5 - 8%	\$200,000	\$200,000	PAID on 6/31/17	\$0	\$0	\$0	\$0	\$0
	2% Investors Starting in 2015	2%	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
	2% Investors Starting in 2016	2%		\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
	2% Investors Starting in 2017	2%			\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
	2% Investors Starting in 2018	2%				\$265,000	\$265,000	\$265,000	\$265,000	\$265,000
	2% Investors Starting in 2019	2%					\$360,000	\$360,000	\$360,000	\$360,000
	2% Investors Starting in 2020	2%						\$550,000	\$550,000	\$550,000
	2% Investors Starting in 2021	2%							\$35,000	\$35,000
	2% Investors Starting in 2022	2%								\$35,000
	Total Annual Principal:		\$1,300,000	\$1,335,000	\$1,435,000	\$1,500,000	\$1,560,000	\$1,610,000	\$1,645,000	\$1,680,000
	Total Annual Interest:		\$0	\$68,621	\$63,200	\$60,000	\$55,200	\$47,200	\$32,900	\$33,600
KEY								Total Accrued Debt Above Original \$1.3M Purchase Debt	\$380,000	
Payments on Loans	Funding / New Loans	Principal	Interest					Total Accrued Interest	\$360,721	

Scenario 2: Minimizing the Total Number of Years Spent Fundraising										
		Interest Rate	Principal Balances Over Time →							
			Beginning of YEAR 1	End of 2016 YEAR 1	End of 2017 YEAR 2	End of 2018 YEAR 3	End of 2019 YEAR 4	End of 2020 YEAR 5	End of 2021 YEAR 6	End of 2022 YEAR 7
← New Loans Original Loans →	Stephen Portis' \$1M Loan	5%	\$1,000,000	\$1,000,000	PAID on 12/31/17	\$0	\$0	\$0	\$0	\$0
	Chaitanya Foux's \$200K Bridge Loan	7.5 - 8%	\$200,000	\$200,000	PAID on 6/31/17	\$0	\$0	\$0	\$0	\$0
	2% Investors Starting in 2015	2%	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
	2% Investors Starting in 2016	2%		\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
	2% Investors Starting in 2017	2%			\$1,480,000	\$1,480,000	\$1,480,000	\$1,480,000	\$1,480,000	\$1,480,000
Total Annual Principal:			\$1,300,000	\$1,335,000	\$1,615,000	\$1,615,000	\$1,615,000	\$1,615,000	\$1,615,000	\$1,615,000
Total Annual Interest:			\$0	\$68,621	\$65,000	\$32,300	\$32,300	\$32,300	\$32,300	\$32,300
KEY								Total Accrued Debt Above Original \$1.3M Purchase Debt	\$315,000	
Payments on Loans	Funding / New Loans	Principal	Interest					Total Accrued Interest	\$295,121	

Ways You Can Financially Support Us

There are five primary ways that you can support us financially:

1. Impact Investor Loans (2% or below, term length negotiable)
2. Community Member Impact Investor Loans (2%, 7-year term)
3. Tax-Deductible Impact Donations
4. Cash Donations
5. In-Kind Donations

Impact Investor Loans

Impact Investor Loans are a win-win way for you to help us reduce our overall accrued interest while generating a measurable, beneficial social and ecological impact alongside a financial return that beats savings accounts and even matches U.S. Treasuries rates.

Investment Loan Share:	\$25K to \$1.5M (to <i>Well Within, LLC</i>)
Initial Investment Term:	7 years, negotiable
Annual Dividend:	2% simple interest (or less), payable annually (on December 31st)

Community Member Impact Investor Loans

Community Member Impact Investor Loans are for people who want to get more involved. This is also the primary way you could explore whether you would like to become a resident-steward one day, with a possible option to apply the principal of your loan to a buy-in share.

These loans are the same as Impact Investor Loans, above, except that the terms are always 7 years at 2% interest and they also include a Community Benefit Dividend. This Community Benefit Dividend is a model by which all Community Member Impact Investors are invited to participate in and benefit from shared community resources. The Community Benefit Dividend is designed to expand over time as the property and service offerings are developed.

The Community Benefit Dividend includes the following:

- Year-round private access to the land and facilities and use of the warm/hot springs
- Overnight stays by pre-arrangement (initially this is camping, then as overnight accommodations are developed, rooms will be set aside for year-round private stays)
- Participation in the collective inquiry of developing an embodied, multigenerational, self-organizing learning community
- Invitation to participate in annual private events, courses, workshops and other community offerings
- Summer season guest passes for your guests to use at Morton's Warm Springs
- Exploration of the potential to become a resident-steward once housing is built
- + Other community benefits TBD...

Tax-Deductible Impact Donations

Tax-Deductible Impact Donations are another way that we can receive financial support. Through our non-profit project, Restore the Springs, we are set up to receive tax-deductible donations of \$500 or more via our fiscal sponsor, Sonoma-based Inquiring Systems. These donations support us to work on this vital ecological restoration and water management re-design of the springs, which in turn supports live-work stewards to work on site and in service here. These donations can also help us to connect with the planning grant funding we need to advance this project in the coming year.

For more information, visit: www.aletheiasprings.com/donate

Cash Donations

We are also set up to receive smaller donations of less than \$500 via PayPal, cash or check.

For more information, visit: www.aletheiasprings.com/donate

In-Kind Donations

In-kind donations are a type of giving in which, instead of giving money to buy needed goods and services, the goods and services themselves are given.

Check out our online wish list at: www.aletheiasprings.com/wishlist



The Community Spiral

So, how does the community part of this work? Aletheia Springs is a community of residents and non-residents alike. In our learning laboratory we're committed to exploring and embodying new ways of living and working together based in trust.

In our explorations, the form we came upon which best describes the emerging structure of our community is that of a spiral. Akin to our solar system, or (to use a water metaphor) a whirlpool, our *Community Spiral* is made up of concentric and interrelated spiraling rings, or orbits.

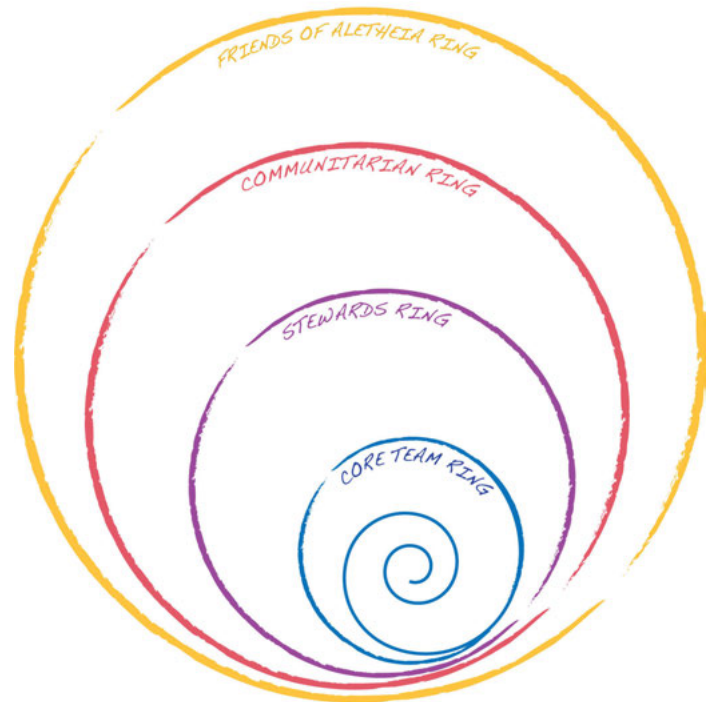
So far, we've discerned four distinct rings: the Core Team Ring, the Stewards' Ring, the Communitarian Ring, and the Friends of Aletheia Ring. All of the rings share belonging and mutual support, but they differ in their rhythms or frequency of participation and responsibility. The closer to the center of the spiral you move, the quicker the pace and the more gravity of responsibility you carry.

The Community Spiral is also an ever-evolving road map in our research on becoming a fully self-organizing group body. Arising from a foundation of trust, a self-organizing group body is a living system with fluid and

distributed leadership that invites us to bring our inner wholeness into all aspects of community life.

Instead of trying to predict and control the future, community members are invited to listen and understand what the organization is drawn to become, where it naturally wants to go. For this to happen, information is transparent throughout the system. Governance is not dependent upon financial investment, and roles are not static but dynamic, and related to our areas of expertise, interest and care.

Furthermore, each community member's location within the spiral is not fixed, but changeable year over year. Someone may self-elect to step into deeper participation, or take a step back from where they were in service the previous year. This happens during a renewal process each December/January where we dissolve the structure of last year's spiral and reform it anew for the following year. This cycle supports us to unfold our individual purpose in dynamic alignment with the greater community, of which we're a part. And as we grow in our own leadership, the whole community becomes more leaderful, creatively resilient and better able to respond to the complex and changing times in which we live.



Aletheia Springs is a community of residents and non-residents alike, self-organizing as a spiral with four distinct rings of shared belonging and mutual support. Each concentric ring represents a different rhythm of responsibility and participation.

The Community Team

Sean Wadsworth | Glen Ellen, CA

Core Team – Operations, Springs Systems, Facilities

Since graduating from Cal Poly San Luis Obispo, Sean has cut his chops helping to build several startups from the ground up. During the years of 2013-2016, he served as the Director of Operations at Muir Wood Adolescent & Family Services, a 10-bed residential addiction recovery center for boys. Now he works full time at Aletheia Springs (including Morton's Warm Springs and Sonoma Springs Water Company).



Sean's passion is in creating powerful organizational structures which leverage alternative models of capital and governance, and building teams that can tap into the motivating forces of autonomy, connection, wholeness, and evolutionary purpose.

For over 15 years, Sean has been focused on understanding creative group processes and how they support and potentiate ethical business practices, holistic wealth and personal development. He also has a strong dedication to spiritual practice and was a student of the Diamond Approach for 10 years.

Laurie Hobbs | Glen Ellen, CA

Core Team – Operations, Facilities, Café, Grounds, Garden

Laurie is a fourth-year graduate student working toward her PhD in clinical psychology. After earning her BFA from Cal Poly, San Luis Obispo in Art & Design, she plied her trade as a graphic designer, photographer and web marketer. Laurie's also a certified yoga instructor and taught movement classes for many years.



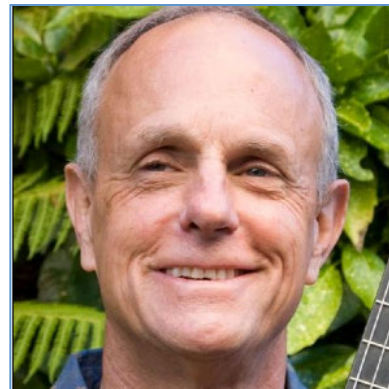
Currently, Laurie works as a counselor and mindfulness teacher at a residential addiction recovery center, and the rest of her time is spent here on the land in service to the project. Laurie's an integral part of operations with a primary focus on community and program development, as well as marketing and outreach.

Laurie has been a student of the Diamond Approach for 10 years, and her life passion is to facilitate and bring transformative learning, regenerative healing and therapeutic depth work practices into the world more fully through their integration into our daily lives and into the structures of our local communities.

Hank Wadsworth, MS | Camarillo, CA

Steward – Grounds, Garden, Gate

Hank's life is expressed in music. With degrees in music and education, he has worked as a music therapist, music educator, music arranger/composer and performing musician (guitar) for most of his life. This has included extensive work with incarcerated youth. A strong current focus for him and his wife Carole is the use of music in end-of-life care and transition. He believes that music speaks to the deepest parts of us as it nourishes, enlivens, and connects us. Hank finds inspiration in the beauty and balance of the natural world, the deep community that has developed on the Aletheia land, and the healing power of a good belly laugh.



Carole Wadsworth, MA, MFT | Camarillo, CA

Steward – Café, Garden, Grounds | Community Member Investor

Carole has spent a lifetime hopscotching between two passions: music and psychology. She met Hank in the music department at CSU Sonoma, and they have performed together for the last 40 years. Her career as a therapist has been just as long, from a BA in developmental psychology at Scripps College to music therapy certification at CSU Long Beach to an MA in counseling from CSU Northridge. She began her career as an LMFT in private practice, with a specialty in treatment of trauma. For the last 25 years, she has also been Director of Counseling at Camarillo Hospice, where she has supervised MFT interns and provided training for the community. Most especially she has enjoyed the chance to collaborate with and nurture many fine counselors, and she has been proud to provide cutting-edge training in death-and-dying as well as grief issues. Carole views returning to Sonoma as a homecoming, and the chance to participate in the nascent community of Aletheia as golden. Through her studies in an Anamcara Apprenticeship as well as a Celtic Christian order, she has deepened her awareness and appreciation for the ways that all are truly interconnected, and the deep need we have as humans to live in harmony with and draw sustenance from the natural world.



Larry Mathews | Atascadero, CA

Steward – Springs Systems, Facilities, Grounds, Garden, Operations

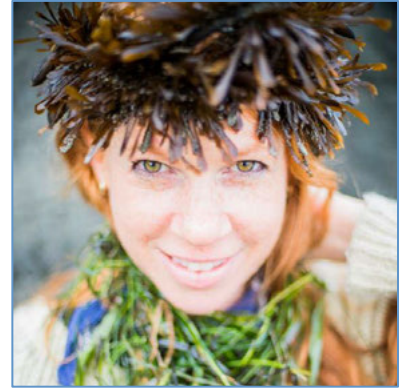
Larry grew up playing free-range in the creeks and wilds of 1950's San Luis Obispo where he developed a deep respect for the natural world. He also grew up learning to tear apart, build and fix just about anything and everything. Larry has worked as a facilities manager, professional artist, welder, craftsman, philosopher and community builder. Had you been on the playa in the early years of the Burning Man Festival you would have seen Larry helping to build and erect the Man, and he has since brought interactive art pieces and sculptures out to the Black Rock desert for most of the last 15 years. Larry's life passion has been in exploring and tinkering with new models of healthy personal and sociocultural habitat that are based on and support our true nature and inherent creative potential.



Anastasia Emmons | Sebastopol, CA

Steward – Café, Garden | Community Member Investor

Anastasia has always felt safe around water, perhaps because she was born in the south of France, mere blocks away from the Mediterranean, and later raised in Hawaii. As an adult, Anastasia's long-time profession was in the film industry and she worked for Industrial Light & Magic for eight years. That all changed when she and her husband, Cole, dove headlong into the food industry five years ago and launched The Sea of Change Trading Company, whose popular snacks and chocolate bars are now featured in natural food stores nationwide.



Anastasia's passions include working with children, photography and music. She is also a skilled mycologist, gardener and certified herbalist, having received her training through the California School of Herbal Studies. She also fashions organic, homemade medicinal body creams and healing products that she is now developing for market. Anastasia and her husband both share a passion for living in sustainable community, and have been blessed with the opportunity to live for the past seven years at Aletheia's sister community in Sebastopol, La Tierra. Anastasia believes in the power of love to heal our world, and she is dedicated to living with transparency and deepening her understanding of self, spirit and community.

Cole Meeker | Sebastopol, CA

Steward – Café, Garden, Grounds, Ops, Springs Systems, Facilities

Cole Meeker has a broad background as a worker, entrepreneur and consultant in the natural and organic foods and herbal medicinals industries. He finds talking about himself in the third person really strange, though he is committed to it so that he can sound more professional. Cole developed his hands-on operational and organizational skills working as a contractor for the National Science Foundation in Antarctica in the 90's. While working in sales and marketing in the natural foods and nutraceutical industries from 2001-2009, he co-founded a musical ensemble Gamelan X, performing fusion Balinese gamelan-based music and touring North America, Java and Bali as well as conducting Monkey Chant workshops all over the US.



In 2010 Cole moved to Sonoma County to pursue his future with a more direct connection to agriculture. In 2012 he and his partners started a commercial wild seaweed harvesting and seaweed snack-food company, The Sea of Change Trading Company. Through this venture, he operates a small commercial food manufacturing facility in Windsor. Recently, Cole and his business partners purchased a small farm in Sonoma County which they are developing as an organic fruit, flower and vegetable farm dedicated to integrating biodynamic and permaculture approaches to living with the land in a regenerative way. He believes that growing food and medicine for the people is the biggest revolution we can participate in.

Christine Nota | Santa Rosa, CA
Steward – Grounds, Operations, Café, Garden

Christine is a retired forester living in the Valley of the Moon. She has 40 years of experience working in both field and leadership positions for the United States Forest Service. When she retired she was the Pacific Southwest Region's (California and Pacific Islands) Regional Forester's Representative. Christine helped the Region develop its Leadership Intent for Ecological Restoration, which guides all restoration activities and daily management on the 20 million acres of National Forest lands in California.



Christine also helped provide region wide leadership for large-scale initiatives and partnerships that helped move the Leadership Intent for Ecological Restoration forward. She represented the Forest Service in its coordination and collaboration with state legislators, state and federal agencies, and non-government organizations. Earlier in her career she was District Ranger on the Sierra National Forest where she oversaw recreation management, forest management, planning, design and implementation of watershed restoration, wildlife habitat improvement, safety programs (risk management) and fire risk reduction.

Claudia Meglin | Kenwood, CA
Communitarian – Operations, Facilities, Grounds (Core Team 2016)

Claudia is less than a month away from completing an Integral MBA in Creative Enterprise with an emphasis on transformative innovation, generative entrepreneurship and regenerating the commons. Claudia is a filmmaker, artist, creative leader and innovator. Her calling in life is to bring together art, technology, nature and business to consciously design sustainable and regenerative systems for creating thriving business structures. In the last two decades Claudia has guided film productions and software companies. Her recent positions include Organizational Feedback Specialist with Sonoma-based Learning as Leadership, as well as Creative Director of Visual Effects for Lazytown Entertainment. Claudia also offers instructional workshops, seminars, lectures and private coaching sessions.



Seiji Ohno, SEP, MA, MA, MFT | Oakland, CA
Communitarian – Operations (Core Team 2015-16)

Seiji has always believed that real transformation is possible; that our health, our blueprint for healing, and our true selves are waiting to be rediscovered and to be listened to. With a Masters in Counseling Psychology from JFK University, and another in Mythological Studies and Depth Psychology from Pacifica Graduate Institute, Seiji has worked in private and clinical practice as a therapist for the past eight years. He is currently an Associate Professor in the Counseling Psychology department at the California Institute for Integral Studies (CIIS) in San Francisco and sees clients part-time. Seiji specializes in personal growth, trauma resolution, attachment-individuation issues, relationship challenges, healing early imprints and cross-cultural couples therapy. He has been a student of the Diamond Approach since 2005 and is currently training to be a Diamond Approach teacher.

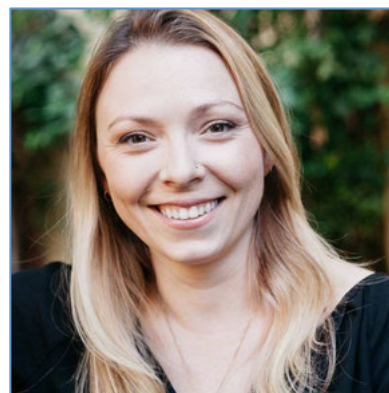


Michelle Dench, CFP | Petaluma, CA

Communitarian – Operations, Garden, Café (Core Team 2015-16)

After earning her Bachelor's in Business Management and Marketing, Michelle spent nine years in corporate banking and investments and started her own company, Sustainable Financial, with the mission to help her clients build a financial future based on their own personal values. Most recently, Michelle worked as a Financial Advisor, Relationship Manager and CFP for Sebastopol-based Abacus Wealth Partners, as well as being a full-time mom to her 3-year-old son, Dylan. Michelle has also led workshops around the Bay Area on themes such as "Money & Spirit: creating a harmonious relationship with money."

Her passion is in integrating sustainable practices into our lives, businesses and financial plans so that we may transform our relationship with money and create true wealth. Michelle is also a very active student and practitioner of both yoga and the art of astrology.



Nichole Proffitt | Oakland, CA

Communitarian – Operations, Facilities, Café, Grounds

Nichole has practiced meditation in various traditions for the last 17 years, but has been primarily influenced by and committed to the Vipassana teachings. She has attended several long-term retreats and has undertaken intensive practice in Asia and the UK. Nichole now works as a mindfulness instructor, coach and consultant with individuals, students/schools, groups and organizations who seek to bring greater personal awareness, emotional and relational intelligence and increased depth and capacity to their personal, educational and professional communities.

Particularly, her work with youth is extensive spanning over 17 years, in various roles such as private-school art and dance teacher, counselor for incarcerated youth and arts-based workshop facilitator for youth and adults. Her work with teams and organizations is founded in the principles of mindful awareness (mindfulness) and relational psychology. By cultivating personal awareness, attention control, emotional regulation, intuition and increased relational capacity in teams and individuals, she supports clients in creating healthy community and culture within their groups and organizations.



Nihar Shah, PhD | Emeryville, CA

Communitarian – Operations, Garden, Grounds

Since 2010, Nihar has worked at the Lawrence Berkeley National Laboratory on international energy efficiency technology and policy. From 2007-2010, Nihar worked on water policy and planning at the California Public Utilities Commission. He has a PhD in Mechanical Engineering from the University of California, Berkeley and is a licensed professional mechanical engineer in the State of California.



Nihar has been a student of the Diamond Approach since 2007 and is currently training to be a Diamond Approach teacher. He is passionate about mining the vein of Truth at the root of all of the world's wisdom traditions. More recently, he has been exploring healing the estrangement of humanity from our common planetary home through inner work.

Forest Fein, MA | San Rafael, CA

Friends of Aletheia | Community Member Investor

Forest Fein left a successful career in advertising, where he designed award-winning projects for clients such as Nike and Capitol Records, to pursue his interest in personal and social transformation in service of creating a just, generative and fulfilling world for all beings. While a resident-student at the Esalen Institute, he spent two years training in ancient and modern systems of the healing arts. He went on to receive his Masters degree in Counseling Psychology with a concentration in Mindful Awareness and then on for post-graduate training at the Mindful Awareness Research Center at UCLA to become a mindfulness teacher.



Forest is the founder of Wise Up, offering mindfulness consulting, classes, and one-on-one training for youth and adults, organizations and corporations. He is also the Curriculum Director of the Youth Mindfulness Programs at UCSF Osher Center for Integrative Medicine. Through community partnerships, Forest designs and teaches Mindfulness-based programs for resilience, empowerment and peace to at-risk and homeless teens, young adults and to those who serve them. As of 2017 his programs have touched the lives of over 1200 youth. All of his work is rooted in teachings and practices that support compassionate awareness and care for oneself, one another and our planet. Forest is a member of the Spirit Rock Teen Council and a student of the Diamond Approach. He is a poet, a lover of the Truth, True Nature and the Natural world.

Shaunda Whitworth | Los Osos, CA

Friends of Aletheia – Operations, Café, Garden, Grounds
Community Member Investor

Based in the central coast of California, Shaunda is in transition away from corporate work (13 years managing software development projects for Wells Fargo) and going back to her artistic roots (mixed media sculpture, including glassblowing). Starting in 2016, she began a six-month sabbatical so that she could take a big step in this new direction.

During this time, she has been reconnecting more deeply with herself again by way of her love of learning and travel. Over the past year alone, her adventures have led her to Esalen Institute & Bhakti Fest in California; Standing Rock in North Dakota; the pyramids, temples, and tombs of Egypt; the isles of Greece; and more in the works! Her studies during this time have included the Enneagram, Naka Ima, and grief work, to name a few. Her heart's love of learning is always palpable and one of her greatest joys is following the breadcrumb trail of unfolding synchronous connections as she journeys through life.



Newly Stepping into the Community Team for 2017

Cailey Clark | Glen Ellen, CA

Steward – Garden, Grounds, Café, Lifeguard,
Operations, Springs Systems, Facilities

Emmett Brennan | Occidental, CA

Communitarian – Operations, Facilities, Lifeguard,
Garden, Grounds, Springs Systems, Café

Kiki LeSeed | Sebastopol, CA

Communitarian – Café, Garden, Operations

Daniel Oakenleaf | Sebastopol, CA

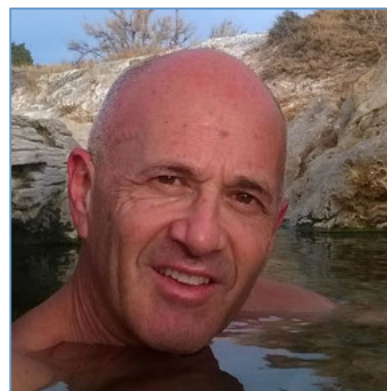
Communitarian – Grounds, Facilities, Springs Systems



Key Community Partners

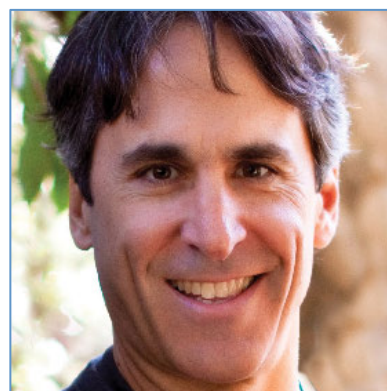
Jeanric Meller, MBA, MS | Middletown, CA
Springs Systems, Facilities

Jeanric grew up on the shores of North Africa where he developed a passion for everything watery, a passion that still resonates strong in him. He has been a geothermal pool design and engineering specialist, an aquatic bodyworker, a telecommunication engineer, a venture capitalist, a management consultant, and more. Jeanric holds an engineering degree from Ecole Polytechnique in France and an MBA and MS in Electrical Engineering from Stanford University. His spiritual path includes Kashmir Tantric Shivaism, Zen Buddhism, and the Diamond Approach.



Peter Sterios, ERYT-500 | San Luis Obispo, CA
Facilities

Peter has been part of the global yoga community for over four decades as a teacher, writer, and entrepreneur based in San Luis Obispo, California. He is the creator of Manduka, a leading eco-yoga products company based in Los Angeles. In 2009, Yoga Journal selected his first DVD, *Gravity & Grace* in their “top 15 yoga videos of all time” and his popular LEVITYoga Show appears on YogaAnytime. He is an award winning architect, specializing in green yoga studios and retreat centers; co-founder of karmaNICA, a charitable organization for impoverished kids in western Nicaragua; and for three years, taught yoga at the White House for Michelle Obama’s anti-obesity initiative (2011-2013). Peter’s influence through his teaching, writing and innovative design has been felt worldwide, and his light-hearted approach with LEVITYoga offers unique insight to the evolving art of yoga.



Tawny Sterios | San Luis Obsipo, CA

Tawny is a mother, yoga teacher, doula, circle guide and nature enthusiast. She is a co-founder of mBODY Yoga in San Luis Obispo, CA and has been teaching yoga since 2003. Certified in both kundalini and hatha yoga, she also has a very personal experience in prenatal yoga. Tawny was featured in Yoga Journal in 2010 and 2011. She brings her passion for yoga and her lighthearted presence to all of her classes. In addition to teaching weekly classes in hatha, prenatal and postnatal, she teaches in LEVITYoga’s 200HR Teacher Training Programs. Tawny has been sitting in circle with women for the past 15 years, where women hold sacred space for the unfolding of life and the quiet inner knowing that bond us. Nurturing sisterhood and the ability for women to uplift and uniquely honor one another is something she values and has seen heal countless times.



Chaitanya Foux, MS | Cotati, CA
Springs Systems, Facilities

Chai graduated Cum Laude from the Technion (Israel Institute of Technology) with a Bachelor's degree in Computer Engineering (1986) and a Masters degree in Electronic Engineering (1990). He then launched a high-tech company in Australia for sophisticated real-time railway measurement systems, which he sold and developed for three of Australia's railway organizations. Chai later obtained a California Electrical Contractor license in 2002 and has been working as a licensed electrical contractor for the last 15 years. His interests include raising his daughter (and watching her blossom), fitness as a lifestyle (interval training and yoga), traveling to exotic destinations, the outdoors (snowboarding, mountain biking, camping), soaking in hot springs and long conversations with friends. Chai is multi-lingual, fluent in Hebrew and English, reasonably versed in Spanish, and knows basic German, French, Arabic and Italian. His burning desire is to do a three to five week trek in the Himalayas with close family. Chai lives part time with his 17-year-old daughter, Stav, and an 8 lb. dog named Stella.



Bruce Hobbs, MEd & Linda Hobbs, MEd | Fremont, CA
Grounds, Facilities

Bruce has a degree in Mathematics from San Jose State University and a Masters in Math Education from Florida State University. He spent his first 10 years after college as a high school math teacher. The highlight of that period was meeting his wife, Linda. He spent the next 30 years in IT, working for IBM for over 20 years and then as an independent contractor for the next 10. He is now retired. Linda has a Mathematics degree from the University of California, Berkeley, and a Masters in Education from California State University, Hayward. Linda, now retired, was a teacher of High School Mathematics for 43 years. She especially liked teaching Geometry. She was always an advocate of students, setting high expectations, but always with compassion. Bruce and Linda have dedicated much of their lives to the love and support of their children. To that end they are doing what they can for their daughter, Laurie and son-in-law, Sean in their endeavor at Aletheia Springs. Sean and Laurie's passion and hard work for this project is inspiring and is worthy of that support.



David Hobbs | Fremont, CA

David is proud to support his sister, Laurie and brother-in-law, Sean in this long-term endeavor. His daytime vocation is in IT for a heavy civil construction company. His evening avocation is live theatre. He has designed sound for a number of plays and musicals in Alameda and Santa Clara counties. He serves as a member of the Board of Directors for Stage 1 and won a Theatre Bay Area award for their 2016 production of Ragtime. He has appeared onstage in the roles of Hamlet, Einstein and Salesman #1. "Hail, poetry, thou heav'n-born maid!"



Mentors, Allies & Wisdom Lineages

The individuals and organizations listed below represent a selection of our most influential mentor and ally relationships, which helped give rise to this project and its dreaming. There are also several notable teachers or wisdom lineages by whom many in this community have been powerfully shaped, thus their work has in many ways also given rise to this vision, though the inclusion of their name is not meant as their direct endorsement.

Many below have been gracious enough to offer their direct support and mentorship on this project, or they are personally connected through two or more of our community members' deep involvement in their work. All have had a profound impact on the shaping of Aletheia Springs and we are forever grateful for their work and the inspiration, guidance and support it has given us.

Dave Henson | Occidental, CA

Occidental Arts & Ecology Center

Bio from www.oaec.org



Dave Henson has been the Executive Director of OAEC since its founding in 1994, and is a founding member of the Sowing Circle intentional community. At OAEC, Dave's responsibilities include strategic planning, fundraising, and overall organizational management. Programmatically, he works within sustainable agricultural, environmental and social justice movements to further the cause of regional scale, socially just and ecologically restorative systems of governance and economy. With a background in ecology, sociology and law, Dave has co-founded or worked for many social movement organizations over the past 35 years, and has lectured and led training programs around the U.S. and in over 20 countries.

We were lucky to have Dave as a mentor for several months at the very beginning of our Aletheia journey. He guided us in setting up our legal structures, helped us explore options for organization and governance, and his joyful and supportive optimism early on was invaluable to us. The OAEC's model of a multi-owner intentional community supported directly by its on-site nonprofit is a wonderful example for how we may one day structure this our community and its public service offerings. Also, as an elder sister community, the OAEC itself is a source of great inspiration to us, both in their impressive ecological stewardship work and multi-stakeholder research initiatives, and simply for having successfully navigated 23 years together while serving their community.

Richard Dale | Sonoma, CA

Sonoma Ecology Center

Bio from www.sonomaecologycenter.org



Richard co-founded the Sonoma Ecology Center in 1990. He has been its director since 1992 helping build the organization from an all-volunteer group to a professionally-staffed, regionally-respected nonprofit working to promote sustainable ecological health. Programs at the center focus on education, research, and restoration.

Professional interests include land use interactions with biodiversity, water and energy policy, multi-stakeholder/multi-benefit policy formation, and local and regional climate change adaptation and mitigation. Richard worked in the technology and entertainment industries, helped in a grassroots effort to pass the Alaska Lands Bill, and lectured extensively to preserve the Arctic National Wildlife Refuge and the related Gwich'in nation. In 1997 he received the national John Muir Conservation Award for his work to protect the Arctic Refuge and his dedication to the Sonoma Ecology Center and the Sonoma Valley as a model watershed-based community striving for sustainable ecological health.

We consulted with Richard while we were in our land purchase phase and we were immediately struck by his warm, helpful, and approachable nature. Not only is he incredibly knowledgeable about the ecology and politics of the Sonoma Valley, but he has also not lost his visionary and hopeful spirit after nearly three decades of steady work here. Currently we are beginning to explore how we could ally with the wonderful work the Sonoma Ecology Center is already doing to protect Sonoma creek through restoration and education, and we are looking forward to working with Richard and his team more as we move deeper into our *Restore the Springs* initiative.

Sean Esbjörn-Hargens, PhD | Sebastopol, CA
MetaIntegral Associates & The MetaCapital Framework
Bio from www.metacapital.net

Sean is a global leader in the application of integrative thinking to leader development and organizational design. In 2011 he founded MetaIntegral, a social enterprise network that supports the embodied application of integral principles by change leaders around the world. Sean's passion lies at the intersection of design, integral theory, and embodiment. He has published and edited numerous articles, chapters, and books. His most recent book is *Metatheory for the Twenty-first Century*.



We met Sean at the end of our first year as stewards, just as we were trying to make sense of all of the complex threads we had been following throughout the year. His mentorship and enthusiastic support of our project during this time was just what we needed to complete our first end-of-year summary. Using his MetaCapital Framework, we were able to organize all of the forms of value that we've been working with into an understandable format, allowing many in our community system to finally see the project as a whole for the first time. As we move into our second year, we are very much looking forward to continued explorations with Sean as both a mentor and friend to the project.

S. Loren Cole, PhD | Sonoma, CA
Inquiring Systems, Inc.
Bio from www.inquiringsystems.org

Dr. Cole founded ISI in 1978, to provide ethical and sustainable ecosystem management services to nonprofit organizations, community-based projects, and value-driven for-profit entities. Cole holds the first PhD awarded by UC Berkeley in the field of Ecosystemology. For over thirty-seven years ISI has provided ethical business consulting services, and development & resilience management services for both nonprofit and for-profit business enterprises. As a key element of ISI Development & Resilience Services, and ISI's overall systemic



approach to management, Dr. Cole has stepped into the roles of President, CEO, COO, Controller, Business Manager and Director, for 37 organizations and corporations over the years. Dr. Cole is the founder of the Environmental Program within the Conservation and Resource Studies Program, U.C. Berkeley. Winner of many awards and commendations, Dr. Cole is a keynote speaker & guest on radio and television. He has published numerous articles and papers related to his areas of expertise.

When we found Inquiring Systems, our fiscal sponsor for our *Restore the Springs* initiative, we had no idea it would also come with a visionary mentor and systems practitioner like Loren. While we have just begun to work with Loren, we're already well aware of the incredible wealth of his wisdom and lived experience, having fiscally-sponsored and mentored hundreds of startup nonprofit organizations on their journey toward "implementing ethical social change," as ISI's mission states. With the systemic challenges we face in today's world, we need more 'whole systems' thinking, and we're very grateful to be working with Loren and the ISI team for just this reason.

Aftab Omer, PhD & Melissa Schwartz, PhD | Petaluma, CA

Meridian University

Bios from www.meridianuniversity.edu



Aftab received his Bachelor's from MIT and his Doctorate from Brandeis University. Formerly the President of the Council for Humanistic and Transpersonal Psychologies, Aftab is a fellow of the International Futures Forum and The World Academy of Arts and Sciences. Aftab's research has focused on the emergence of human capacities within transformative learning communities and his work includes assisting organizations in tapping the creative potentials of conflict, diversity and complexity. His published articles include "The Spacious Center: Leadership and the Creative Transformation of Culture" and "Between Columbine and the Twin Towers: Fundamental Culture as a Failure of Imagination."

Melissa received her Master's from Beacon College and her Doctorate from Rosebridge Graduate School (now Argosy University). Formerly a faculty member in both the Psychology and Counseling departments at Sonoma State University, she maintains a private practice as a clinical psychologist and Marriage and Family Therapist. Her interests include the psychology of women, adult development, and qualitative research.

Aftab and Melissa are the co-founders of Meridian University, a progressive graduate school in Petaluma, California. Several Meridian alumni as well as current students have also gotten involved with Aletheia. Melissa and Aftab graciously offered us their reflection and support at important moments since the inception of this vision. Their keen awareness of the intersectionality between psychology, spirituality, ecology, business, community and culture has had a significant impact on us and our project. Portions of our learning laboratory approach are modeled after Meridian's example of embodied, participatory research into how to thrive in a world in the midst of deep transformation. In the future, we hope to explore more ways that Aletheia and Meridian University may work together building this knowledge field in mutual support.

Kate Bunney | Occidental, CA

Walking Water

Bio from www.walking-water.org



For 15 years, Kate lived in one of the most progressive communities in the world and held a focus on educational programs and consultancy for communities in conflict areas, fundraising, global networking, organizing and public relations. One of her main roles was organizing and walking pilgrimage, through Israel and Palestine, Colombia and Europe, as a way of empowering social action and rediscovering our potential as agents of change. In 2012, Kate founded Walking Water –a pilgrimage with the waters– as a way to inspire us to be in community, be in relation with the waters and the places we live and ultimately to experience the huge potential we all have to create change. Walking Water already has a strong global following and is seen as a model in social action. Kate is a member of the Beyond Boundaries team, a Council carrier and community consultant and has recently joined the Weaving Earth team in California.

Sean Wadsworth and his father, Hank, both had the privilege of joining Kate, Gigi Coyle and the Walking Water pilgrimage for Phase 2 in September-October of 2016, following the course the water once took from the Owen's River Valley over 200 miles to the Los Angeles basin. After Sean & Hank's experience on the pilgrimage, it was clear that our own local water future must include everyone, and most especially indigenous peoples. Kate's way of making contact and bridging cultural divides, with a special attention on the broader historical context, has deeply inspired our work at Aletheia. As we move towards partnership with those leading Sonoma Valley into a future of local water resiliency, we are committed to a future where there is enough for all.

Cassandra Ferrera & Cindy Cunningham | Sebastopol, CA

Green Key Real Estate

Bio from www.greenkeyrealestate.com



Native to California, Cassandra found her slice of heaven in west Sonoma County in 2002. Practicing real estate here for seven years, Cassandra blends intellect, humor, and heart into her business, and has great relationships with her clients. With a particular passion for permaculture and community, Cassandra loves to work with clients seeking an integrated lifestyle that is intimately connected to place. She raises two children here and is tapped in to the needs of families as well as professionals. Cassandra lives in a newly formed community still discovering its name, where her family and land mates put ideas into practice as they humbly relearn homesteading skills. Intimately familiar with the desire to live an increasingly sustainable lifestyle, Cassandra seeks to blend the village experience with the rural farm life.

Cindy's career in real estate has specialized in country properties, distressed properties and guiding her clients through the purchase or sale process so that each sale is well designed to suit their particular needs. Her work has led her to the community building movement and she has dedicated herself to helping provide real estate opportunities for sustainable living and co-housing. Her previous careers in education and fire services both serve to enhance her contributions. She is on the Board of Directors for

Rebuilding Together and the creative team for Sebastopol Village Building Convergence. Her ability for creative collaboration has enabled her to bring forth new ideas and solutions towards each client's dreams.

Cassandra and Cindy midwived the 6-month birth process of discovering and finally closing escrow on this incredible place. So much more than just real estate agents, they were already versed in the complexity of community projects and how they intersect with county rules, neighbors, legal structures, financing and shared ownership challenges. But even more importantly, they were remarkably steadfast in their support of us and incredibly nimble in their ability to navigate huge plan changes and long periods of uncertain financing. We truly could not have pulled this off without them.

Deb Lane | Santa Rosa, CA

City of Santa Rosa Water

Bio from [www.ci.santa-](http://www.ci.santa-rosa.ca.us/departments/utilities/Pages/default.aspx)

rosa.ca.us/departments/utilities/Pages/default.aspx



Deb is a Water Resources Analyst for the City of Santa Rosa where she provides training, education and administration of water-use efficiency programs. She administers the City's Commercial, Industrial, Institutional (CII) program and is currently the project manager of a grant funded sustainable landscape retrofit of Santa Rosa's City Hall campus. Deb serves as Co-Chair of the California Urban Water Conservation Council's Landscape Committee and is a Board Member for the Qualified Water Efficient Landscaper Program. She holds multiple certifications in water-use efficiency and a Bachelor's degree in Business Administration from Mills College.

We met Deb through our shared work in the Diamond Approach and immediately connected around watershed protection and landscapes that ecologically regenerate as they help recharge aquifers. We'll never forget meeting for coffee, realizing these connections, and then looking down under our table at a big manhole cover with big block letters that said "WATER." As someone who has project managed a grant-funded visionary water project from within a local government department, Deb is an inspiration to us to continue our own *Restore the Springs* project and we intend to be in mutual support with her in any way that we can.

Ray Castellino, DC (retired), RPP, RPE, RCST | Santa Barbara, CA

The Womb Surround Process

Bio from www.castellinotraining.com



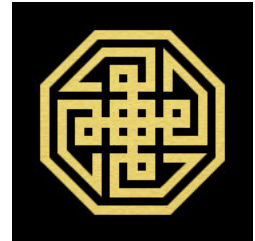
Ray draws on over four decades of experience as a natural health care practitioner, consultant and teacher. His current practice focuses on the resolution of prenatal, birth and other early trauma and stress. Dr. Castellino is a frequent presenter at national conferences including the Association for Pre- & Perinatal Psychology and Health, the American Physical Therapy Association, the Craniosacral Therapy Association of North America, and others. He was a founding board member of the Alliance for Transforming the Lives of Children. He has been practicing and teaching prenatal and birth therapy since 1993.

Ray's early attachment trauma work has been deeply transformative and healing for a number of community members here at Aletheia. Most of our Core Team went through a Womb Surround Process group together in August of last year, and Seiji Ohno also recently completed a two and a half year Pre- & Perinatal Therapy / Womb Surround Facilitator training. In our community practices we use many of the principles and language from Ray's work to address trauma and regulate our nervous systems on a group level. We've also adapted our creative process modeling after Ray's Natural Sequencing. We hope to share this powerful group process with more of our community over time in order to broaden the base of our shared language and support our direct understanding of trauma and the creative process.

The Diamond Approach | Berkeley, CA & Worldwide

Description from www.ridhwan.org

As a contemporary spiritual teaching, the Diamond Approach to Inner Realization considers the totality of the human being. It is a path of self-realization and human maturity based on an original synthesis of modern discoveries in the field of psychology and a new paradigm about spiritual nature. On this path, students learn how spiritual realization and liberation from our psychological patterns and limitations can be understood as two sides of the same coin. Such an approach makes it possible to be a full human being in the world, a soul, while living in the eternal spirit. The Diamond Approach differs from most other paths in that it recognizes the uniqueness of each individual soul and adapts itself to each person's needs at the time. It does not require that people adapt to some ideal, but welcomes people as they are helping them to take the natural next step for their unique development.



There are at least six key Aletheia Springs community members who have been studying in the Diamond Approach for a significant period of their lives. Many of those here who are most involved in the circle facilitation and creative process work are also informed in a strong way by the teachings of the Diamond Approach. While limited in its ability yet to explore collective and cultural layers of experience and ego structure, the Diamond Approach is a brilliant path for realizing the true nature of self through the lens of more personal and intra-psychic self-inquiry work and meditation.

Frederic Laloux, MBA | Belgium

Reinventing Organizations

Bio from www.reinventingorganizations.com

Frederic tries to square, not always easily, the many projects he is passionate about with his inner knowing that he is meant to live a simple life, spending much time with his family and whenever possible in the silent presence of trees. Among other things, Frederic advises leaders of organizations who feel called to explore fundamentally new ways of organizing. His research in the field of emerging organizational models, published in his book *Reinventing Organizations* has been described as "groundbreaking," "spectacular," "world-changing," and "a leap in management thinking" by some of the most respected scholars in the field of human development and management. A former Associate Partner with McKinsey & Company, Laloux holds an MBA from INSEAD, and a degree in coaching from Newfield Network in Boulder, Colorado. He has



traveled widely and speaks five languages fluently. Frederic Laloux lives in Brussels, Belgium, where he is blessed to share his life with his wife, H  l  ne, and their two children.

Frederic's work was interwoven with the visioning of Aletheia from the beginning, after Sean ran into it back in 2014 during a long period of study into alternative forms of capital and governance. From reading *Reinventing Organizations* and living in an intentional community at that time, Sean was immediately struck by the vision of a self-organizing community. Laloux focuses on the evolution of the workplace, but what was immediately apparent was the power of the principles that he observed to transform the communities movement, too. While we have not had the honor of building direct relationship yet with Frederic, we are exploring knowledge sharing with other organizations and communities around the globe that have sprung up around his work and are also exploring what it means to work as a self-organizing system.

Charles Eisenstein | United States

Bio from www.charleseisenstein.net

Charles Eisenstein
Author & Speaker

Charles is a teacher, speaker, and writer focusing on themes of civilization, consciousness, money, and human cultural evolution. He is the author of several books including *The Ascent of Humanity*, *Sacred Economics*, and *The More Beautiful World Our Hearts Know Is Possible*. His online writings have generated a vast following; he speaks frequently at conferences and other events, and gives numerous interviews on radio and podcasts.

Many community members have read Charles' books, attended his talks and workshops, and even collaborated with him some. Charles' work has been a guiding light through dark times for many of us. He urges us to spend time in the unknown and to be humble with where we actually are in our understandings of what the "new story" now emerging is, an orientation that is deeply resonant with our guiding principle of aletheia. He also focuses on economics as a key pivot point for this great transition; his writings on the gift economy are truly an inspiration for us as we work to put them into practice here.

Tamera Peace Research Community | Portugal

Description from www.tamera.org

Tamera is a School and Research Station for Realistic Utopia. The project was founded in Germany in 1978. In 1995 it moved to Portugal. Today 170 people live and work on a property of 330 acres. The founding thought was to develop a nonviolent life model for cooperation between human being, animal and nature. Soon it became clear that the healing of love and of human community had to be placed at the center of this work. Sexuality, love and partnership need to be freed from lying and fear, for there can be no peace on Earth as long as there is war in love. The ecological and technological research of Tamera includes the implementation of a retention landscape for the healing of water and nature, as well as a model for regional autonomy in energy and food. Through the Global Campus and the Terra Nova School, Tamera is working within a global network on the social, ecological and ethical foundations for a new Earth – Terra Nova.



In early 2015, members of our nascent Aletheia community began studying books related to Tamera's Healing Biotope and Peach Research Community in Portugal. Then, while in our land purchase phase, an envoy from Tamera visited the bay area and offered several two-day workshops, which several of us attended. Around that time we also had the honor of participating in an incubator to launch a nonprofit group related to Tamera's work, called The Grace Foundation - America.

While our interests and cross-connections thus far with Tamera have been multilayered and remain open-ended, our interweavings have expanded our network and we have had the joy of meeting dedicated and like-minded groups and individuals doing powerful work in realms of social and environmental justice, cultural change, re-wilding and nature connection. Through our study of Tamera's principles and practices, we continue to be inspired by their example as an elder community living and researching their healing biotopes plan and working to foster its pollination around the globe. We hope that in the coming years a group from Aletheia will be able to travel together to Tamera so that we may enter into deeper conversation and learn from the direct experience of their community.



Special Thanks To Our Volunteers & Supporters

Our Bright Ancestors

Oliver Aslin

Alaya Babineau

Raphael Barker

Lucian Kano Balmer

Evelyn Birnbaum

Joe Brewer

Colleen Brown

Michael Callahan

Brenden Clarke

Anne Dinkelspiel

Erick Dunn

Lindsey Dyer

Lisa Engles

Paulette Erickson

Christine Fasano

Lia Findley Jennings

Siri Gunnarson

Steven Harrison

Anjali Krystofiak

Kiki LeSeed

Josh Marks

Tylor Middlestadt

Patricia Nota

Daniel Oakenleaf

Carlin Quinn

Gabriel Remliel

Luke Roundy

Martin Simonfy

Shay Sloan

Kat Steele

Kari Stettler

Lindsay Sworksi

Keri Syndulko

Alexis Tatarsky

Paul Valenti

Bill Wadsworth

Tim Witter

Glori Zeltzer



How You Can Participate

There's so many ways to participate in this adventure with us. Who knows, maybe one day you'll become a resident-steward here. Or maybe you have a part to play with your time, skills, money or listening presence –either this year, or a few years from now. Perhaps you are the one that wonderfully alters someone's life forever when you forward them this Prospectus.

On the following page we have a handy little flow chart to guide you in some options for next steps. You could also just give us a call or shoot us an email, our contact information is below.

Thank you for taking the time to read about the dreaming of this co-creative venture. We deeply appreciate all who are carrying the flourishing of this vision within their hearts and prayers. As you feel any intuition to pass this Prospectus along to family, friends or colleagues within your circles, please do! This is one of the simplest and best ways to support our project right now –help us to find the rest of our circle of caring hands and hearts that are needed to unfold this dreaming.

Thank you. In dedication to the waters and to a future culture of trust, supporting all beings on this planet to thrive in true purpose.

Sean Wadsworth | sean@mortonswarmsprings.com | 805.459.9121

Laurie Hobbs | laurie@mortonswarmsprings.com | 510.366.5067



"I love this! How can I participate and help this project succeed?"

