

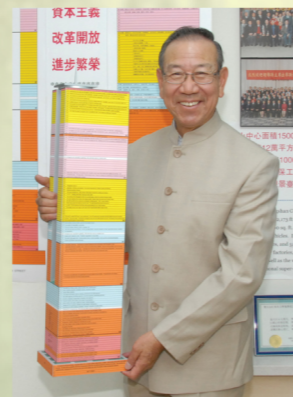
Proposal Zhongshan Center Plans

Two projects have emerged from the office of Wong, San Yan. The first, *A Chinese Kaleidoscope, An American Mosaic* (2005-2009) advocated building a group of Chinese gates in Chinatown, pedestrian walk on Mott Street, the National Father Memorial Museum, and the Sun Zhongshan statue. The purpose behind these new proposals was to restore the prosperity of Chinatown. The second project from Wong, San Yan, the great Zhongshan Center (2010-2012), is basically complete in concept and design. However, Mr. Wong doesn't wish to start construction or profit off his ideas, nor will he accept money from anyone. His motivation springs purely from a desire to give back to the people of his community. He hopes that his ideas can lead to greater strength and prosperity of his community and country. In Zhongshan Center, Mr. Wong builds upon three main concepts: 1.) Socialism with Chinese Characteristics, 2.) Capitalism with American Characteristics, 3.) Colonialism with Hong Kong characteristics. For trade, Mr. Wong advocates more exports and fewer imports, which leads to greater profits and prosperity. More imports and fewer exports leads to gradual decline and, ultimately, to crisis. Economists have endless amounts of theories for analysis, but in reality the problems and solutions are clear, and in plain view. Spending 9 dollars for every 8 you make is impossible to justify. The working class is the ones with their feet on the ground. They spend 3 dollars for every 4 they make, and it is therefore easy for them to accumulate savings. It's ideal for the government to keep the cost of industrial production low through good policies—these policies should be maintained. On the other hand, governmental corruption leads to high production prices, and this needs to be corrected.

Today: For over 100 years, there have been more than 120 building at the location where the Zhongshan Center will be built. In these buildings the roofs leak to the point of being irreparable, and the wires and pipes supplying electricity and sewage access are old and inefficient. This often leads to accidents and other problems. What's more, the stairs are steep and there is no elevator access, which is tiring, and the buildings are too short to allow for any scenic views. The government presently only receives about 5 million dollars of real estate tax from this area, and there are only 500 workers employed. Easy community use is nonexistent, and the area lacks convenient parking. Business is declining.

Tomorrow: After the Zhongshan Center has been built, there will be a 128-floor skyscraper with 3,000 parking spaces in its basement, modern equipment, elegant and luxurious décor and living conditions. Offices for workers are upscale, and the shopping is convenient. The government will make more than 40 million dollars annually in real estate tax, and business profits taxes will exceed billions of dollars. The government and the private sector will both profit from its construction. The owners of the displaced buildings will become the owners of new condos within the Center. The businessmen whose businesses were displaced by the Center will get new, modern space for their businesses to return to. And the tenants whose apartments were torn down for the Center will be given better living conditions between the 46th and 55th floors. Giving low-middle income families & 150 apartment for elderlies. 5 million square feet will be given for community use, as well as for parking and low-rent factories. The community space will be used for elderly care centers, schools, youth associations, kindergartens, health spas, cultural centers, libraries, conference rooms, and offices for non-profit organizations. Investors will have 10 million sq. ft. of area to sell or rent, providing ample opportunities to receive a steady profit. Everyone comes out a winner!

The area of the Zhongshan Center will be roughly 15,000,000 sq. ft. It will be 128 floors, for a total of 2,173 ft in height. The area will have a plethora of uses. There will be 120,000 sq. ft. of greenery, and a parking lot capable of holding 3,000 separate vehicles. It will have 130 elevators, 1,600 apartments, 1,000 stores, 1,500 offices, and 5 million sq. ft. for community use. There will be environmentally friendly factories, 8-star hotels, a rooftop greenhouse and a rotating restaurant, as well as the world's highest observation deck. It will be a completely multifunctional super-skyscraper.



Wong, San Yan Workshop

*The U.S. "Capitalist" Economy
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*Zhongshan Center
Front View*



*Turning Financial Deficits to Profits
Improving Unemployment Rate into Employment Rise
Changing Old Buildings to an Skyscraper with New Housings*

Capitalism with American Characteristics (I promote this idea)

Today's European-style capitalism or imperialism countries such as Britain, France, Spain, Portugal, United States, and Canada are declining in industrial production, trade, and finance. All of these countries were once rich powers. However, they are completely running out of money today.

With a large deficit, it may be favorable to implement the concept of capitalism with American characteristics, by making certain changes in non-traditional capitalism to reform it- keeping the positive factors of capitalism and screen out the negative elements. Thus absorbing effective governing methods to boost production, free trade, and balance budgets; or even reaching a surplus. Not all countries in the world today are expanding business sectors with the price of an increasing deficit. Some countries are leaping ahead, with a low unemployment rate and a surplus in government budget and provincial or municipal revenue. They must have some excellent policy schemes, and should be studied as example; and if possible, implemented.

Capitalist countries in the last century promoted industrial, cultural and technological revolution. They made substantial development of industrial products, educated many cultural and technological elites, expanded industrial production to not only meet domestic demand, but also export to global markets. After World War I and II- particularly in the United States- light industry, heavy industry, transportation industry, and chemical industry had all witnessed tremendous growth. US food and electronic appliances were sold around the world, and were praised for their quality. The United States' strong emphasis on education and its prestigious Universities admitted American students. Oversea students were also attracted by its competitive scholarships. The United States had cultivated many world class talents. It was the kingdom of automobiles, air crafts, and computers. The US had advantage of their vast fertile land to export beyond agricultural self-sufficiency. Its currency, the US dollar, was the world's most popular and reliable note. At that time, foreign export was much higher than imports. The US ranked first in the world foreign exchange reserves. A fiscal surplus was commonly seen from the federal to states, to even cities or towns. The whole nation was bathed in economic prosperity. Due to the economic boom, many people became lazy. They drifted away from school, looked down upon low-cost labors, and fought in unions for more generous benefits. Meanwhile, the underdeveloped third world countries from 30 years ago picked up their pace in production and opened factories. They offered favorable tax treaties, fair priced factory land and cheap labor to invite foreign capitals. Hard working public, together with officials, teamed up to speed up the growth. Only years later did the poor agriculture community start to rely more on industrial technology. The old industrial countries suffered from high manufacturing costs. Profit seeking merchants would naturally import cheaper good, so that American factories continued to significantly cut back production or even closed down.

Long ago, America had a strong economy based on domestic industry and export. Now America has become a land mainly based on consumption and import. The American economy is struggling, unemployment is increasing, and America is sinking deeply into debt. If this trend continues, it may lead this great country to the edge of collapse. If America wants to regain its strength and prosperity, it needs only cease certain bad policies and implement its own form of "Capitalism with American Characteristics". America needs to absorb the successful, progressive advantages of systems in other countries. One example of this is for Americans to refrain from being the International Police. America should not use their armies to invade other countries unless the opposing country attacks first. America should instill in their citizens that- with the exception of the weak, old, sick and injured- everyone must earn their own living. People who are physically strong should not rely on the government to support them. The unemployment rate should be controlled at fewer than 3%. Inflation should be managed by stopping the increased production of dollars. America should continue to develop their educational system by making it more accessible to everyone. Everyone should have a chance to go to college, or pursue even higher education if they so desire. America should only seek technological experts and qualified people from abroad; and close its doors to housekeepers, nannies and other non-specialized fields. America should make sure that socially necessary jobs are filled. CEOs, leaders and employees of corporations should work together wholeheartedly toward a common goal. Citizens should not damage the economy by threatening to go on strike. Foreign people should be able to support themselves without any help from the government before they receive permanent resident status. Also, after they've been given permanent residency for five years, if their economic situation is still very difficult, only then should they be able to be considered for a welfare program. If sons and daughters' total annual income is over \$200,000, they should work with the government to provide for their parents and grandparents. America must stop letting people sue the government with frivolous lawsuits

when they're only looking for enormous compensations. Medical fees for accidents and reasonable compensation in such cases, however, should be paid. Thieves and other criminal offenders are bad elements of society. If they've been sentenced to prison for more than half a year, they should be required to produce something while serving their sentence. This idea serves two purposes. First, it reforms the prisoner and teaches him diligence. Second, it helps the prisoner support his stay in prison by eliminating unnecessary burdens on the taxpayer. Government employees, especially policemen and firefighters, should be prohibited from going on strike. This is necessary for the protection of a stable government. However, the most important thing is to stimulate domestic production in America by increasing the number of products made here and decreasing our reliance on imports. In short, we need to return from a country of consumers to a country of producers. We must zone special areas specifically for commercial, industrial, and technological production.

America must open thousands of state-of-the-art factories. She should encourage foreign investors to invest in her by giving them favorable tax rates, decreased prices for land use, and special awards for quality, creative, and inventive products. Factories that employ more than 500 employees should also be given advantageous business conditions for helping with the unemployment problem. American businessmen who choose to move their overseas factories back to American soil should also be awarded with favorable business conditions. Foreign businessmen who invest more than ten million dollars in America should be given similar conditions. It should be the same with American companies who export large amounts of their product. Governmental departments at all levels should balance their budgets; even build up a surplus. For example, if the federal government has one hundred million dollars available to spend, the budget should be strictly limited to spending ninety-five million dollars. State and city budgets, if set at 50 million dollars, should only actually spend forty-five million, while local governments with budgets set at 20 million dollars should not exceed 19 million in expenditures. A government is like a big family, and every family member should strive to make ends meet. One need to judge how much money you have available, and never overspend. At this, you will find happiness. Local governments should never ask for aid from state governments, barring enormous natural disasters. It is the same respect with state governments, regarding the federal government. Following this idea, in just a few years, not only will America's debt disappear, but her savings will actually grow with every passing year. Before long, America can become the rich, strong, prosperous nation it once was. Additionally, the government should stop selling bonds. As for the bonds that have already been sold, we should make sure they're paid back gradually, over the course of several years. Development in small counties and towns should be encouraged. Skyscrapers and other tall buildings should be increased, allowing society to build vertically rather than horizontally in order to conserve space. The area of cities should be made smaller, in order to facilitate commutes and increase convenience for shopping and other activities. We must keep our long-term goals in mind and be progressive. Other countries are constantly developing. America will be left behind if she can't keep up.

Socialism, Colonialism, Imperialism and Capitalism all has certain advantageous points, though none of them is a completely satisfactory system. Each system has good and bad points. If a system can eliminate its own weak points and absorb the advantageous points of other systems, it has the capability of becoming a completely satisfactory system. Having the humility to add "Characteristics" to a set system allows that system to correct its own weak points. Thus, "Socialism with Chinese Characteristics" should not be associated with poverty, but rather with gradually built prosperity. "Colonies with Characteristics" should not be thought of as low-class or slave states, but rather as superior to the owner of the colony. "Capitalism with Characteristics" is not an economic system based on consumption, but rather on industry. Regardless of the system on which certain governments function, the key to a successful state is based on tolerant, enlightened policies and contribution by the masses, including hard work and diligent study. If everyone contributes to family, society, and to the country, we can all achieve our goal together.

Index for the Sun Yat-sen Center Plan

The Sun Yat-sen center will be a building of tremendous size that reflects twenty-first century thought. It will be a city in and of itself, with stores, offices, housing, a parking lot, a farm, an observation deck, schools, a center for the elderly, a youth center, as well as community and government offices. There will be a need for professionals and specialists, as well as manual laborers, and the poor will live alongside the wealthy in one harmonious community.

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1. Zhongshan Center from External to Internal, from Basement to Rooftop Use

On the 35th and 128th floors, there will be a pair of large, beautiful indoor gardens, as well as parks surrounding the Center containing trees, plants, flowers and other greenery. In total, these areas will make up 120,000 sq. ft.

The outer walls of the Zhongshan Center will be made of the finest material, even sturdier and more elegant and beautiful than that of the Freedom Tower. There will be 12 exits and entrances on the ground level.

The sidewalk outside the building will be more than 20 feet in width, which will be a huge convenience for pedestrians.

The basement will have six floors. Each floor will be 14 ft. in height, making a total of 84 ft. in height. 3,000 vehicles will be able to park safely in this area. The price will be competitive with those of government parking lots, and will be provided as a service to the public. There will also be a special bus stop, a parking lot for commercial trucks, and a lot for car service, all for the purpose of better servicing the customers.

First floor: International food court, fast food and famous snacks 100 from every country.

Second floor: A large restaurant, which can seat 1,800 guests. 20 famous restaurants. A gourmet food aisle, a restaurant city.

Third floor: Stores that were displaced by the construction of the Zhongshan Center.

Fourth floor: More stores that were displaced by the construction of the Zhongshan Center. Additionally, snack shops and arts-and-culture stores.

Fifth floor: A large supermarket, several banks, mortgage agencies, stock brokers.

Sixth floor: Discount stores with famous brands, outlet stores. People love famous brands, so business will certainly be booming.

Seventh floor: Discount stores with famous brands, outlet stores. This will be the first time 150 famous discount stores are gathered in one area of Manhattan.

Eighth floor: Famous department stores (like Macy's, etc.).

Ninth floor: Home appliances, televisions, computers, light fixtures, and building materials.

Tenth floor: Stationery, books, magazines and newspaper stores, workout equipment, opticians.

Eleventh floor: Wedding dresses, photography, stamp and coin collection stores.

Twelfth floor: Environmentally friendly, no-pollution factories. Printing presses, clothing, jewelry and food factories. They will be charged only minimal rent.

Thirteenth floor: Community use floor. Large and small conference rooms, large and small theatres. Exhibition galleries.

Fourteenth floor: Also for community use. Large and small theatres, the Zhongshan Memorial Museum, library, church, monastery.

Fifteenth floor: Also for community use. Zhongshan Public Elementary School—the first school ever to be included inside a super-skyscraper.

Sixteenth floor: Chinatown Public Middle School and High School, college preparatory classes. For community use.

Seventeenth floor: Zhongshan University. Whether it will be public or private will be decided upon construction. For community use.

Eighteenth floor: Youth center, elderly center, massage and spa center, youth associations. For community use.

Nineteenth floor: Kindergarten, children's playground, swimming pool, ice rink. For community use.

Twentieth floor: Union of Chinese-American Associations, Chinese-American communication center, important Chinese-American association offices. For community use.

Twenty-first floor: The Red Cross, non-profit associations, association offices. For community use.

Twenty-second floor: Governmental department offices (for example, the EPA, the Department of Health and Hygiene, the New York Police Department, and the Department of Immigration, etc.). For community use.

Twenty-third floor: Reform offices for Capitalism with American Characteristics movement. Also provided to the community for meaningful use. For community use.

Twenty-fourth floor: Offices for business owners displaced by the construction of the Zhongshan Center.

Twenty-fifth floor: Designated for emergency use. 25% of the area will be used as a machine room.

Twenty-sixth floor: Advertising and online shopping consultants. Computer companies and airline offices.

Twenty-seventh floor: Heating and A/C companies, power tool companies, pipe companies, television and radio stations, magazine and newspaper presses, along with other media groups.

Twenty-eighth floor: Beauty centers, hair salons, weight loss centers, nail salons, clothing designers, clothing imports and exports.

Twenty-ninth floor: Feng shui experts, fortune tellers, face readers, funeral services, antique shops, garden supply stores.

Thirtieth floor: Insurance companies, transportation companies, passenger transport companies, delivery companies, travel agencies.

Thirty-first floor: Real estate agencies, job-finding agencies, commercial agencies, matchmaking services.

Thirty-second floor: Food exports and imports, take-out catering, entertainment and talent agencies.

Thirty-third floor: Factory offices, jewelers.

Thirty-fourth floor: Alarm sales and installation center, security companies, translation services, cultural and educational supplies.

Thirty-fifth floor: Fitness center, workout machine store, sporting goods.

Thirty-sixth to forty-fifth floors: 300 apartments for low- and medium-income families. 150 apartments for the elderly, in accordance with New York City's housing standards.

Forty-sixth to fifty-fifth floors: Apartments for residents displaced by the construction of the Zhongshan Center. Apartments will feature beautiful, scenic views and luxurious living conditions. Some are rent-controlled, some rent stabilized. These residents will live in a super-skyscraper and only pay the amount of rent they were paying before. Fees associated with these apartments will be paid for with profit from the observation deck.

Fifty-sixth to fifty-eighth floors: Family practice doctors, medical specialists, check-up clinics and physical therapists, Chinese and Western-style pharmacies.

Fifty-ninth floor: Surgery ward, diagnosis center. Provided to specialists in various fields.

Sixtieth floor: Emergency use, especially for gathering. 25% of the floor used as a machine room.

Sixty-first and sixty-second floors: Law firm and legal offices, consumer protection services, legal action services, mediators and negotiators.

Sixty-third floor: Financial company offices for banks, mortgages, etc.

Sixty-fourth floor: Accountants, tax specialists, economists.

Sixty-fifth floor: Stock brokers, currency traders, gold and commodities traders.

Sixty-sixth to eighty-fifth floors: Luxury apartments. About 450 apartments, decorated well with airtight security and excellent services. Day care center. A doorman to arrange for call cars and collect parcels and mail. We welcome all successful people from around the globe to come live here.

Eighty-sixth to 94th floors: The Galactic Hotel. Beautiful, scenic views, fully furnished with supplies and services. Four presidential suites. 150 large suites. Three hundred rooms. Perfect for relaxing, for conferences, for business or pleasure, for tourism and for visiting family or friends.

Ninety-fifth floor: Emergency use, especially for gathering. 25% of the floor used as a machine room.

Ninety-sixth to one hundred and fourth floors: excellent service, apartments with incredible décor. Rentable by the week, the month or the year. Also can be bought and sold. Meeting rooms for the convenience of businessmen provided.

One hundred and fifth floor: Zhongshan Center offices, special district offices, offices for important organizations. Look and behold, as far as the eye can see. See what the future holds!

One hundred and sixth to one hundred and tenth floors: Transcend the Present, an 8-star hotel. It will perhaps be the highest, best hotel in the world. Incredible scenic views, decorated like a palace, with top-notch service. CEOs of large corporations can stay here and feel at home.

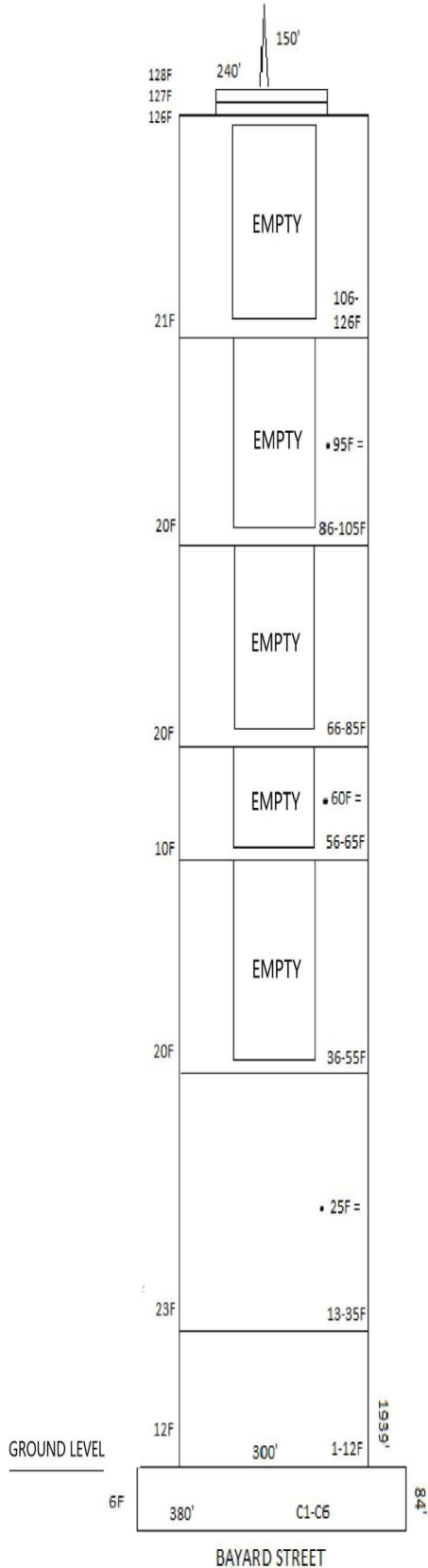
One hundred and eleventh to one hundred and twenty-fifth floors: Super galactic apartments. Each apartment will be designed specifically by the owner; the Zhongshan Center will do its utmost to comply. Incredible scenic views, and special elevators directly from the ground level to apartment. Incredibly convenient, and also safe. It's a haven for the mega-rich!

One hundred and twenty-sixth floor: The world's best four restaurants. One Chinese, one French, one Italian, and one American. The ultra-luxurious Galactic Bar.

One hundred and twenty-seventh floor: Enormous rotating restaurant. Incredible, scenic views and top-notch cuisine. An excellent choice for special gatherings, and also for individual meals.

One hundred and twenty-eighth floor: The highest observation deck in the world. Audio tours will be provided via headsets in multiple languages. Scenery from three states is viewable in 360 degrees. The state-of-the-art direct elevator will take only one minute to get from the ground level to the top. Outside rooftop will be accessible, weather permitting. The "Grab the Stars" roof-garden will be accessible as well. One hundred and fifty feet of antennas

2. Rough draft of the blueprint for the Zhongshan Center



Zhongshan Center

Basement + 128 Floors
+ Antennas

Profile View

Facing Bayard & Worth

Basement - 6 Fl. - 84'

Building - 128 Fl. - 1,939'

Antenna - 150'

Total height - 2,173'

Building depth (side width) - 300'

Basement depth (side width) - 380'

Zhongshan Center Map-
designing song:

When others see me design my map
They laugh and call it a mess
When I look at my map
I feel glad from the bottom of my heart

Architects use thousands of papers,
but what good does it do?
No one can understand it.
Here is a pure, simple design
That everyone can understand.

The corner of the building is a small, round angle.

The material for the inside and outside will be made of top quality material, better than that of the Freedom Tower

Hire a famous architect for the design, and a famous builder for construction

128F: The world's highest observation deck
 127F: The world's largest international rotating restaurant
 126F: World-famous Chinese, American, French and Italian restaurant and sky bar.

111-125F: Super-galactic residence space. Officials and successful businessmen from the world over will buy apartments here.
 106-110F: Super-galactic hotel. Wonderful views, ultra-luxurious service.
 105F: Government and non-profit organization offices.

96-104F: Super-upscale apartment, to be rented out by the week, the month or the year.
 95F: Emergency meeting space.
 86-94F: Galactic hotel, managed by an internationally famous hotel management company.

Upscale luxury apartments. An excellent living choice for successful people. Amenities are top quality, and every apartment is very spacious. New Yorkers, Americans, and Citizens of the World are all welcomed.

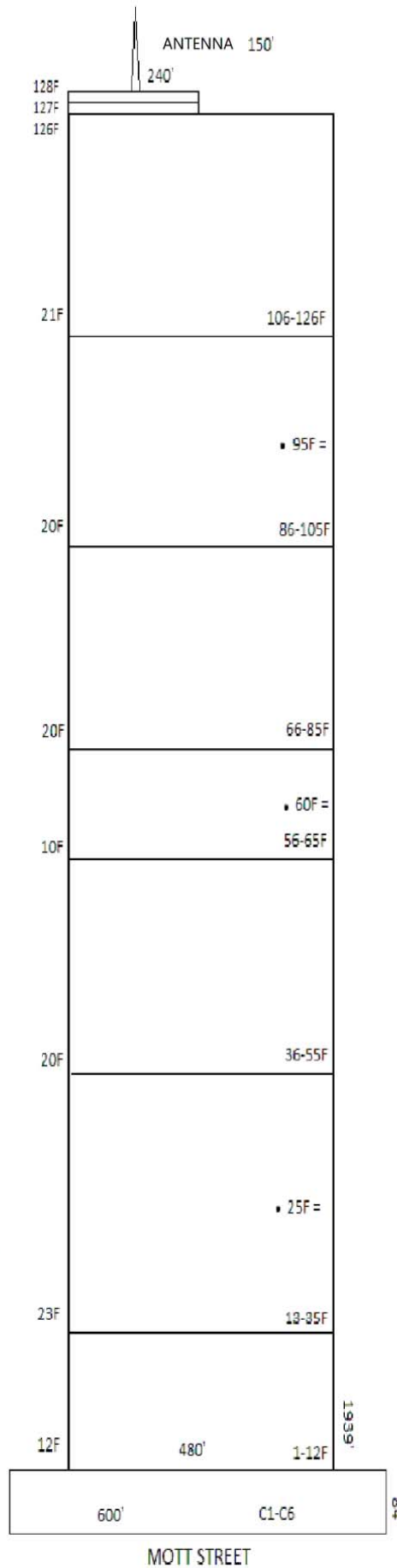
Doctors' offices, lawyers' offices and accounting offices. Professionals of all types.
 60F: Emergency meeting space.

46-55F: Owners whose apartments were displaced by the construction of the Zhongshan Center will be given apartments here. This is the first time such displaced property owners have been offered living space in a skyscraper.
 36-45F: Low- and medium-income housing. Will house 300 families.
 Elderly Living Center: Will house 150 families, and will be made available free-of-charge as a service to the community.

Security, real estate, finance and insurance offices. Various offices of all kinds will be housed here: designers, architects, beauty centers, ticket agencies, computer stores, various exp and agents.
 25F: Emergency meeting space.
 Youth and elderly community centers will be housed here. Schools, cultural centers and fitness clubs will also be housed
 13 to 24F: These 12 floors will be given to the community to use for free

All sorts of retail stores and factory wholesale outlets. Department stores and markets.
 Businessowners displaced by the construction of the Zhongshan Center will be given space on the 3-4F.
 1-2F: International food court. Big and small restaurants.

Basement 1-6F: Parking 6F



Zhongshan Center

Basement, 128 floors and antenna.

Front view.

Facing Mott St, Chatham Square and Bowery.

Basement parking (6 floors), 128 stories above-ground, 150 ft. antenna.

Total height of basement, building and antenna: 2,171 ft.

Building width: 480 ft.
 Basement width: 600 ft.

The corners of the Zhongshan Center are rounded angles, rather than pointed 90-degree angles.

The outer material will be made of the highest quality material, better than that of the Freedom Tower.

25F, 60F and 95F will be reserved as emergency meeting spaces.

128F: In good weather, visitors may access the roof top to see the view. The path around the 128th floor will be 40 ft. in width.

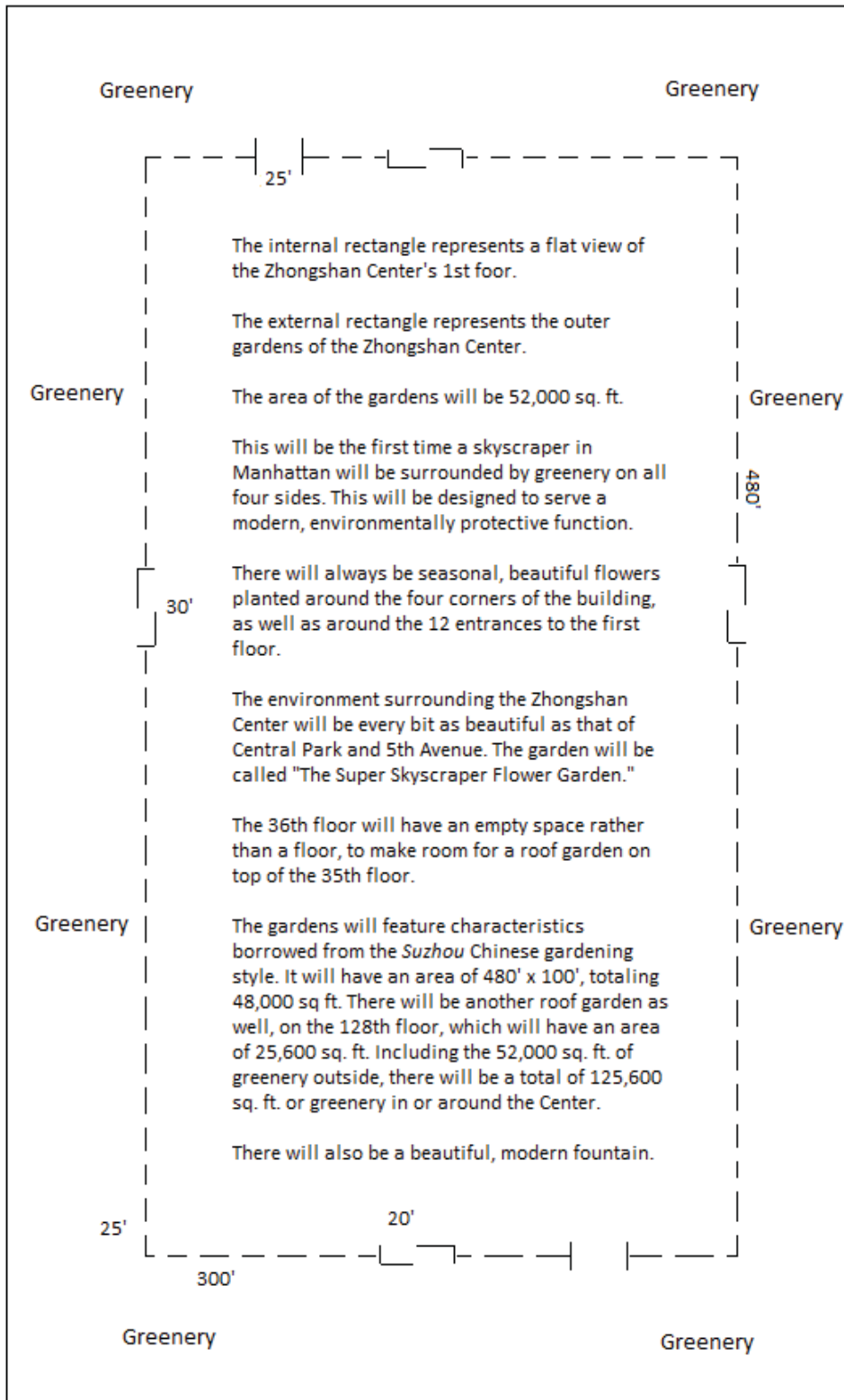
The six basement level floors will provide parking for up to 3,000 vehicles.

This design may be very rough, but the ratio of the measurements will be nearly correct.

BOWERY STREET

560'

WORTH STREET



Greenery

Greenery

25'

The internal rectangle represents a flat view of the Zhongshan Center's 1st floor.

The external rectangle represents the outer gardens of the Zhongshan Center.

Greenery

The area of the gardens will be 52,000 sq. ft.

This will be the first time a skyscraper in Manhattan will be surrounded by greenery on all four sides. This will be designed to serve a modern, environmentally protective function.

Greenery

480'

30'

There will always be seasonal, beautiful flowers planted around the four corners of the building, as well as around the 12 entrances to the first floor.

The environment surrounding the Zhongshan Center will be every bit as beautiful as that of Central Park and 5th Avenue. The garden will be called "The Super Skyscraper Flower Garden."

The 36th floor will have an empty space rather than a floor, to make room for a roof garden on top of the 35th floor.

Greenery

The gardens will feature characteristics borrowed from the *Suzhou* Chinese gardening style. It will have an area of 480' x 100', totaling 48,000 sq ft. There will be another roof garden as well, on the 128th floor, which will have an area of 25,600 sq. ft. Including the 52,000 sq. ft. of greenery outside, there will be a total of 125,600 sq. ft. of greenery in or around the Center.

Greenery

There will also be a beautiful, modern fountain.

25'

20'

300'

Greenery

Greenery

BAYARD STREET

350'

The Zhongshan Center Outdoor Gardens - Aerial View

350' x 40' x 2 = 28,000 sq. ft.

500' x 25' x 2 = 24,000 sq. ft.

Total: 52,000 sq. ft.

Trees, bushes, seasonal flowers and grasses will be planted all year round.

A gardening expert will be hired to design and grow seasonal flowers around all 12 entrances.

In this blueprint, "greenery" represents outdoor greenery.

The sidewalk outside of the Zhongshan Center Outdoor Gardens will be 20' wide--big enough for pedestrians to use comfortably.

GREEN GARDEN

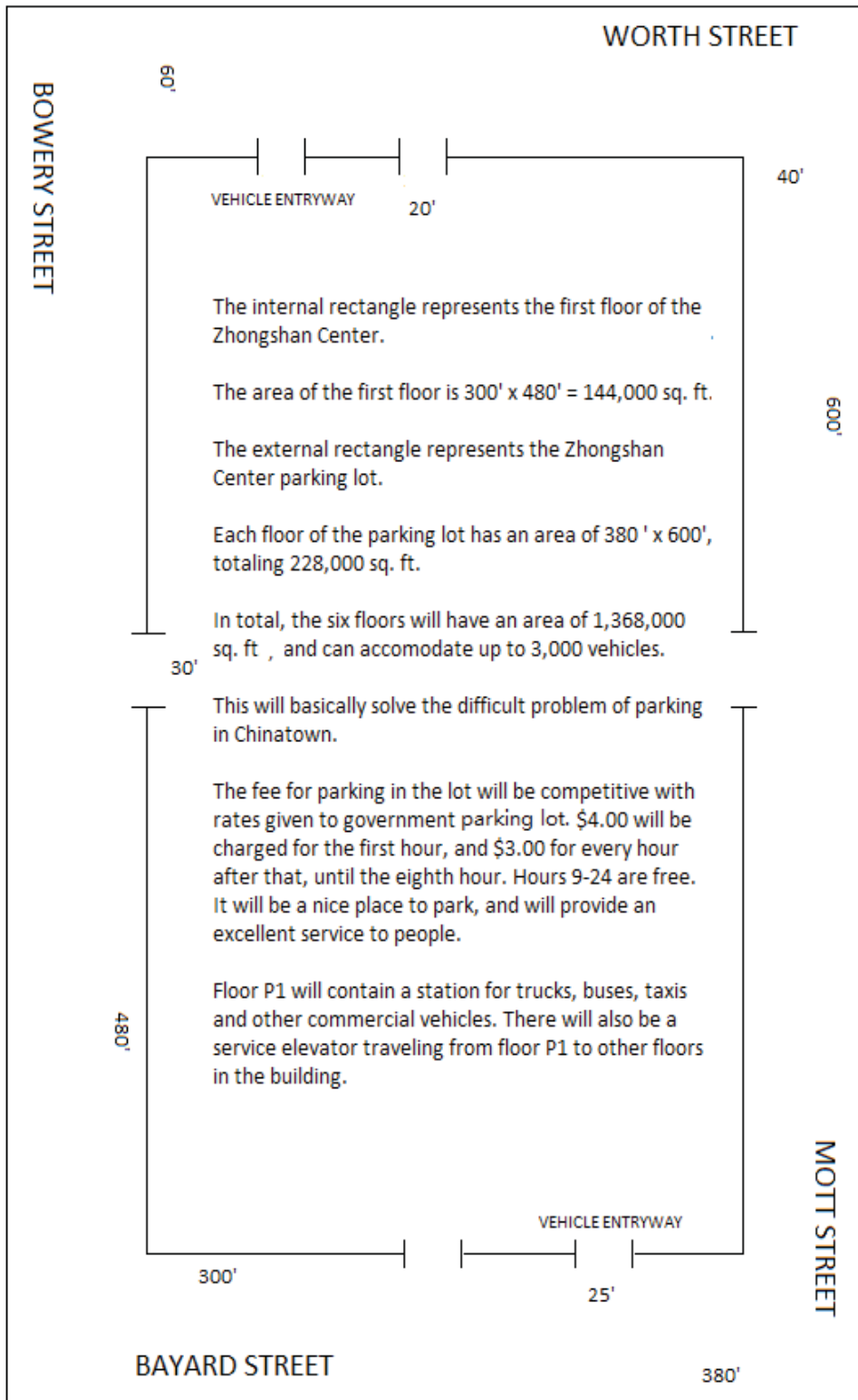
35th floor roof:
480' x 100' = 48,000 sq. ft.

128th floor roof:
160' x 160' = 25,600 sq. ft.

Outdoor Greenery:
52,000 sq. ft.

Total: 125,600 sq. ft.

MOTT STREET



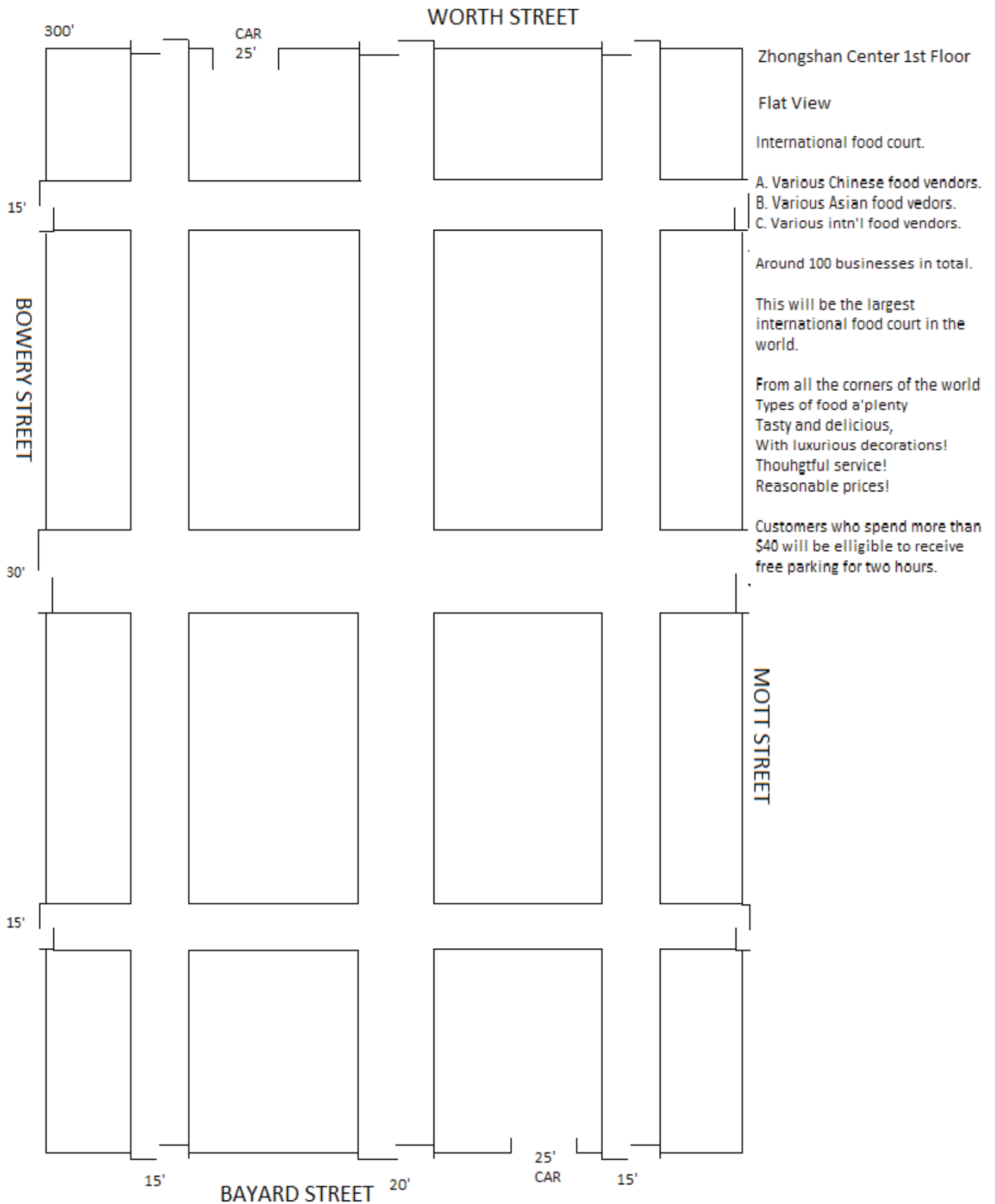
The Zhongshan Center

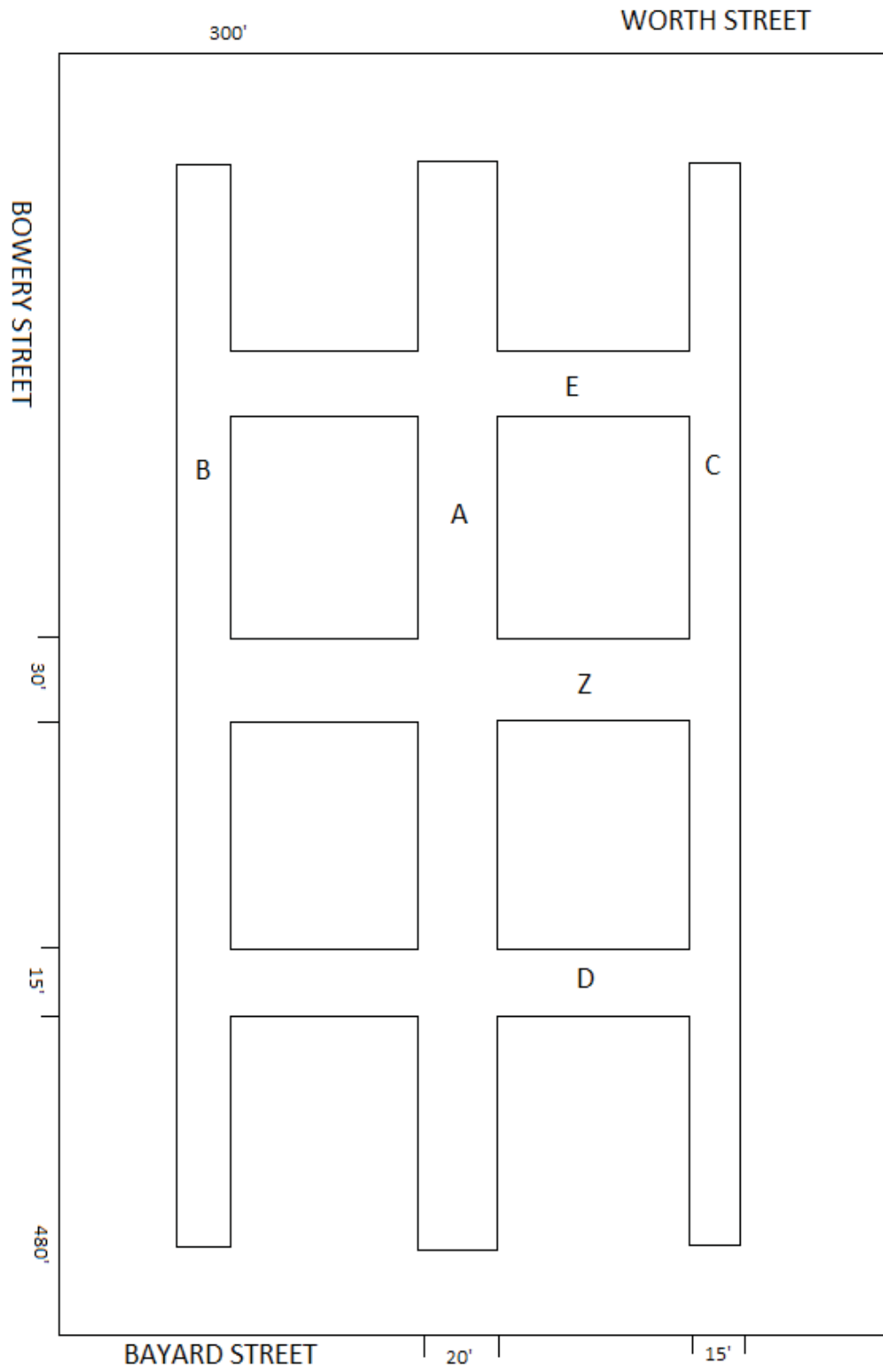
Parking Lot

Flat View

6 Floors (P1-P6)

Able to accommodate 3,000 vehicles.





**The Zhongshan Center -
2nd Floor**

Flat View

Super-luxury restaurant.

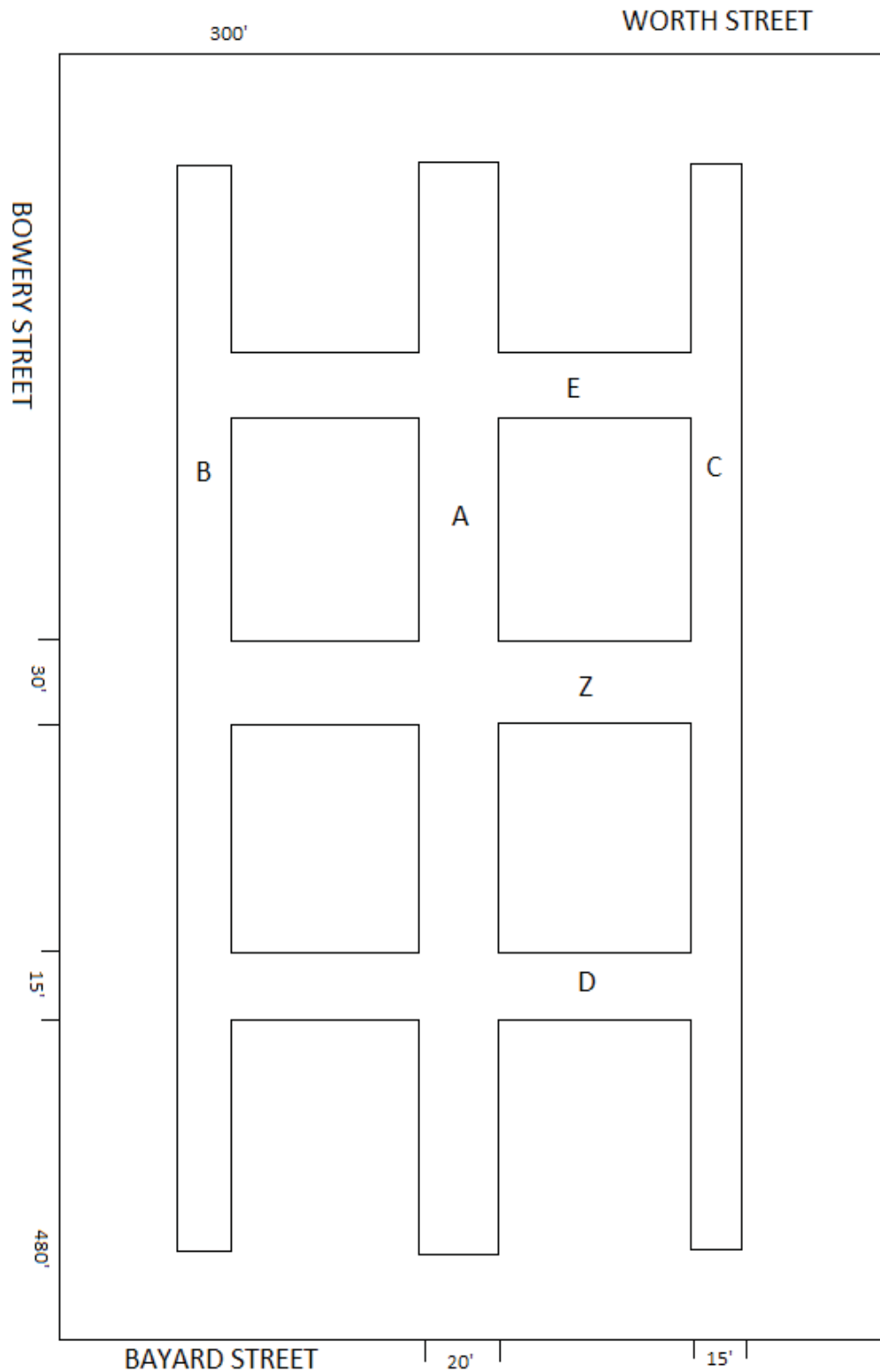
This floor will have an area of 60,000 sq. ft., and will be capable of serving 180 tables, or 1,800 guests. There will also be 50 private rooms available.

20 famous restaurants from all different provinces in China.

A collection of famous dishes from all over China. Everything a diner could ask for!

The area will be 80,000 sq. ft. On average, each restaurant will occupy 4,000 sq. ft., and will be able to seat 100-200 guests each.

A, B, C, D and E represent passageways that can be expanded, rearranged or shortened, depending on the practical needs of each restaurant. However, passage Z will house the elevators, and therefore cannot be changed.



**The Zhongshan Center
3rd Floor - 11th Floor**

Flat View

The 3rd and 4th floors will house locations provided to storeowners displaced by the construction of the Zhongshan Center. All kinds of cultural and artistic crafts stores will also be housed on this floor.

There will be a large supermarket on the 5th floor, as well as a few banks and loan companies.

A large department store will occupy the entirety of the 8th floor.

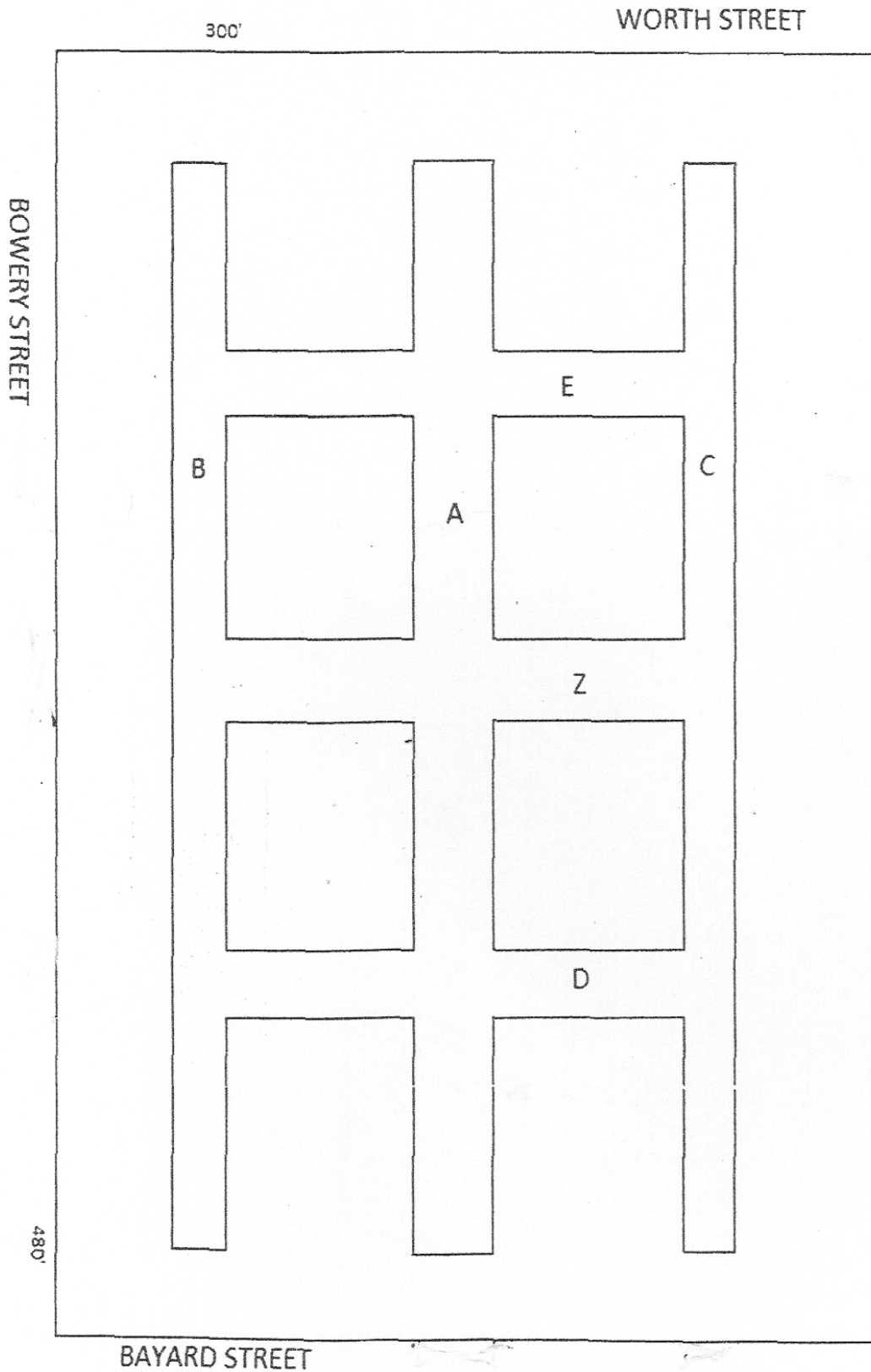
The 9th floor will house electronic appliance stores, hardware stores, and construction material stores, as well as stereo shops and record stores.

The 10th floor will house stationery shops, optometrist offices, jewelry stores, book shops and gift boutiques.

The 11th floor will house stamp and money collection depots, as well as Eastern-style pharmacies and nutrition shops.

Passage Z houses the elevators, and therefore cannot be modified.

MOTT STREET



**The Zhongshan Center
6th and 7th Floors**

Flat View

Discount brand-name outlets.

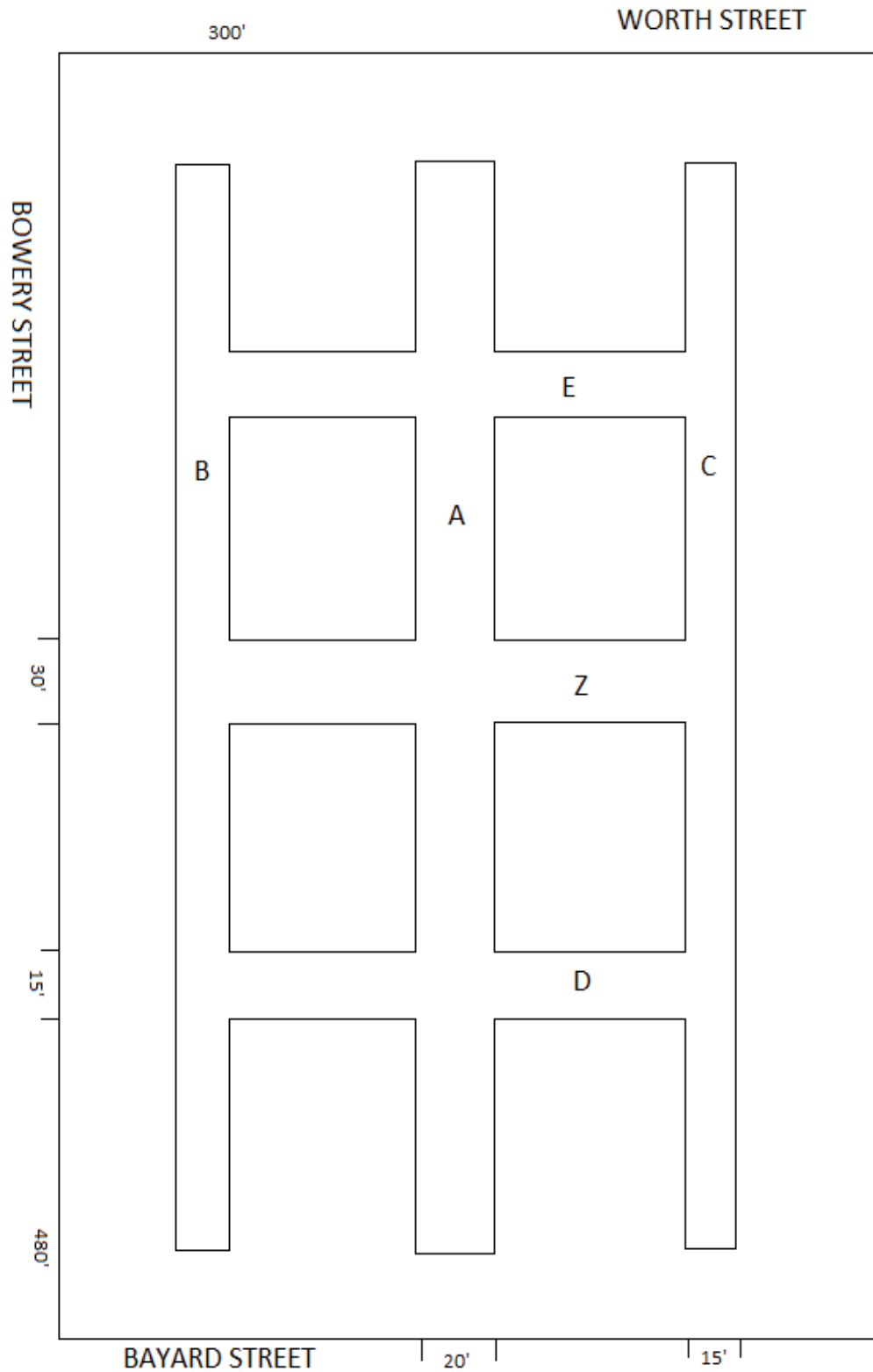
28,000 sq. ft. occupied over 2 floors.

We are planning on inviting 150 famous international brand companies to participate.

Nowadays, famous brands are no longer only for the rich. Ordinary people also like famous brands, but don't want to pay expensive prices. Therefore, this will be the most popular shopping area.

This will be the first discount outlet opened within the boundaries of New York City.

Everyday, hundreds and thousands of people will visit. Customers will be satisfied. Businesses will profit.



The Zhongshan Center
12th Floor

Flat View

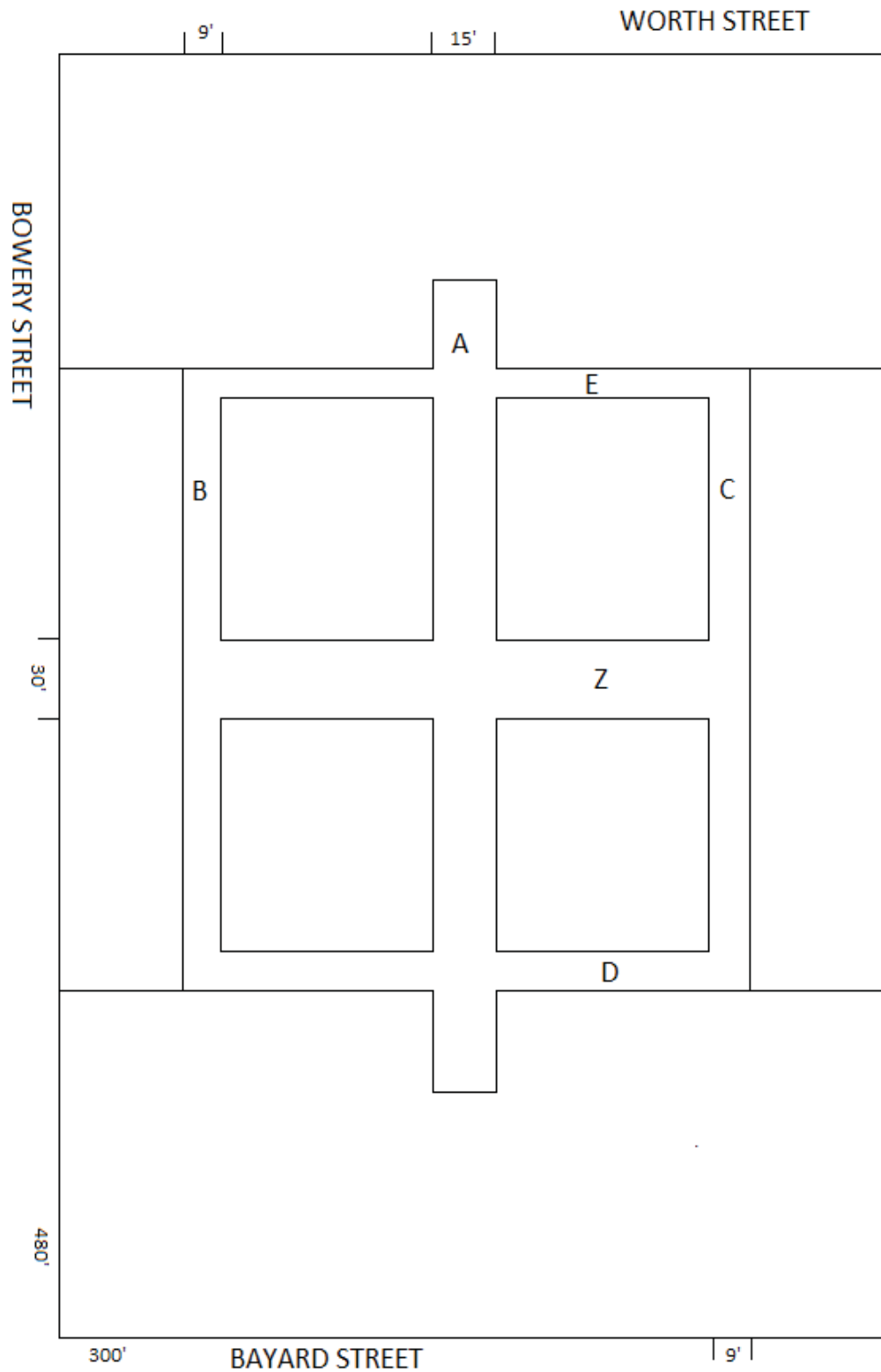
Factory and industry floor.

Environmentally friendly factories. No polluted air, controlled noise levels, and very little trash.

Soft-industry manufacturing includes:

- clothing
- food
- printing
- jewelry
- engravings
- trophies
- gifts
- snacks
- baked goods

This will be the first ever environmentally friendly factory built within an urban super skyscraper.



Zhongshan Center

13th to 24th Floors

Flat View

The 13th to the 24th floors will be given over to the community, free of charge. Each floor will have 140,000 sq. ft., totaling 1,680,000 sq. ft.

13F. Large and small meeting rooms, and a theater.

14F. Church, monastery and library.

15F. The Zhongshan Center Elementary School (whole floor).

16F. Chinatown Middle and High School (whole floor).

17F. Zhongshan Center University & Culture Center.

18F. Youth and Elderly Community Centers, Fitness Center.

19F. Kindergarten, playground, and exhibition center.

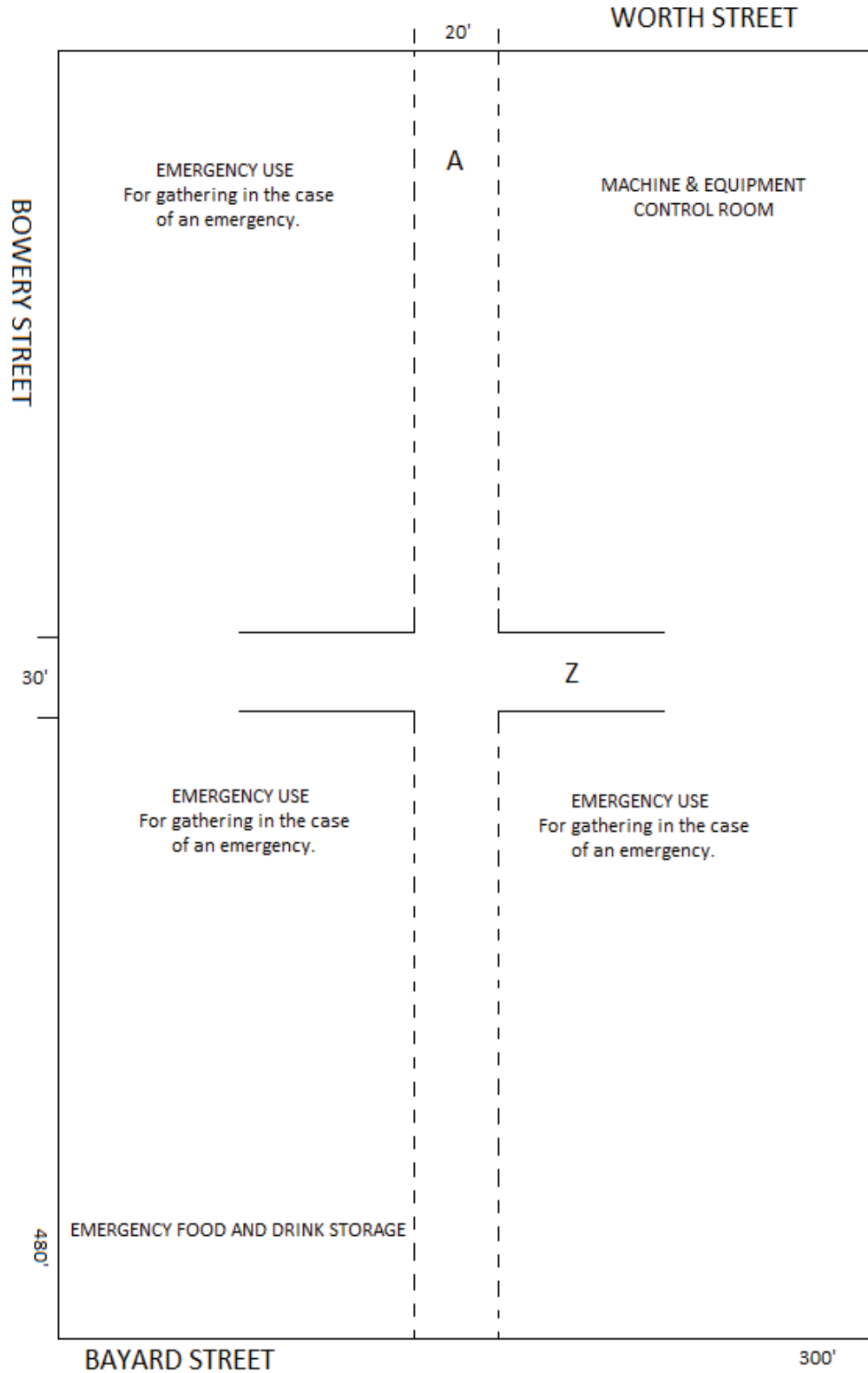
20F. Non-profit organization offices.

21F. Governmental offices and the Red Cross.

22F. Community use.

23F. Community use or for rent.

24F. To be returned to owners of businesses displaced by the construction of the Zhongshan Center.



The Zhongshan Center

25th Floor

Flat View

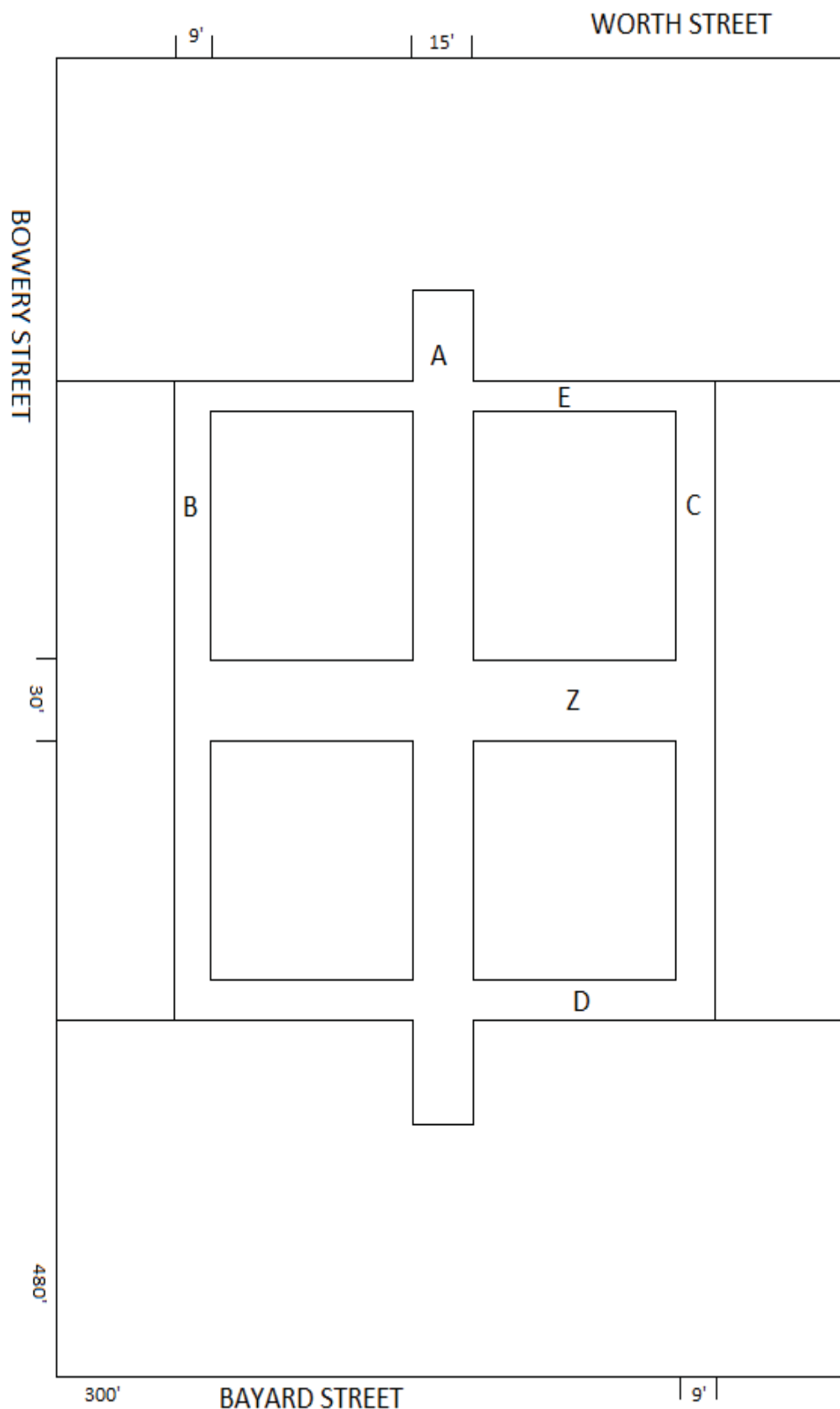
75% of the area will be made available for emergency use, especially as a gathering area. There will also be a store of food and drink for emergency use.

The Z passage must be kept in place, as the area where the loading and unloading of the elevator will take place.

The A passage may be modified.

25% of the area will be used as a control room for machines and equipment within the Zhongshan Center.

MOTT STREET



The Zhongshan Center

26th to 35th Floors

Flat Views

Each floor has an area of 140,000 sq. ft.

Offices of all sorts:

26F. Designers', architects' and technicians' offices

27F. Heating and cooling technicians', plumbers' and gardeners' offices.

28F. Beauty center, trade & commerce center, photography studios, cosmetic retail stores, wedding gown stores.

29F. Offices for antique tradesmen, organizations and spiritual leaders.

30F. Transportation, beverage companies, and car rental offices.

31F. Real estate companies, investment firms and various agent offices.

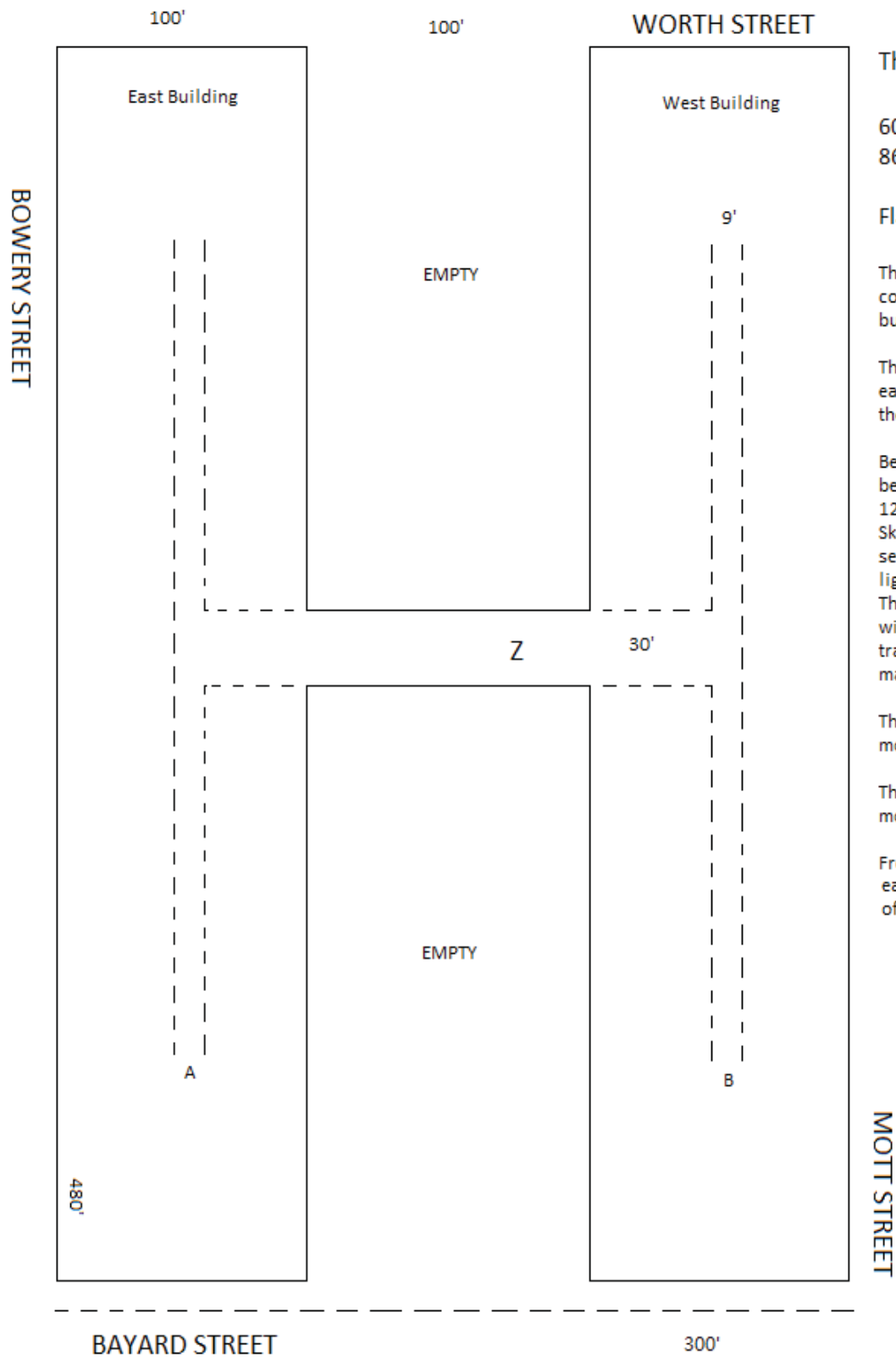
32F. Food products, management offices, and catering services.

33F. Various factories and branch offices of major companies.

34. Stationery stores, security guard rental companies, secretarial services, exporters offices.

35. Offices of fitness machine companies, furniture companies; also, kung fu training facilities.

MOTT STREET



The Zhongshan Center

60F, 95F, 36F, 56F, 66F, 86F, 106F, 126F

Flat View

There is a 30' x 100' path connecting the East and West buildings.

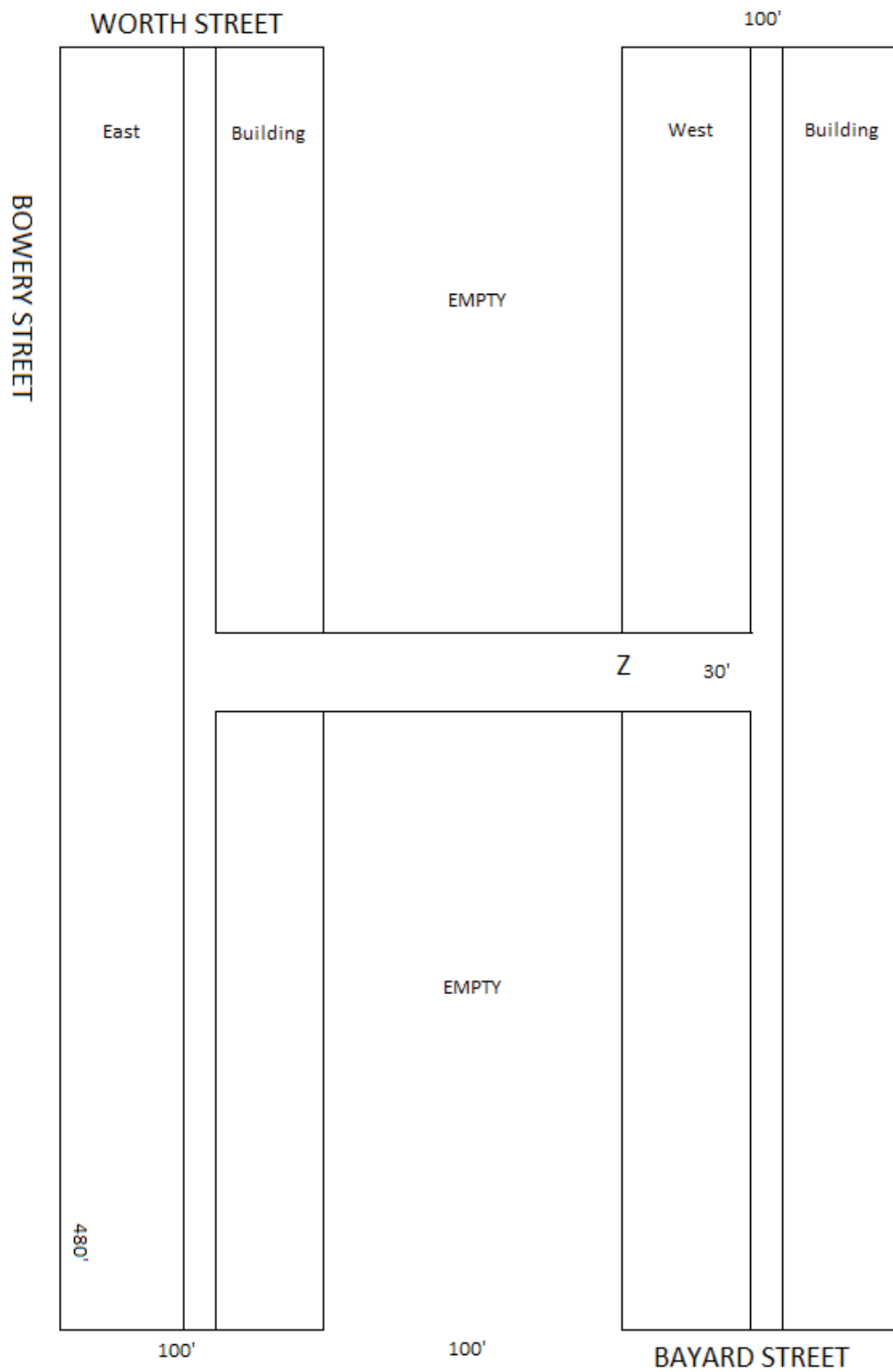
The aforementioned floors will each have a path connecting the two buildings.

Because many families live between between the 36th and 126th floors, as well as the Sky Hotel and the super-service apartments, many lights will be needed. Therefore, the path to the left will be made of sturdy, transparent, window-like material.

The Z passage cannot be modified.

The A and B passages may be modified.

From the 36th to 126th floors, each floor will have an area of 90,000 sq. ft.



The Zhongshan Center

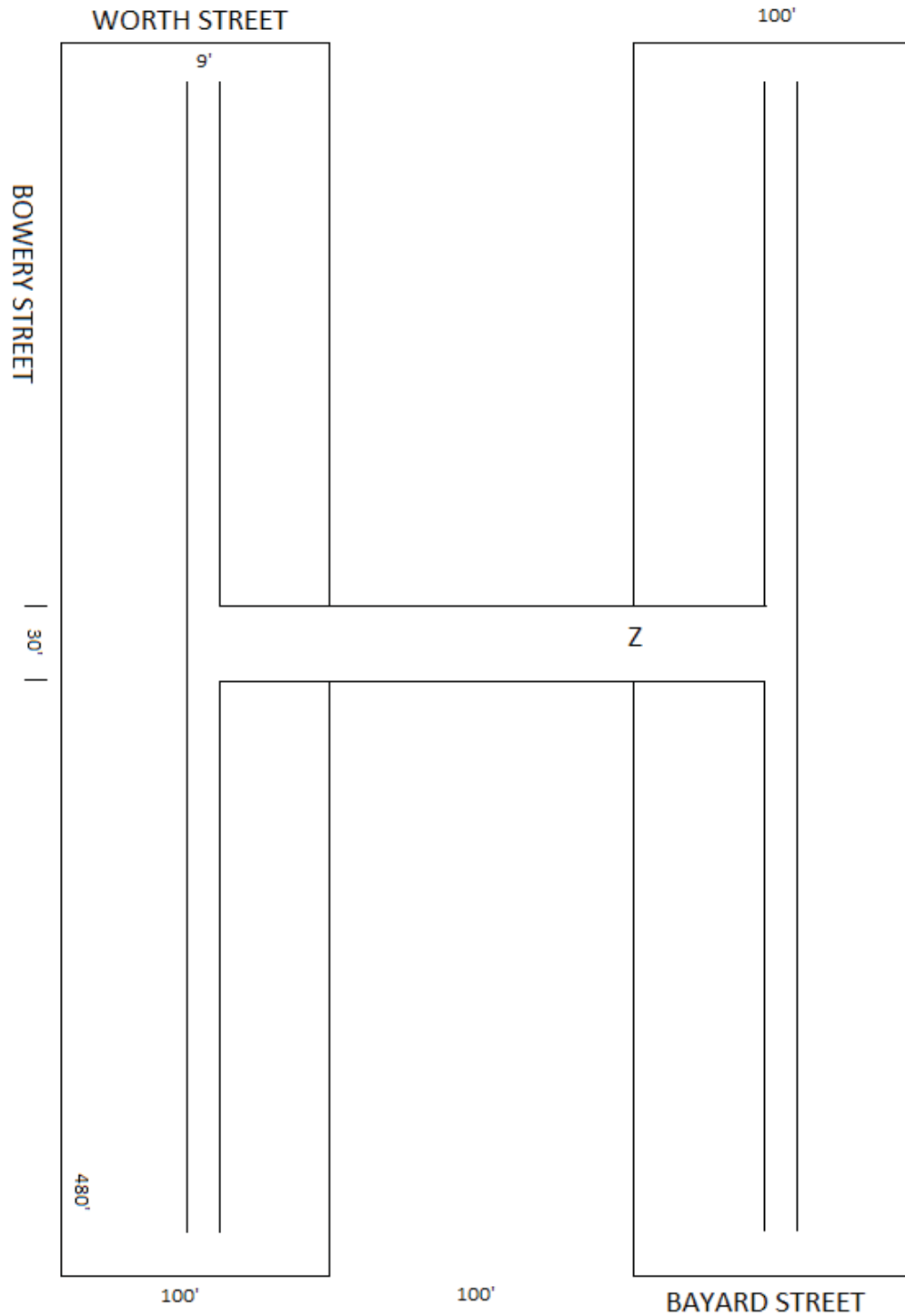
36th to 55th Floors

Flat View

The floors in both the East and West buildings each have an area of 90,000 sq. ft., totaling 1,800,000 sq. ft.

The ten floors between the 36th and the 45th floors will have a total of 450 apartments, which will be given to the community, free-of-charge. 300 apartments will be given to the medium- and low-income families, and 150 apartments will be given to the elderly. This will be a way for the Zhongshan Center to serve the community, particularly the medium- and low-income citizens, as well as the elderly.

The ten floors between the 46th and 55th floors will be given to those residents whose homes were displaced by the construction of the Zhongshan Center. There will be 450 apartments in total, ranging from studios to 3-bedroom apartments. They will be offered, rent-controlled and rent-stabilized to the owner, or, alternatively, as a market lease. The living conditions for these people will improve dramatically.



The Zhongshan Center

56th to 65th Floors

Flat View

Upscale offices.

Each floor has an area of 90,000 sq. ft.

The four floors between the 56th and 59th floor will be provided to various types of doctors for use.

The 56th to 58th floors will be offices for patient visits, including exam rooms.

The 59th floor will house operation rooms for surgery.

The 60th floor: 75% of the area will be for emergency use; 25% will be used for machine & equipment operation, and as a control room.

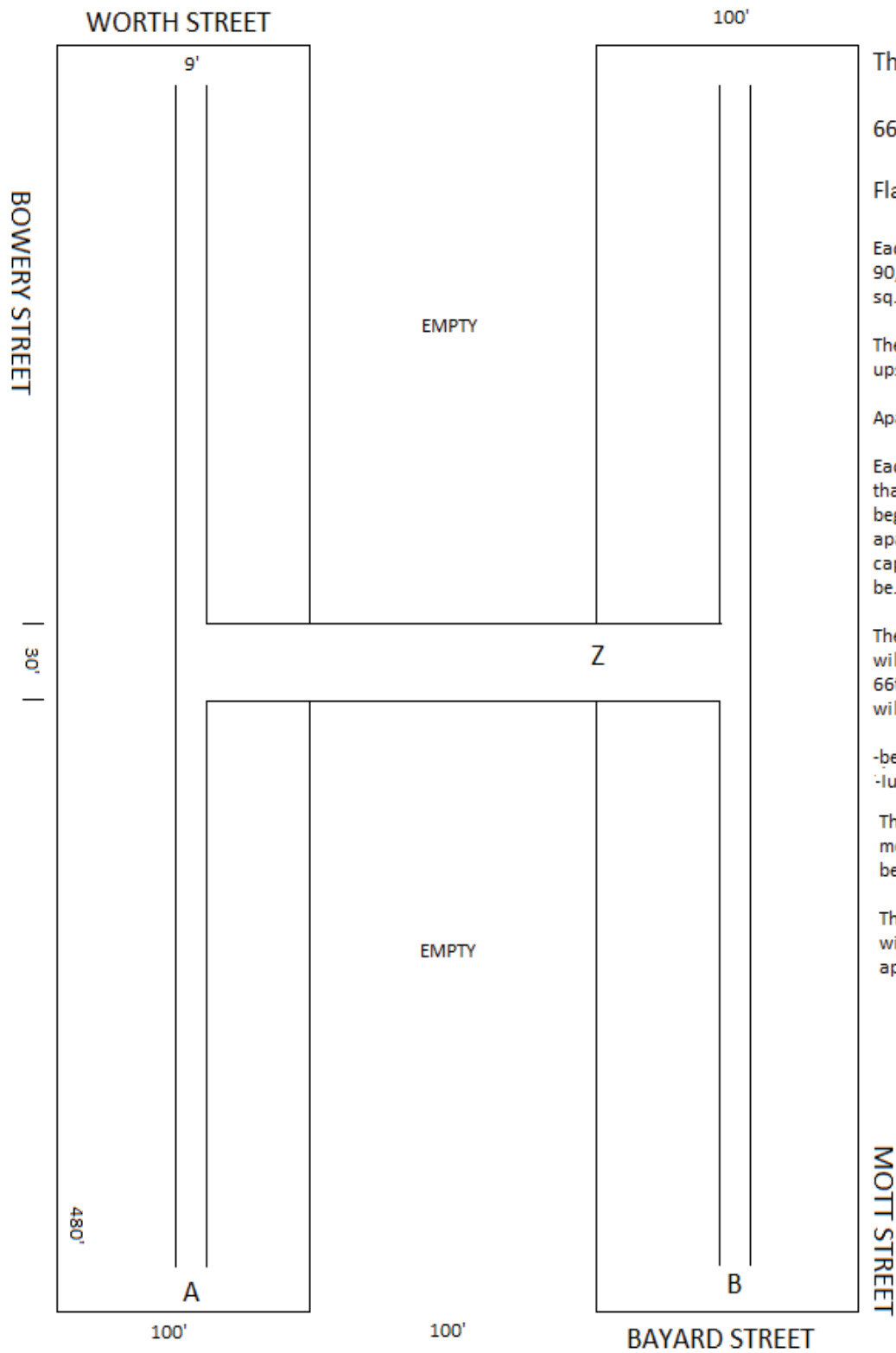
The 61st and 62nd floors will house law offices, including all sorts of businesses related to law.

The 63rd floor will include banking, finance, investment and mortgage centers, and their offices.

The 64th floor will house accounting firms, including tax preparers and registration companies.

The 65th floor will house offices that trade stock, public debt, gold and other commodities.

MOTT STREET



The Zhongshan Center

66th - 85th Floors

Flat View

Each floor will have a total area of 90,000 sq. ft., totaling 1,800,000 sq. ft over 20 floors.

These floors will be used as upscale residences.

Apartments for successful people.

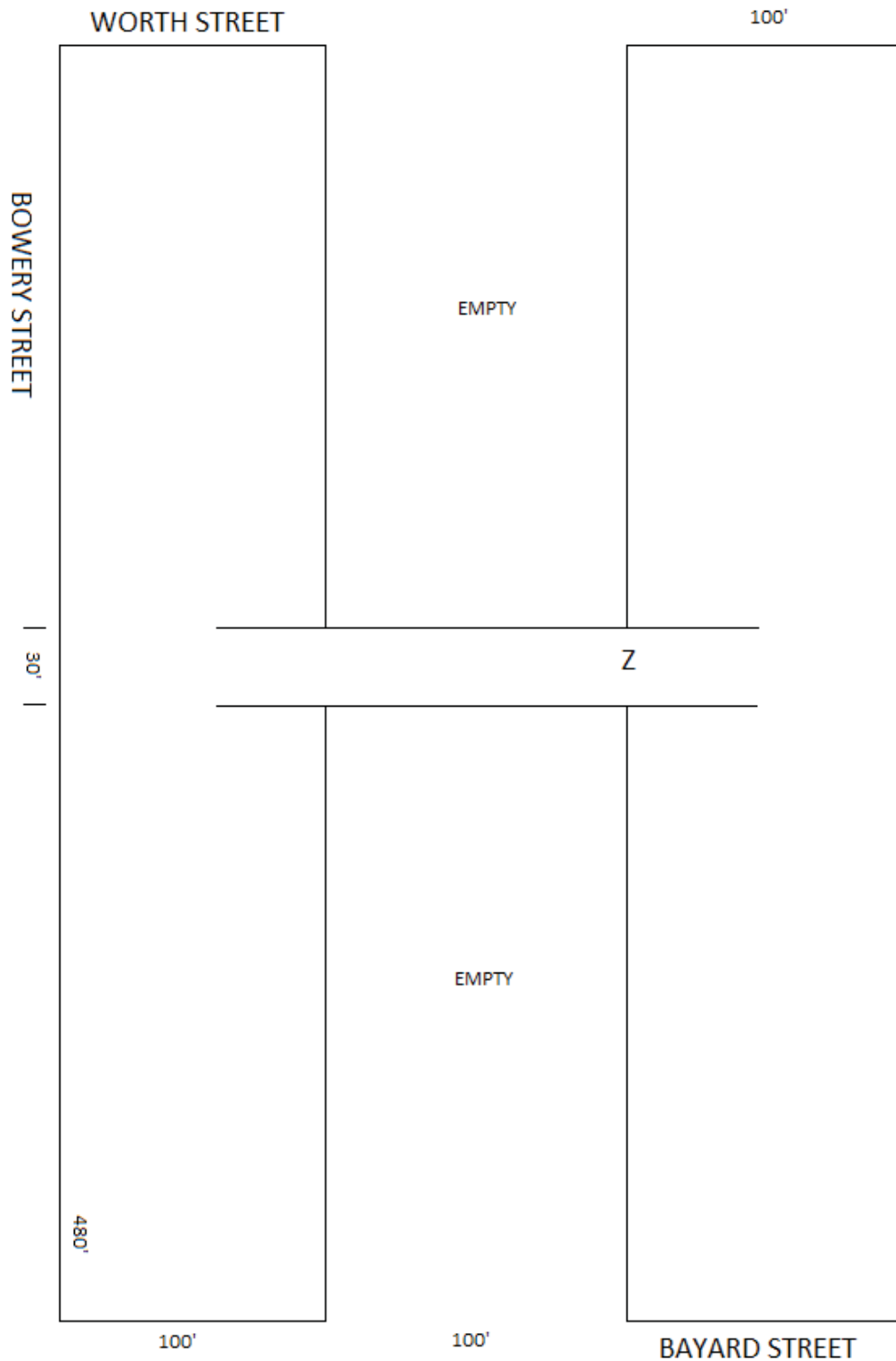
Each unit will have a larger area than normal apartments, and will begin with two-bedroom apartments. There will be no upper cap on how big an apartment can be.

The ground level to these floors will have a security guard, and the 66th floor as well. The apartments will feature:

- beautiful scenery
- luxury decorations

The Z passage cannot be modified. The A and B paths can be modified.

The 66th floor to the 85th floors will house approximately 450 apartments.



The Zhongshan Center

86th to 104th Floors

Flat View

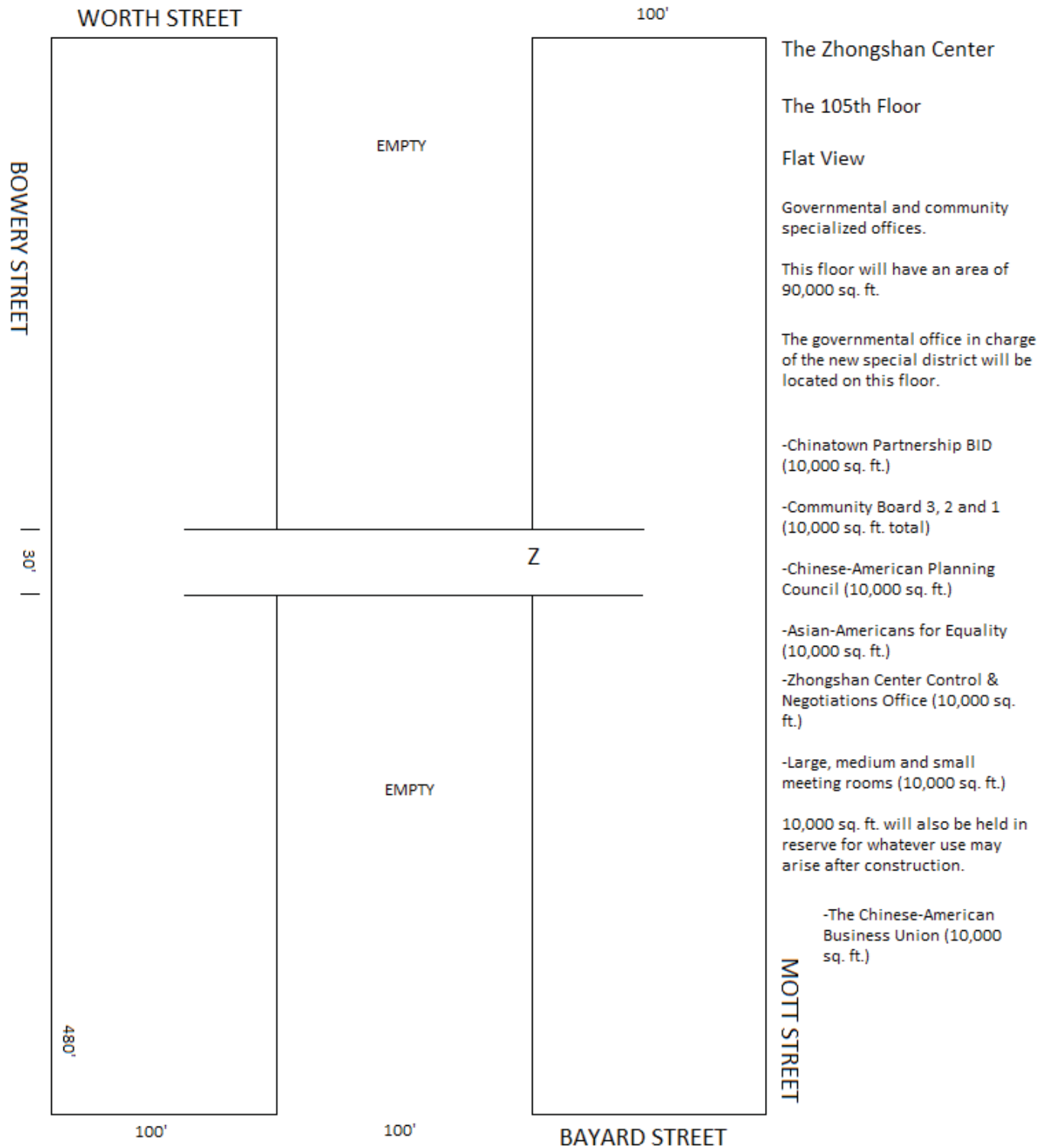
The 86th to the 94th floor will make up the Galactic Hotel; with 90,000 sq. ft. per floor, the Hotel will have a total of 810,000 sq. ft.

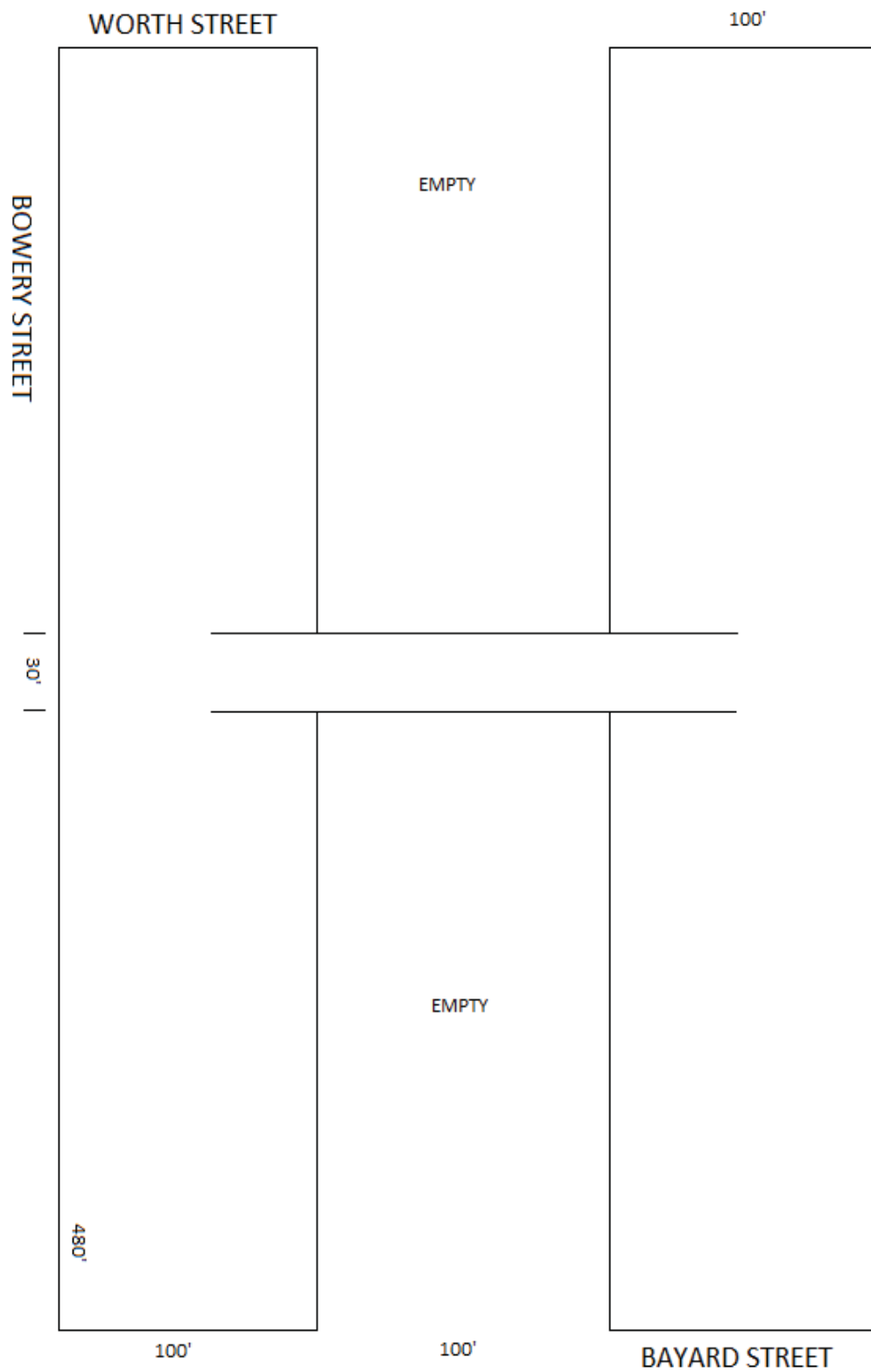
There will be four presidential suites, 150 regular suite, and 300 double-bed rooms, totaling approximately 454 suites.

The 96th to 104th floors will house the Galactic Apartments. Each floor in this complex will have an area of 90,000 sq. ft, totaling 810,000 sq. ft.

There will be a total of 230 units available at the Galactic Apartments, which can be purchased or rented by the week, month or year.

These apartments will feature beautiful scenery, luxurious design, thoughtful service, and excellent building management.





The Zhongshan Center

The 111th to the 125th Floors

Flat View

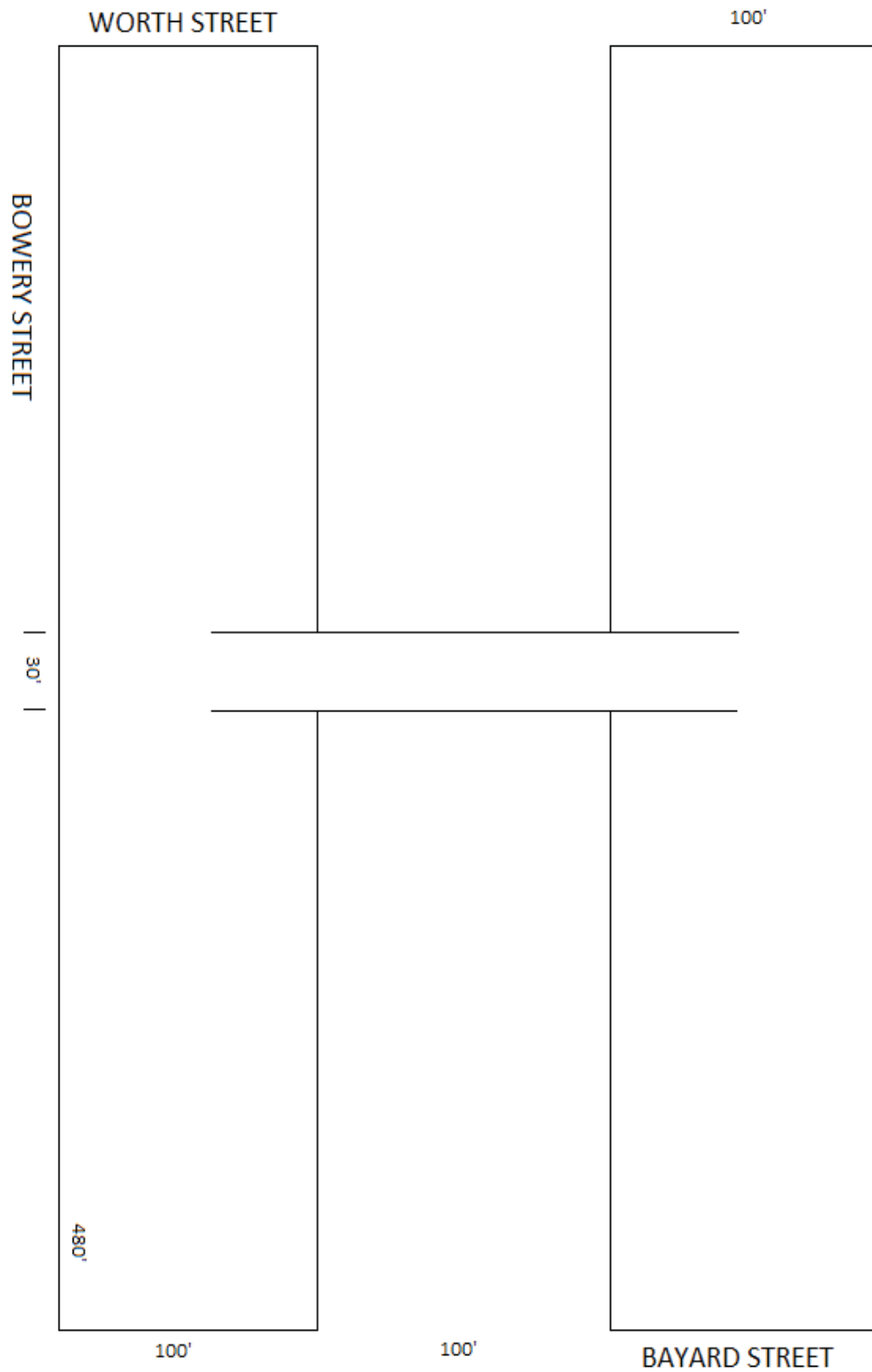
These 15 floors will each have an area of 90,000 sq. ft., making for a total area of 1,350,000 sq. ft. There will be roughly 220 apartments represented.

The Super-Galactic Residential Apartment Complex

This will be the highest super-apartments in the world, tempting celebrities worldwide to make their homes here, including (but not limited to):

- European royal family and CEOs.
- North American officials, CEOs and the wealthy.
- Asian royalty and wealthy CEOs.
- Australian officials, celebrities and CEOs.
- South American officials, wealthy people and celebrities.
- African tribal leaders and wealthy businessmen.
- Businessmen from Hong Kong, Macau, Taiwan and mainland China.
- New York officials, businessmen and celebrities.

MOTT STREET



The Zhongshan Center

126th Floor

Four super-famous international restaurants.

Flat View.

90,000 sq. ft.

Chinese restaurant - 15,000 sq. ft.

French restaurant - 15,000 sq. ft.

American restaurant - 15,000 sq. ft.

Italian restaurant - 15,000 sq. ft.

Galactic Sky Bar - 15,000 sq. ft.

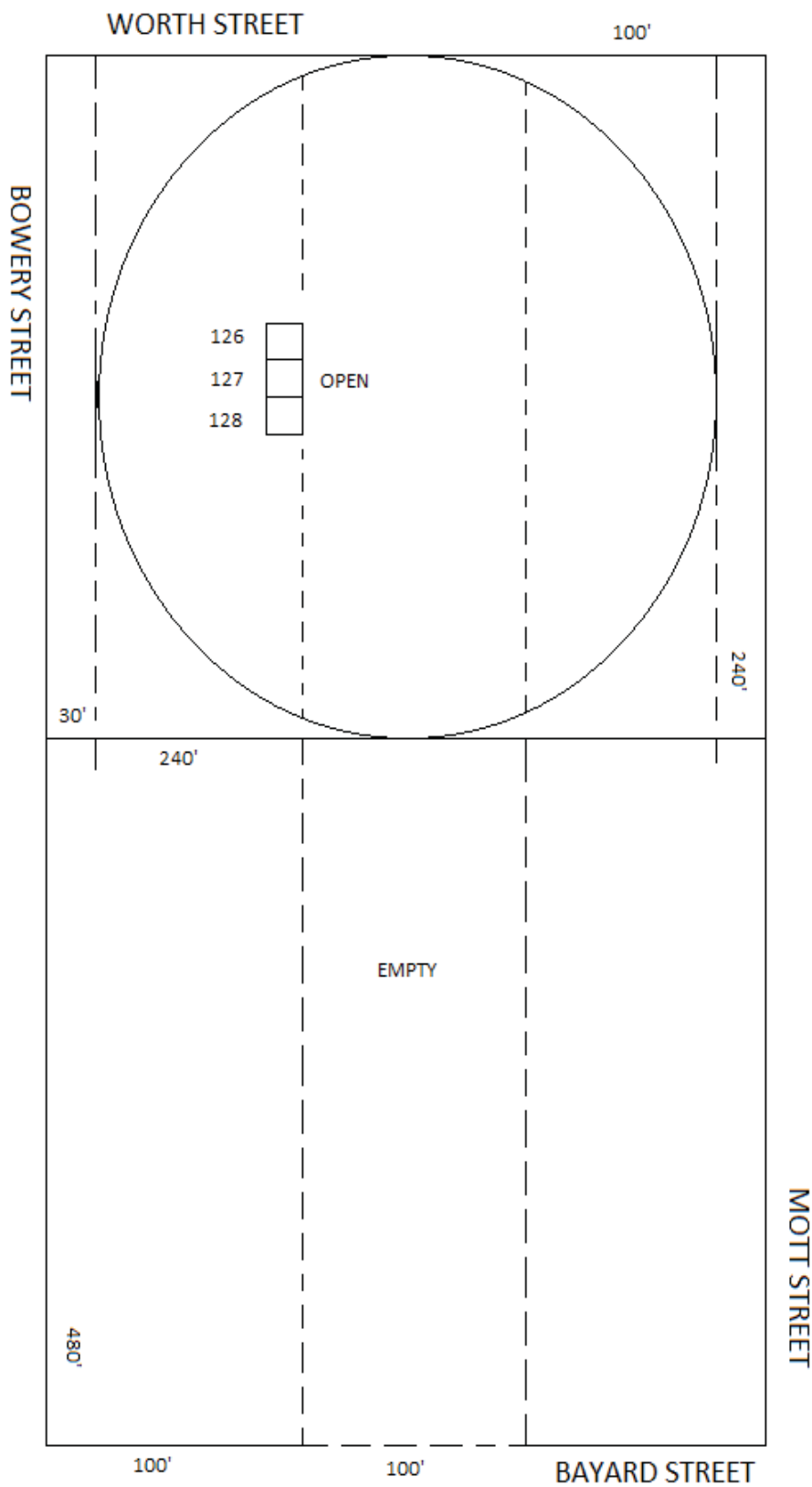
Scenic Teahouse - 6,000 sq. ft.

The top Chinese restaurant.
 The best French restaurant.
 The tastiest American restaurant.
 The most luxurious Italian restaurant.

All are welcome to come and taste the best dishes in the world.

Each restaurant will have 15 private rooms, and the dining room can seat 250 guests.

MOTT STREET



The Zhongshan Center

Rotating Restaurant

Flat View

Located on the 127th floor.

The circle to the left will have a diameter of 240 ft.

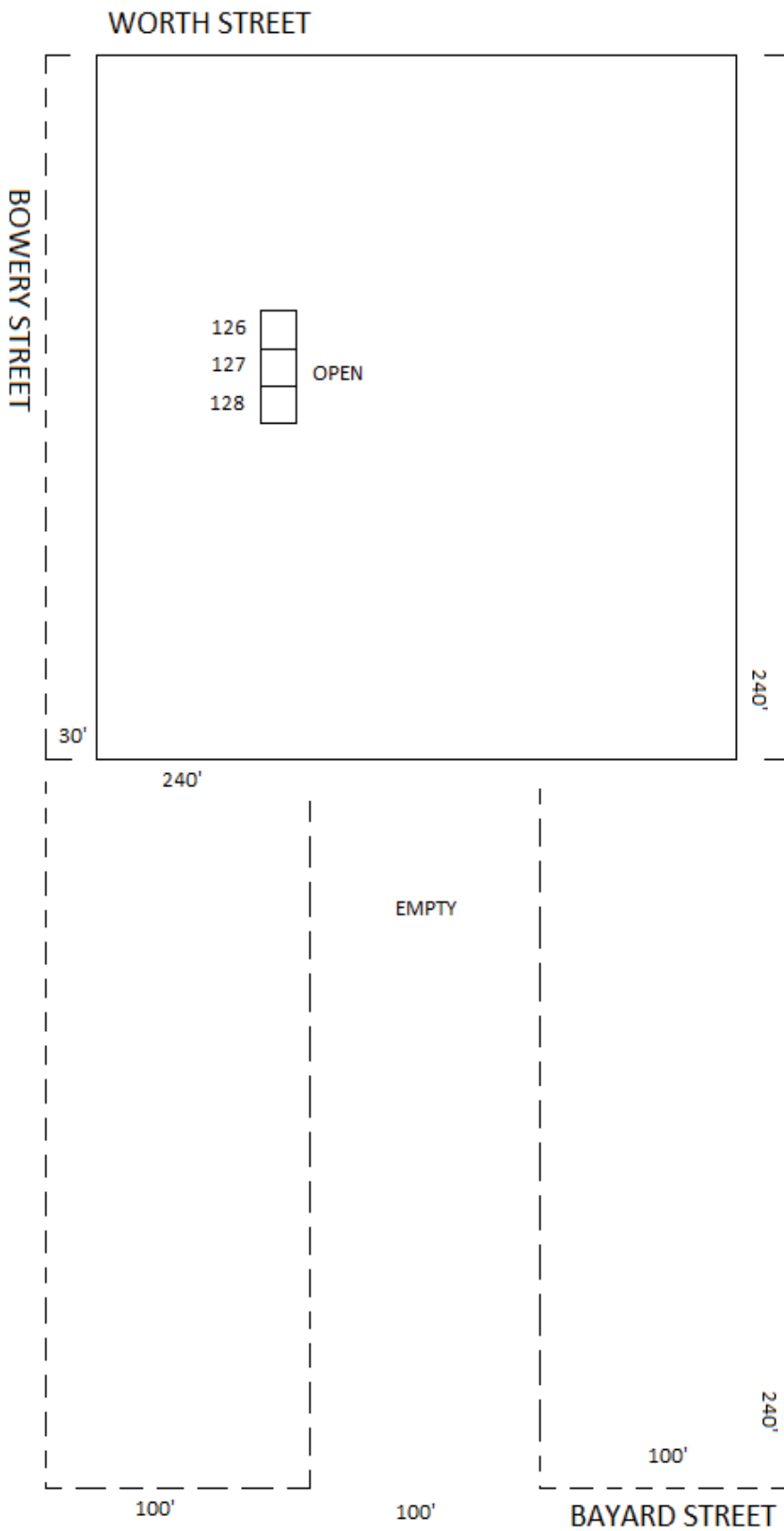
It will be made up of two concentric circles, with an inner part sporting a diameter of 75-100 ft., and the outer part consequently sporting a diameter of 45 ft.

The restaurant will make one rotation every hour and fifteen minutes.

The restaurant will be capable of seating 800 people, making it the largest rotating restaurant in the world.

Not only can diners enjoy beautiful scenery--they can also enjoy delicious dishes and top-quality service. Satisfaction is absolutely guaranteed. Enjoy, and come back often!

The highest rotating restaurant in the world.
One can see far, and be happy!



The Zhongshan Center

Galactic Observation Deck

Flat View

Located on the 128th floor.

It will have an area of 240' x 240', totaling 57,600 sq. ft.

It will be the highest observation deck in the world.

✦ It can also be enlarged to roughly 270' x 270', totaling 72,900 sq. ft.

There will be an enormous, high-speed elevator capable of containing up to 100 passengers at a time. It will only take one minute to get from the ground level to the 128th floor.

Look at the beautiful scenery in the distance!

Day or night

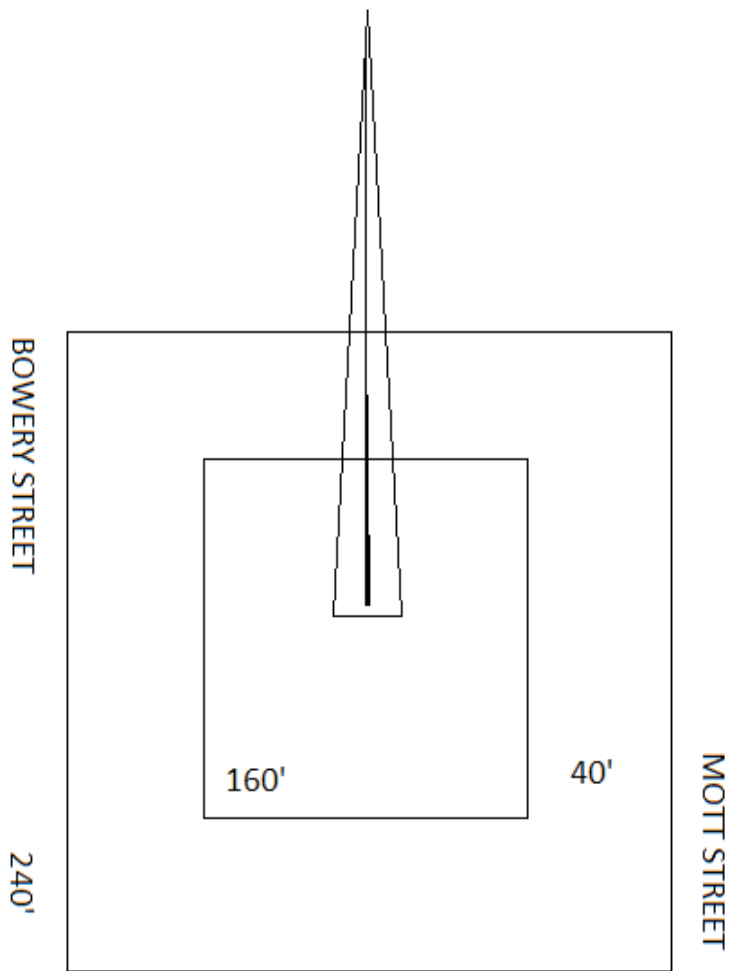
On sunny days and rainy days

On snowy days and in the frost

Each type of day has its own special view!

Each day will bring approximately 10,000-15,000 guests.

During the Spring, Summer or Autumn, on nice-weather days, guests can visit the outdoor roof balcony.



The Zhongshan Center

Roof Observation Deck

Flat View

240' x 240', totaling 57,600 sq. ft. in area.

There will be a 40-ft.-wide path along the edges, for scenic viewing.

In the middle, there will be a 150'-high antenna.

There will also be 160' x 160' natural roof garden and farm. 25,600 sq ft

In the Spring, Summer and Autumn, on good-weather days, the roof will be opened to the public.

There will be a set of stairs from the 128th floor to the roof.

Beautiful scenic views, seen from outdoors.

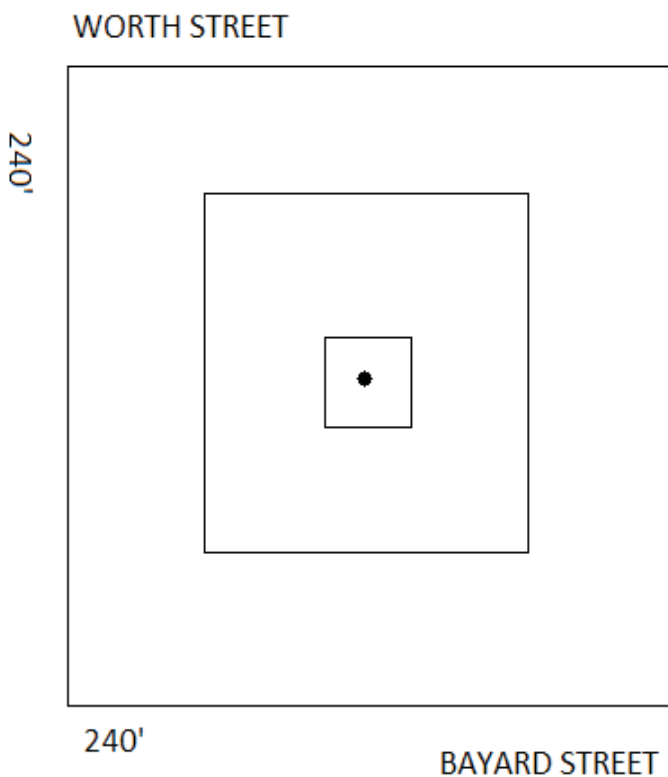
The safety will be guaranteed, because we will invest in a steady frame.

The Zhongshan Center, besides the parking lots, the community-use areas and the observation decks (which will make up a total area of 5,000,00 sq. ft.), will still have the following areas left over:

Residential apartments: $450 + 450 + 450 + 220 = 1,570$ total

Hotel rooms: $450 + 230 + 152 = 836$ total.

Stores and offices: 2,000 total.



3. 1959 to 1963 China, Hong Kong, and America

Cooperation has been implemented in the rural areas of China, as people commune. All products were attributable to the collective and universal. There was no private possession, so that the enthusiasm of farmers was eliminated, crop plummeted, housing kept simple, food inadequate for everyone, and all the people turned into poor peasants. In the cities, comprehensive public-private partnerships or private enterprises were owned by the state. People worked either in the government sector or public-private companies that belonged to the state. In the streets, the neighborhood committee has strict organizations, although this is the lowest grass-roots organizations, they are nothing but well aware of every household, so that they can provide detailed information. "Four pests" refer to the eradication of flies, sparrows, rats, and bugs. In order to successfully eradicate these pests, people plugged holes, fasted mice, bugged rolling water mill, and performed among many other ways that an individual can do. In terms of eliminating the sparrows, the government would provide the notice date and time, and then millions of people would be out of straw to "play" a half-day bird. Possessing the ability of such a large organization, China may have been the only country. During the Great Leap Forward, the government made massive efforts by mobilizing the people to turn almost every equipment, such as shovels and cooking pots, around the house, and iron gates in the neighborhood, into the melting pot of steel-making. Unfortunately, the result of such steel-making was pessimistic. At that time, there was a lack of civilian goods. So these goods, such as grain and oil, depend on a limited number of food stamps distributed by the government. People in the city had yellow rice as the standard rice; those who reside in rural areas only had grain. The average monthly income was 36 yuan, with those lazy one received the same amount. As a result, people had no motivation to produce. Basically, everyone was poor and had no property; the idea is to have an indifferent day passing by. When going outside, the civilians had to take crowded public buses; there were no private cars. At that time, a bicycle was considered to be a luxury. Housing construction slumped old city, men and women wore the same People Apparel.

I was finally able to obtain the Application for Certificate of Hong Kong, but did not apply to the territory permit approval. So I had to travel around Macau, tired of the sea-way into Hong Kong, an unknown island. During that time, there who landed in Hong Kong would be able to bid for the identity card. The basic living standard of city was slightly better than that in Shanghai. It was commonplace for people to wear wooden slippers. What was the most inconvenient was a serious water shortage...only three-hour running water was supplied to people every two days. In the downtown shops, one can observe that the young people were operating ancient palm presses to make plastic flowers. This marks the founding stage of the primary industry. Such people may have become the future entrepreneurs or business-men. A 20-year-old able-bodied young person who does not speak Cantonese and has no knowledge of English cannot find work. It is obvious that the economy had not started, as people were living off small attics. People's living standard in Hong Kong in general was not much better than that in Shanghai, but the freedom was much appreciated.

(I had) Nothing to do when first arrived in Hong Kong. Living with relatives, I had a hard time. But due to the Chinese history of emphasizing "Mianzi" or faces, I did not want to go back once out of the country. After six months, I started working on the ships, traveling thousands of miles to foreign countries. For the first time overseas, I experienced general discomfort and enduring pain. After landed to Indonesia, I became a worker in the market to buy food as porters, but I was also able to see the scenery in South Asia. Afterwards, I rode on a ship to Hong Kong, sleeping in associations and eating simple meals. Since the jobs in the city were difficult to find, I made several attempts to find a ship voyage to the United States and was eventually succeeded. In 1962, I arrived to the United States for the first time to Seattle, the local porters do not only drive a car to work, but also live in one-family houses. The first opportunity to visit the World Expo events, see the neat wider freeways, while waiting in the road outside, people would stop driving and ask you where to go. They then would be friendly to offer free rides and send you to the city area. Good moral atmosphere was everywhere, which made me fully aware of the United States that is a friendly and prosperous country. In the years of traveling among various cities in the United States, I wanted to settle in New York. Although I did not understand English, I was courageously enough to ask people to book a flight from Portland to New York. With a few hundred dollars remaining in the pockets, I arrived at the JFK airport. The government provided low-cost apartments to low-income civilians. Mr. & Mrs. Yu's apartment was located at 108th Street between First and Second Avenues in Manhattan. On the next day, the kind Yu couple introduced me to the Chinese restaurant on Broadway. So I became a waiter there. On the days that I was off, I went on sightseeing to the Empire State Building, the Statue of Liberty, the United Nations building, and was impressed that it is grand and beautiful in the New World, and soon came to...our Chinatown, although there were mostly four- to six-story buildings in the neighbor-

hood, I felt very warm, as I were back to Little Shanghai. At that time due to Chinese and other foreign streams, the shops were busy during the day and night, more vigorous on weekend, especially in the restaurants which were often packed. The boundaries of Chinatown were South to Worth Street, north to Canal Street, east to Bowery Street, and west to Mulberry Street. At that time in New Jersey, Long Island, Queens, Brooklyn Borough, and the suburbs, there were no Chinese grocery stores, supermarkets, or formal restaurants. As a result, when people wanted to have Chinese food, buy Chinese newspapers and magazines, they would visit Chinatown, which inevitably brought prosperity. Although working as a waiter in the restaurant is considered a non-professional job, revenue made is much more than that in Shanghai or Hong Kong. By having such a stable job, I was very fortunate to end the life of drifting at sea for several years. From China, I am one of the early migrant workers, and had the opportunity to maintain traditional respect for the elderly settling and to fulfill "filial piety". I was able to cherish my mother from 1961 to Hong Kong until 1999. I was also able to take care my father since 1980 in Hong Kong until 1994 when he passed away. I feel honored as there were not many people would be able to achieve this.

4. 2010 China, Hong Kong, and America

Time flies. Nearly 50 years have been passed by. Since 1971 it was a time when the middle of the Cultural Revolution, for the first time of returning home, I went to Hong Kong and China to see San An or "three sides", namely, Shanghai, Hong Kong, New York, having different political systems: socialism, colonialism, and capitalism. Starting from Shanghai, since the late 70s of last century, the old dilapidated metropolis has been completely changed. My aunt lived in an old Shikumen house located in Jinling West Road. A lot of family members resided in two-story houses, and now a giant 60-story building is standing nearby. Near Huaihai Road, there are large elegant commercial and residential high-rise buildings. In 2010 new subway station for the Expo was build. In the 1950s, a smelly and dirty little river "Zhao Jia Bin" is now the center of Xujiahui commercial center. The place, originally black-odor, is now much more prosperous than Canal Street, New York. Today's People's Square was the adventurer theme park race track, surrounded by modern Moroccan skyscraper, a huge Shanghai Concert Hall. Because of construction shift along Yan'an Road, Pudong has transformed from a simple poor peninsula, farm and cottage to the Manhattan in the East China. Large group of skyscrapers in the area, including Jin Mao Tower, World Center, Shanghai Center, have maintained the best style around the world and are rated the world's skyscraper exhibition base. The recent "World Journal" reported that the original site of the 2010 World Expo would be built close to a 200-story building in Pudong. Along Huangpu River, there are many giant bridges built, such as the Nanpu Bridge, Yangpu Bridge, Xupu Bridge and several are under construction. The tunnel in section throughout the Pudong and Puxi are free to the public use, e.g. there is a unique sightseeing tunnel. The number of visitors has gone beyond the New York City's East River and Hudson River bridges and tunnels. The number of skyscrapers in the suburbs also increased drastically. Various light and heavy industrial parks, hi-tech parks, a large number of products are to be sold in the domestic area as well as to be exported, accounting for 40% of the goods for the global market. Mobile phone usage and sales of private cars have been the world's first. Building developers are using various methods and resources to make a profit, e.g. convincing those stubborn old tenants to move out of the building by providing explanations such as they would not only be assigned to the comfortable apartments in the suburb, but they can also get a small fortune in becoming to a well-off households proletariat. Suburban housing groups are called the "district," but in fact over hundreds of ten-story buildings can accommodate over ten thousands households, with shuttle bus to the subway station or the city area. For rich people, it is a pleasure to enjoy "washing feet" or "Chuibei" (massaging the back), there are many places in the city that are created to provide such services. These are the times that we can see the "small waves" to a comprehensive introduction, perhaps millions of words are needed for detail.

Looking at Hong Kong in 2010, Connaught Road in Hong Kong was comparable to the Bund. There were four or five-story buildings on either side of Victoria Harbor, where ships, cruisers and boats rest. Today, however, from Wan Chai to Western, more land has been created by filling in the ocean. These spaces cost a fortune. When Hong Kong was returned to China, the magnificent exhibition center was built on Reclamation Street; The Exchange Plaza and World Trade Center in Central were high-end shopping malls and office buildings. There are also six-star hotels and luxury condo apartment buildings. The skyscrapers in Macau Ferry Terminal are all built in new areas. Countless buildings in Central Hong Kong, Admiralty and Western are connected by corridors and walkways for pedestrians. This safe and advanced idea allows the pedestrians to reach their destinations without having to cross streets.

The once abandoned Huang Pu Dockyard of Kowloon now stands hundreds of buildings, consisting of the resi-

dential district of Huang Pu, with skyscrapers overlooking the view of the harbor. Similarly in the suburb of Hong Kong, was Tai Koo Dockyard with surrounding farms, is now Taikoo Shing. This new land includes hundreds of tall office buildings, residential complexes, and shopping malls. Pacific Place is a luxury commercial and residential real estate development. It is located at Victoria Peak, which is between Admiralty and Wanchai. Swire Pacific, Hong Kong property developers, was formerly in the business of shipping and trade. The Hong Kong subway was created 30 years ago and has evolved into a well-managed and high performance system. In addition, large commercial buildings are built on top of every subway station, which produces a large amount of income. Kai Tak airport, which was formally located in Kowloon city, is now relocated on islands. It has become one of the most advanced airports in the world and only takes 30 minutes for passengers to ride the LRT from the airport to Kowloon and Hong Kong city. This convenience is unmatched in the world. Hong Kong is not a big city, but has numerous large restaurants and food stores. From fast food to world-class gourmet cooking, Hong Kong has it all. The Octopus transit card is very convenient. You can pay almost everywhere in Hong Kong. The card does not necessarily need to be swiped into the machine. It will be recognized even if it is in your purse or handbag. At night, you could take pictures of many boats on Victoria Harbor. Skyscrapers are all over Hong Kong Island from North Point to Western. From the top of Victoria Peak, you can see an abundance colorful buildings and houses of Honk Kong. Victoria Peak has the world's most beautiful night view.

With Hong Kong's banking operation, you could change money anywhere in the world. This makes Hong Kong a financially free city in the world. In the years since China's reform and Open Door Policy, 50% of foreign domestic investment has been occupied, because of the flexibility and intelligent mind of Hong Kong people. Many civilian, businessmen, and officers apply for the Hong Kong identity card, but only a few decide to give up their identity card to apply for a Chinese citizenship. We can see that between the two sides of the motherland, Hong Kong is still better and a more promising city. Looking at America, we will focus on New York. At one time, New York was the biggest city in the world. Recently, it continues to grow. For example, in the early 1970s a complex of buildings forming the World Trade Center were erected in downtown Manhattan. The most famous of these buildings were the "Twin Towers," buildings 1 and 2. Unfortunately, they were destroyed in the tragic events of September 11th, 2001. The early 1970s also saw the construction of the bridge connecting Brooklyn and Staten Island, a two-story 12-lane marvel that allows traffic to flow in both directions. In the southern parts of Manhattan, the island was artificially expanded by filling the surrounding waters with land. There was massive development along the Hudson River, including Battery Park City, a series of commercial and residential buildings built atop the landfill. The Javits Center, a huge convention center, was built in Midtown West. Due to the introduction of modern cargo containers, ships had ceased docking at the Manhattan harbors; hence they were ripped out, and made into a long, narrow riverside park. Many New Yorkers could relax there. In the early 1950s, the United Nations Headquarters was built; it is now surrounded by skyscrapers, and is no longer a spectacle by comparison. In the aftermath of World War II, the city built a highway orbiting the island, and at some parts included spiraling roundabouts and elevated byways. It was state of the art at the time. However, in the mid-1970s, one of the elevated roads collapsed, causing the vehicles on it to tumble to the ground. Soon after, the elevated roads were removed. However, between 55th Street and Battery Park they never rebuilt, and to this day one can see evidence of the ruins. In New York's Chinatown, as of 2010, the prosperous enclaves of years past are no more, and the borders of the area have expanded to Delancey Street (to the north), Worth Street (to the south), Essex Street (to the east), and Broadway (to the west). Chinatown's expansion can be attributed to the huge increase of Chinese immigrating to America, beginning in 1979. As a result, housing prices in Chinatown have been skyrocketing since 1998, and with it the price of rent. New Chinese immigrants can no longer afford to live in Chinatown. From 2000, even native Chinatown residents have began migrating to locations in Brooklyn and Queens.

The population of Chinese living in Brooklyn and Queens is rapidly increasing. Although the Chinese population living in New York City has increased tenfold over the last forty years, business opportunities for Chinese are still faint. Small Chinese business owners work very hard, but in the end their situations can't measure up to even those of normal office workers. In Chinatown, most of the buildings have remained only four to six stories tall for over 100 years, and the majority of these utilize only the ground floor for business. Above the ground floor, the buildings usually house between six and ten rent-controlled apartments owned by apartment management companies. Nothing is ever done to beautify or improve the streets and buildings, and they have therefore fallen behind the rest of New York. It's time for Chinese in the city to unite, and to start thinking long-term rather than living for the present by rebuilding Chinatown. We should demand that the government make rebuilding Chinatown a priority, so that New York's Chinatown can be prosperous once again. In turn, this will attract people to the area, which will encourage economic consumption, thereby helping Chinese businesses to be more viable in the future.

5. Socialism with Chinese Characteristics

Everybody has their own opinion about the system called “Socialism with Chinese Characteristics.” Supporters claim that this term encapsulates the wisest, most constructive and creative system thought up during China’s economic reform. In adding the two Chinese characters that make up the word “characteristics” to standard Socialism, the Chinese leaders seemed to sweep away the poverty and low productivity China had been experiencing, absorbing the advantages of Capitalism and helping the Chinese economy to rapidly grow.

The original Chinese revolutionaries shared a grand ideal of uniting the masses and bringing about the world’s salvation by standing up to feudalism and imperialism. They fought for human equality, freedom, democracy, strength and prosperity. They argued for improving conditions for workers, farmers, and the masses, and stopping the spread of Capitalism and the unreasonable exploitations being perpetrated by landowners. Eventually, after the glorious sacrifice of countless brave soldiers, they were able to achieve a complete victory, and were welcomed by people of all classes. On October 1, 1949, standing from the Tiananmen Gate Tower, Chairman Mao announced the creation of the People’s Republic of China. He earned immediate praise from all Chinese people, including those Chinese who lived abroad. Although the movement’s leaders resolved to work for the people, improving their lives and the country’s strength, the practical implementation of policies proved difficult because there was no precedent to follow. For example, during the Agrarian Revolution, leaders wanted to provide farmers with their own land, but when the policies toward this goal were implemented, it resulted in the mass destruction of landlords, including the incarceration of the ‘enlightened’, liberal landlords. If the landlords had simply been ordered to hand their land over to the government for redistribution and given the opportunity to move to another village to become farmers, China may have been able to avoid the enormous class conflicts it experienced. Or, for instance, the crackdown on counter-revolutionaries was originally to reinforce the stability of the new government and to eliminate the remaining warlords...It is reasonable to counter revolution. With intensified movements, many innocent and neutral people were involved, some even wronged. In order to protect people’s benefits and consumers’ rights, actions called “3-anti” and “5-anti” were initiated. They targeted unscrupulous merchants, counterfeiting products, the construction of shoddy work, and punished corrupt officials at all levels. On the contrary, it also hurt some law-abiding businessmen, rectitude officials, and hampered the production of free trade. A “Hundred Flowers Blooming” plan was proposed. The public was invited to contribute ideas. However, those who spoke out their true thoughts were labeled the “right wing party”; some were even arrested or sent to labor reform. Many of them were cultural talents or social prominent. Rural cooperatives were promoted then. It extended to the extreme that farms became state owned, while farming productions were planned on large areas of land. The rural population did not need to cook at home. They dined in the rural cooperative centers. However, due to human nature, people are self accommodating. Hence, a decreased output in agricultural production, which resulted in a lack of food and clothing. Abolishment of private ownership in the city implemented public-private partnerships. This advanced the state owned business model, which required no operation management from a firm. With no management, production was slow. Most of these partnerships suffered a deficit with heavy financial burden of wages. The daily expenses were thus shifted to the national government. In order to catch up with the United States and surpassing the UK in industrial development, a national steel-making movement was launched. Civilians’ iron tools were melted in home furnaces only to produce poor quality steel. During the great famine of 1960-1963, hundreds of thousands of people throughout the country fled to Hong Kong. Many people endured hardship during the Cultural Revolution from 1966 to 1975. Within the first 25 years after the new China was founded, national power was not enhanced, and people did not enjoy prosperity or happiness. As production and the economy further decreased, many people turned into “proletarians”. Since the mid-1960s, Hong Kong and Taiwan seized the opportunity to increase their industrial production; their economies soared, and later became the “Economic Tigers” in Asia.

China’s economic reform was inevitable. In 1972, the President of the United States Richard Nixon and US Secretary of State Henry Kissinger’s visit to China promoted Sino-US diplomatic relationship, and more importantly, allowed China to be a clean slate with great economic possibilities.

The development of a free market economy, the disintegration of people’s communes, personal contract farming, and ownership of land- in front of the house and behind the house to farmers- all resulted in a short-term surge of agricultural productivity. Soon supply surpassed demand. Limited vouchers for grain and cloth were no longer necessary. Manufacture industry and trade were first opened. Fourteen coastal cities became free economic trade areas in order to promote joint venture zones. The reduction of taxes, low real estate prices, and the encouragement of duty-free export

products, all contributed to attracting foreign investments into China. The government provided one-stop services for foreign investors. Low labor costs in manufacturing compared to that in Europe and America further attracted thousands of foreign investments in China; especially to overseas Chinese investors. Around the same time when establishment of the Sino-US relations in 1979, the chief “engineer” of China’s reform traveled to support the beginning of free market trade in Guangdong province. This resulted in many provinces and municipalities to revive light industry, heavy industry, chemical industry, science and technology industry, cultural and educational sectors. Many coastal cities became the industrial base with rapid growth in exports. China quickly became the world’s factory, which is an amazing achievement that no one had anticipated in the early 1980s.

The Chinese government also started improving land and structures, such as highways. Most of China’s highways charge access fees. It didn’t take long for China to accumulate the longest road miles in the world. Old trains were replaced by high-speed ones. Skyscrapers were not only seen in urban areas; but even in villages, such as Huaxi village in Jiangsu where there stands a 77-story building. Many airports were built from scratch, especially Beijing airport and Shanghai airport, which has become the world’s top ten airports with the most daily passengers. Made-in-China products account for 40% of the global retail market. Various technologies, such as the iPhone, although hard to find in China’s market, are all China-made. Property prices started soaring, people line up to buy apartments; hence a new trendy term “real estate arbitrage group” was born. Consumer services industries were rapidly growing. Restaurants, hotels, and department stores entered many mid-sized cities. Prosperity and development constituted a new bright future for China.

Those who lived on state financial subsidies were initially handled by contracting to certain responsible individuals, where the state bears no duty in their gains and losses, but only collects tax revenues. This was later converted to private or joint-ownership, which completely removed the burden of the nation. Contractors changed their identities from government employees to entrepreneurs. It was really a win-win situation. All levels of government, from central to provincial to towns and villages, enjoyed a surplus. Few civilians became rich; many were still poor, but food and accommodation were improved in general. Overall, the nation was moving towards a prosperous and strong future.

6. Colonialism in Hong Kong with its Characteristics

Although Hong Kong was ruled by the colonists for over a hundred years, the land was not destroyed or drained dry. Prior to its return to mainland China, Hong Kong was more prosperous than many cities in the United Kingdom. This was probably due to Hong Kong colonialism characteristics, as opposed to eastern or western forms of colonialism. Often times, colonists or invaders would use their armies to wipe out the indigenous population, or chase them to somewhere remote. The earliest colonialists can be dated to Europe, where people settled on a new continent. They would buy local or African slaves and then start farming or develop over the region. Colonists would over utilize the resources to enjoy life, while slave labors led a miserable life. China, with a long history and huge population, made it hard for colonists to eliminate the local Han people, the culture or the national spirits. Even though China lost in both the British Opium War and the eight countries invasion, it only agreed to compensate with silver, the opening of coast cities for trade, and the concession of Hong Kong- lease of Kowloon- to cease the wars. This caused the outflow of gold, silver, and cultural heritages to the western powers. Surprisingly, although China was one of the victorious nations during World War II, Hong Kong was still not recovered. It remained a British colony. At the same time, many other former British colonies gained independence. This led to the decline of the Great Britain, whose territory used to be so vast that its flag flew in the sun 24/7.

The People’s Republic of China was established in 1949. Western powers were driven away. The British army was unable to compete with the Chinese People’s Liberation Army (PLA). The British Empire panicked and feared that the PLA would one day enter LoWu, and take back Hong Kong and Kowloon. However, Beijing did not order the border guards into Kowloon nor Hong Kong. The Chinese government considered its’ long-term perspective and viewed Hong Kong as China’s foreign economic and cultural exchange windows. Also China was not willing to start another war with the British Empire. There were concerns of how the British would rule this valuable “Far East Oriental Pearl” for China. With this full attention and pressure on the British Empire, they could not use the traditional “bullying predatory” colonial ruling practices. On the contrary, Hong Kong policies were even looser than that in the United Kingdom. The British Empire did not shift the wealth surplus or resources away from Hong Kong. The governor-in-general was appointed by the British, but his policies were also modest, instead of tough.

Despite the strength of the new China, it did not directly interfere with the internal affairs of Hong Kong. However,

China showed its concerns and never stopped monitoring. This made the British even more afraid of adopting traditional colonial policy. In time, the British chose to govern less and less, so that Hong Kong could maintain its independence with little interference. This was beneficial for its economic prosperity and market improvements. Hong Kong's construction projects started booming, and so did British contractors' wallets. As a result, Hong Kong was beautifully modernized. Hong Kong was one of the world's few duty free ports, where you can trade global equities, trade real estate freely, with very low stamp duty, free currency exchange, and free flow of finance to cities around the world. No other country was so economically open. Before the reunification, Hong Kong was under the British colonial military protection; and after, free security was provided by the PLA, so that no extra expenditure was needed to support troops. After the reunification, Hong Kong is governed by the local people, and Beijing has promised not to send officials to rule there. Hong Kong is also exempt from tax duties and many other obligations, but can still enjoy the support and help from Beijing when economic crisis or other crises strike. Therefore, Hong Kong is very fortunate today to step on the path of rapid development. With support from the progress and prosperity within mainland China, Hong Kong will only get better.

During colonial times, Hong Kong made some achievements in their economy and trade, as well as democracy and free market goods. At that time, there was no democracy. Not only was the Governor appointed by the British, the officials at all levels of government were appointed by the Governor as well. The public never had the right to elect officials. All these economic development achievements might not have existed had there been a democracy. Of course, I am opposed to colonialism. However, Hong Kong's special and particular colonial environment and policies, including its excellent location, resulted in its prosperity. The streets in Hong Kong are names after European and American historical figures. In my opinion, the Hong Kong streets should be named after Chinese historical figures or after Chinese provinces and cities, thereby eliminating the mark left by the colonists. Examples include Confucius Road, ZhongShan Road, Lin Zexu Street, Beijing Road, Canton Road, and JiangXi Street. With help from the motherland, Hong Kong Special Administrative Region would grow stably towards a bright future.

7. New York's Three Chinatowns

One of New York's spectacular points is the city's incredible diversity. The Jewish population in New York is possibly comparable to the population in Israel. Likewise, New York's Puerto Rican population is probably comparable to the population of Puerto Rico. So it may not be a stretch to say that, for example, immigrants living in New York from Fujian province may outnumber the population of some Fujian villages. New York has three famous Chinatowns. The most famous, of course, is Manhattan's Chinatown. Naturally, there is a huge Chinese population spread throughout New York; outside of Manhattan's Chinatown. The second-most famous Chinatown in New York is located in Flushing, Queens. In fact, many Chinese live in various neighborhoods throughout the borough of Queens. In the last ten years especially, the Chinese population in Flushing has been increasing rapidly. In Queens, the population of Chinese has already surpassed that of San Francisco's Chinatown. Indeed, the Chinese population in Queens has been the largest concentration of Chinese immigrants in America since 2005. New York's third-most famous Chinatown is located in Brooklyn, along 8th Avenue and 60th Street. Although Brooklyn's Chinatown has only developed in the last 25 years, this area's surrounding neighborhoods are also home to large Chinese populations. New and old immigrants alike have been flocking to this burgeoning Chinatown, giving this area New York's third-largest Chinese population. At its current rate of growth, I believe that in ten years Brooklyn's Chinatown will also surpass that of Manhattan's Chinatown. Because new Chinese immigrants are usually low or middle income families, they rarely commute to work via car. In Queens and Brooklyn, one can see many Chinese commuters waiting for the bus. Although most have full-time employment, Chinese immigrants in New York rarely overspend. New York has another two boroughs, The Bronx and Staten Island. While transportation to these boroughs is less convenient, the Chinese population is increasing there as well. Due to Manhattan's astronomical housing prices, concentrations of Chinese immigrants in Manhattan are decreasing, while those in other boroughs are conversely increasing. The most obvious characteristic of life in Chinatown is that English is not necessarily spoken. Without knowing English, one can make a living, shop for groceries and other necessities. This situation is commonly seen in three boroughs, and for a relatively low cost of living. Additionally, the American government has set up numerous programs and organizations to assist new, non-English speaking immigrants, including "hometown organizations" consisting of other immigrants from one's region and other social activities, such as English classes and career education. It's easy to find Chinese-speaking lawyers when necessary. There are also Chinese-speaking doctors running their practices catering to Chinese patients. If one is

looking for property or insurance, Chinese-speaking brokers are concentrated in these areas and therefore easy to find. If one's looking for work in Chinatown, employment agencies are easy to find; likewise with churches, temples, magazines and newspapers.

Followers of Fengshui and fortune tellers can be found as well. Anything a Chinese immigrant may want in life can be found in any of the three Chinatowns. The increase of Chinese immigrant population in New York's metropolitan areas, which include Long Island, upstate New York, New Jersey, and Connecticut, has created a number of miniature Chinatowns. Due to all the aforementioned factors, the influx of Chinese immigrants to Manhattan's Chinatown has declined. This is evident when you see the infrastructure. Buildings are old, streets are dirty, and most of the economically successful residents have moved to other areas. So while the number of Chinese immigrants in New York has skyrocketed, the business and economic conditions have plummeted in quality. If these trends aren't reversed, perhaps in fifty years the once-famous Manhattan Chinatown will end up as nothing but a memory. Only through unity, reform and creativity can we influence the development of Chinatown in a positive way. For instance, passing certain policies which would give Chinatown businesses favorable conditions, attracting domestic and international investors, as well as technological experts and niche professionals. If investors are able to make a profit, they will create more job opportunities, thus increasing the overall prosperity of Chinatown. Let's take, for instance, the planned creation of the "Zhongshan New Village." The purpose of the plan is to increase Chinatown's prosperity, and thereby to increase the prosperity of the masses so that all people may live together happily.

8. Chinese Immigrants: From Guangdong, Fujian, Jiang, Zhe, and other provinces, and other places in Mainland China, Europe, South America and Africa

When Chinese go abroad, it's generally to find more prosperous situations. Chinese do not use violence, war, or killing, nor do we impose our wills upon others. Rather, Chinese generally work very hard, doing the jobs other nationalities prefer not to do. Whenever a Chinese immigrant has saved enough money to responsibly start a small business, he will generally do so. Chinese immigrants are known to get along well with the native people of their chosen country, and obey the local laws, mind their own business, and respect the local authorities. In the last 200 years, there have been roughly 100 million Chinese immigrants who have left their homeland to live abroad. This is the highest number of immigrants produced by any nationality, and the number continue to increase. Experts predict that by the end of the 21st century, the number of Chinese that have immigrated to the Americas alone will surpass 100 million.

Allow me to introduce the history of Chinese immigration to America. The first Chinese immigrants were miners or railroad workers from Guangdong province. In particular, citizens of Taishan county were well represented. Fifty years ago, New York's traditional Chinatown consisted of 90% descendents from Taishan county, and the overwhelming majority of Chinatown residents spoke Taishanese. The concentration of immigrants from this county was centered around Mott Street. Generation after generation shared the Taishan qualities of diligence and conservativeness. The Taishan people of New York would generally make a living as restaurant owners, grocery store owners, tailors, cleaners, or other small, family-based businesses. They lacked higher education and training, and there were few professionals (doctors, lawyers, etc.) within the community. But more recently, the 2nd and 3rd generations of those immigrants... Often achieving professional positions. Until 1979, there were just over one thousand Fujian immigrants in New York. Since then, China and America have developed a more stable diplomatic relationship, and as a result there has been an increased one-way tide of immigrants coming from China to America. Their methods of coming to America have varied, and include direct immigration, study programs, travel, and "purchasing" residency. Today, there are more Fujianese immigrants than Cantonese. They've mostly centered around East Broadway. This street was originally a quiet and dead and has since been nicknamed "Little Fujian". East Broadway is now one of the more prosperous streets in Chinatown. Allen Street, also known as "Immigration Road," is a wide, spacious street that used to be home to many Jews and Europeans. It became a primarily Chinese neighborhood, thereby causing many of the original occupants to move elsewhere. Most of the Fujianese that immigrated to America was young men and women, physically strong and unafraid of hard work in poor conditions. These days, the hard work has paid off, and the younger generations have been able to achieve many great things. The Fujianese immigrants were incredibly versatile, exercising their skills and assets to do what they were capable of doing—from menial labor, to taking over a large

portion of New York's metropolitan takeout restaurants, and to outmaneuvering property investors. They occupy various positions, including doctors, lawyers, accountants, and computer experts. By any economic or commercial standards, this population is on the rise. Two other large Chinese groups, the Jiangsuese and Zhejiangese, have aggressively spread their regional businesses throughout Shanghai, Hong Kong and Taipei, with great success. On the other hand, when they came to North America, the Fujianese and Zhejiangese settled in very slow-developing regions. They had to rely on their hard-working principles and mutual communal support to eventually gain success, seemingly through sheer willpower. The young Zhejiangese and Jiangsunese that have come to New York in the last thirty years have had many wonderful qualities. They don't mind hard work, are brave, unafraid of failure, willing to make continuous efforts, and have a seemingly limitless supply of energy. The successful Zhejiangese and Jiangsunese eventually were able to compete with the area's Jewish businesses in wholesale. Because China is now the world's manufacturing base, Chinese businesses in the area have enjoyed a commercial advantage over Jewish businesses—and among Chinese, the Zhejiangese and Jiangsunese have been nicknamed "the Jews of China." It is easy to see that they've had huge success in business. There is a joke that Fuzhou and Wenzhou, second in success only to Guangzhou and Hanzhou, should become the 51st and 52nd American states. The Chinese immigrant population from the Northeast, middle south, Northwest and Southwest of China are also rapidly increasing—and they too have found great success in America. New Americans from different provinces and cities in China have recently been creating "hometown associations," helping to unite people from their hometown areas. These associations have also served as bridges between domestic businesses and organizations in China. They have also helped create opportunities for those hoping to leave menial labor positions. New York is also home to many immigrants from Hong Kong, Taiwan and Macao. These immigrants left their native land long ago, and already have a solid foundation from which to start. Perhaps they have sent their children here for study or to live. Many of these immigrants have a wealth of overseas business experiences in investment or real estate, or a tremendous amount of capital, and can therefore skip the lowest level from which other immigrants must start. These immigrants have a high chance of success.

The majority of Chinese immigrants that are elected to public office in America are Taiwanese. Chinese immigrants that come from Southeast Asia – Vietnamese, Malaysian, and Singaporean, although their ancestors are Chinese, they generally are able to speak Chinese fluently. Some want to earn American dollars, while others have capital and want to start their business in America. Still some are fleeing an unstable political situation or situations that discriminate or persecute ethnic Chinese. There were some also who fled the new Vietnamese regime following the Vietnam War, coming to America as political refugees, while others used refugee status as an excuse to live in America. Whether they were rich or poor while living in Vietnam, they were all considered refugees by the American government. Because of government's post-war humanitarian efforts to refugees, many were able to receive generous welfare even while starting their own businesses. Through diligence and hard work, many of these immigrants have brought prosperity to their families and grown quite wealthy. Many Chinese have a strong desire to make their living abroad, but American visas are difficult to obtain. Therefore they have to think of creative new ways to achieve their dreams. For instance, they start a life in small European countries, Australia, South America or Africa; while waiting patiently for another opportunity to come to America. Even though they aren't able to initially receive American permanent resident status, they will find some way to get their legal status when they arrive. Some may be lucky enough to gain permanent residency within two to three years, while others who have been living here for 20 or 30 years as illegal residents do not. These immigrants do not want to return to their homeland either. America takes in Chinese who oppose the policies of the Chinese government, or those who have differing political views. Members of the Falun Gong cult, as well as Tibetan, Uygur and Taiwanese separatists, are often accepted for political asylum. Democratic activists are also highly likely to receive permanent residency in America. America accepts Chinese people from all regions and backgrounds, as well as high-level technological or economic experts. This list includes people who cannot speak English. Immigrants who do not speak English have the opportunity to learn if they feel strongly about it. However, because they are adults and concerned with making a living, many live out the rest of their lives in America with no knowledge of English. For example, many Chinese immigrants who come to America in their youth for work ("Jinshanbo") return to China to visit friends and relatives. Due to China's recent development and prosperity, many of these friends and relatives are surprised to find that, despite having lived in America for 20 or 30 years, the immigrant is still unable to speak English. Regardless of their illiteracy, they are able to live and run small businesses in America, with the help of various organizations. The Chinese American Planning Counsel (known as the CPC in New York) offers Chinese immigrants with English or job training. Equality-assurance organizations are available to help immigrants who suffer from disaster or landlord-related abuses.

The elderly groups would help bid for elderly housing and their welfare. The legal aid office would help provide free legal services to low income people. Health insurance offices would help low-income people obtain free doctor or hospital visits. One of the most significant was the English Tutoring service. This program helped the students master the language and to conquer communication problems throughout the United States and vocational training. Not only did this raise the workers' income level to above minimum wage, but speaking English also improved the skills of the workers by saving them energy at work. Both new and old Chinese immigrant families pay a lot of attention to their children's education. Even low-income immigrant couples were living frugally to save money for their children's education. Although free education was common in public schools, after-school tutoring was very expensive. Early in primary school, parents started sending their kids to tutorial schools with the hope that their children would gain entrance into a good middle school. This type of tutoring continued through secondary schools for the purpose of getting the kids into an elite university. From this, there emerged many tutoring facilities in the three Chinatowns in New York. It was a very profitable business because everyone wanted their children to get into a good secondary school, and then an Ivy League university. Their hope was to become professionals or one with technical knowledge. Their final goal was to enter the U.S. high-class society. Chinese immigrants also prefer to own their own house. This boosted the housing industry because by buying houses to live in, it not only marked the end of their street life, but it also meant the start of rooting in the United States.

9. 6-story buildings in Chinatown overshadowed by the magnificent 44-floors Confucius Plaza in 1975.

By mid 1970s, all the buildings in New York City's Chinatown were still below 6 stories, plus the garage. A rarely seen 8-floor building would easily stand out. It was dramatically different from the high-rise buildings and skyscrapers in downtown and midtown Manhattan. It was such an unbalanced development on Manhattan Island, that it made Chinatown looks really shabby. Most buildings were more than a century old. Although they were still livable with maintenance, the structures were very poor. Some had deformed bases, others had leaning side walls, while some had loose stones, and some had cracked back walls. There were also water pipe obstructions or ruptures, which resulted in heavy irons in the water supply that could harm people's health. The electronic wires were too old and thin. Air conditioners and other electrical appliances that overloaded electrical burden often induced fire. The gas pipes that were used for many years had the dangers of rupture or explosion. In addition, the drainage system was often blocked, causing plumbing problems and the leakage of dirty water. Basements were in danger of being flooded, while landslides were possible. The roofs were too old to be repaired.

When it rained, the inside of the house would experience a serious leak. This would sometime cause problems from the basement to the roof. Heating systems were over a hundred years old- from the earliest coal fueled, to fuel oil, then to the current gas fueled. Pipelines were not updated accordingly, so during the winter a lot of energy was wasted, but little warmth was provided inside the apartment. Inspectors were not satisfied with the condition of the buildings but very few times, since the real estate industry started the inspection requirement would the owners often receive tickets for irregularities. They had to pay heavy fines and hire construction companies to repair the buildings; but still the problems were never solved once and for all. These over-a-hundred-year-old buildings were just like the centenarians, counting their days on earth. The reconstruction or removal of one block of flats could hurt the entire neighborhood. The buildings were barely surviving without any reconstruction or removal, because they were complexly relying on each other. For example, the developer of the Xuan Palace Theatre had bought an area of land and had planned to tear down the old buildings to build a mid-sized hotel. When contractors were demolishing the old building, the house on its south side began tilting, and after a while, the house on the other side had become a danger as well. All kinds of issues occurred in succession, which cost a lot of money, and delayed the project. The approval of many low-rise buildings in the city affected the cityscape negatively. Everyone could see the "lower east side" was out of date; however this area recorded the bitter struggles of our ancestors and their extraordinary struggles of life. The land utilization rate in other districts of Manhattan allowed the construction of skyscrapers, but that of the Chinatown area only allow up to four times by the land sized of the buildings. To build a 6 story building, the front or the back of the building had to be shortened; usually it would be the rear. Another option was the ground floor remained the normal size, while the other five additional floors be a smaller size. There were many governmental planning zoning laws. Some areas of Manhattan allow buildings with the same floor area as the land area, i.e. 1:1, that is 1,000 square feet of land can be used for building with floor area of 1,000 square feet, but shall not exceed it. Other areas

had their rate as 1:30 that is 1,000 square feet land for 30,000 square feet of floor area. These zoning regulations showed the unfairness in land usage.

In the early 1970s, the Chinatown community leaders and concerned liberals observed a shortage of housing for the residents and business. They planned to build a modern Chinatown. It was a wise and progressive idea that could prosper and rejuvenate Chinatown. The plan included residential apartments, office areas, shops and schools. It demonstrated the long term vision of the community leaders, and their effort for the development of Chinatown towards a better future. Chinese Chamber of Commerce led this project, working day and night.... planned to be from Division Street, to Manhattan Bridge to Bowery Street. Back then, about 30-60 buildings were from one floor to six floors, about 50 to 60 in total. They were purchased as a group, and were used as placements for hundreds of families, the real estate price then were about a hundred thousand U.S. dollars per building. The organizers had a patient and in-depth discussion with every household about their relocation arrangements. The design of "Confucius Plaza" began. Families applied for assistance and support from the government, convinced and coordinated with different communities, acquired approval from community boards, as well as the support from the chairman, Mr. Mosco. When Mr. Mosco passed away in the 1980s, the former Park Street where he used to live, was renamed Mosco Street in his memory. At the same time the project received consent from all the non-profit organizations, as well as various Chinese immigrant societies. We owe them much appreciation and thanks should be attributed to them, for their talents, virtues, progressive and enlightened wisdom, and their aspiration for the development and prosperity of Chinatown. Eventually the project of Confucius Plaza won the majority vote in the city planning council, which was a key step in the building process. This progress exhibited the city leaders' support for advancing the modernization of Chinatown. They are not only public servants, but also New York City's elite and impartial officials. They should be commended. The Chinese General Chamber of Commerce were dedicated to the project in so many ways that they even volunteered themselves in the communities, coordinating and liaising with politicians, oversea Chinese, building owners and tenants. They successfully obtained favor and support from many agencies and the public. All the procedures and works were initiated swiftly. Not only were the approvals from all the levels of government, but also their great assistance. For example, bank loans were guaranteed by the government with local tax relief, and the government took over a part of the interest. They also helped with the acquisition of old buildings and relocation of its residents. Everything went smoothly, including obtaining loans, demolishing buildings, designing new buildings, and planning the construction of the largest mansion in the history of Chinatown. It was completed in two years and according to schedule. This was a joyful event, and was congratulated by many parties of the society. There was finally first modern Chinatown high-rise. It was officially put into use in the mid-1970s. Its function was comprehensive and practical. The building included about 300 parking spaces in the basement, a primary school, a kindergarten, and a lounge for community use. Its' ground floor roofed about 20 retail stores, the second floor roofed professional service centers and offices, the third floor and above roofed about 800 units residential housings. Confucius Plaza consisted of a 44-level high rise, and a middle sized 19-level building. Living space includes studios up to 4-room apartments. It was truly an advanced and multi-functional architect. The building addressed many urgent needs of Chinatown at the time, such as parking, education, office, and residential.

Even today, Confucius Plaza remains the most magnificent building in Chinatown, and the most notably landmark. For the past 35 years, the global urban development has advanced, which has helped make our life better. A large number of people living in the remote rural or mountainous areas have migrated to the city, injecting thriving new energy into the city. Integrated skyscrapers started emerging everywhere. However, at the same time, it is necessary to promote joint-planned large-scale multi-functional community constructions. They could be utilized to assist expanding all-round commercial prosperity, retailing business, provide space for multi-level residences, various levels of educations, integrated community activities, offices for finance and trade business, science and technology usage, or a large parking lot. This prerogative should be initiated now. I believe with the efforts and collaboration of community leaders, with preferential development policies from the government, along with the unity and friendship among the people, we could move steadily towards prosperity.

10. The founding of the statue of the Father of China, the arch group, Sun Yat-sen Memorial Hall, and Mott Street Pedestrian Street, would allow Chinatown to flourish.

There are three internationally renowned Chinese neighborhoods in the U.S., lying on both east and west coasts. These are so called “American Chinatowns”. Our Chinatown came into existence in mid-19th century. Almost one hundred years later until the 1960s, they had enjoyed a slow and steady growth, especially from the 1960s to 1970s, when it was at its prime. Tales of legends could be heard from China to the Chinese communities abroad, depicting the bustling Chinatown in the United States. Word of Mr. Jinshan’s entrepreneurial success, his love for his hometown, and the seemingly promised affluent life of the overseas Chinese, contributed to such a perfect paradise that many people dreamed of becoming the next Mr. Jinshan. Starting from early 1960s, Chinese people who had the chance to walk out of their hometown in China, Taiwan, Hong Kong, came to this New World, seeking stability and a more comfortable life. When the Sino-US relations were established, exchanges between the two countries surged. Word was further spread about the fabulous lives of U.S. citizens, along with its high incomes. Also seen and heard were those hard working overseas Chinese, who traveled home to visit relatives or tour their homeland that somehow they all seem to live in 5-star hotels, with their wallets full of dollar bills, dressed in beautiful expensive clothes, and dined in luxury restaurants. However, few knew that those visitors were actually leading a simple life, and were only pretending to be lavish to earn respects from their hometown locals, and most importantly to save face. Many people in their hometown got the wrong idea that as long as they could make it to the United States, the wealth will follow. With this theory, everyone was trying to come to America. (in the future...)(...They think of every possible way they might come to America,) hoping to bring honor to their ancestors and prosperity to their families. The end result was a swelling tide of enthusiastic immigrants, excited to come to America. Some used a lot of money in hopes of achieving their dreams, sometimes even resorting to borrowing from loan sharks. Some were leaving very peaceful, happy domestic lives in China. Once they’ve come to America, they have to work very hard to repay their debts—often finding that the sweat of many years is insufficient to fully repay their creditors. This can cause a huge psychological burden, sapping their physical and mental energy and cause great suffering. But it’s the Chinese nature to try to save face: if we can’t achieve anything here, going back to China empty-handed is too shameful to be an option. The result is that many Chinese feel stranded in America, unable to go home, but with nothing to their names, and wondering how long it will take them to achieve the American dream.

As time goes on, society is certainly moving toward prosperity. It’s an unacceptable shame, however, that, while the amount of Chinese immigrants has increased exponentially over the last 35 years, America’s three largest Chinatowns have not progressed whatsoever. The Los Angeles Chinatown is a in a particularly sad case of decline. Every new business opportunity has already moved to satellite Chinese communities in the suburbs. The San Francisco Chinatown is also in a state of atrophy. Manhattan’s Chinatown expanded many times in the 1980s and 1990s. Although Chinese immigrants come from all over China, they all seem to end up in Queens and Brooklyn Chinatown communities and the surrounding satellite areas. Since the start of the 21st Century, the commercial health of the Manhattan Chinatown, in contrast to expectations due to the swells in immigration, seems to have declined. In order to reverse this trend, Chinese must take some meaningful action in creating a new roadmap toward prosperity. In 2009 I published my humble offering “Every Detail about China and America.” On pages 124-126, I recommended the erection of a Chinatown statue to President Sun, the founding father of modern China. On pp. 114-120, I detailed my recommendation to build a large number of Chinese gates at key places in Chinatown. On pp. 122-124, I suggested that a memorial museum dedicated to Sun Zhongshan be built, and that Mott be turned into a pedestrian-only walkway. President Sun was a great revolutionary vanguard who overturned the Manchurian ruling government and their outdated feudal system by creating a new, modern Chinese republic. Since Mr. Sun has visited New York several times as a revolutionary refugee, it seems appropriate to erect his statue and a memorial museum here. This serves two purposes. The first and the most obvious are to remember his great achievements. Secondly, this may serve to promote the development of Chinatown and marking our goal in the popular imagination. Building a series of modern, sophisticated Chinese gates would help invite New Yorkers and tourists, domestic and international, to shop, tour and generally consume in Chinatown. The purpose of converting Mott St. into a pedestrian walkway is to attract myriad businessmen to invest in Chinatown.

This would increase the popularity and traffic coming to Chinatown, thus sparking its economy. Such an upturn

in consumer volume on Mott Street would not only help the businesses there, but would also trickle down (or over, in this case) to the surrounding streets, increasing their popularity and prosperity as well. The increase of pedestrian flow and the increase in sales will be immediately visible—a sudden bloom of prosperity. There is no downside to this plan: thousands of advantages, and no harm. Everyone should support it, and push our leaders to implement this beneficial plan in our community.

Some people think these plans are too big, a pipe dream: that we can't afford the manpower, or don't have the strength to implement them. That's incredibly short-sighted. We should look toward the examples of other big cities, where large, pedestrian-only streets have been successful for more than ten years now. They have created hundreds of thousands of business opportunities, enriching their whole communities. But a pedestrian-only street is only the first step on a long journey towards rebuilding Chinatown's prosperity. It would be even more effective to demolish the buildings that have stood for more than 100 years, and replace them with huge, modern buildings. If we did so, Chinatown would be able to attract business investments on a large scale, as well as science and technology experts, and purveyors of culture and education. It would become a famous street, full of famous stores, with increased parking space, as well as large centers of commercial, financial, hospitality, tourism and fine dining import. Low-priced supermarkets and family supply stores, schools, vocational training centers, factories, wholesale centers, and banking and investment groups. All of these can be housed in the enormous complex, which could be known as the "Zhongshan New Village." This dream starts with a first project: in this case, the Zhangshan Center.

11. If zoning additional construction, the real estate developer will receive 65%, the community will receive 35%, the government will increase tax revenues, and everyone will win.

We should expand the building of Chinatown outside the zoning area. Developers should receive 65% of the profit, while the community receives a 35% kickback. The government should receive an increased portion of taxes. Developers, communities, and the federal government will all come out winners.

Why is land so precious? It cannot be reproduced but only used. It will not disappear even at times of war. It can't shrink. It can't be destroyed. If land is located in the suburbs, isolated and without many people around, simple forest and hills—this kind of land is worthless. If certain minerals or oil were discovered in that same land, or rather, if it was found to supply a commodity useful in industry, suddenly its value will increase hundreds of times over. It may even become more valuable than city property. Generally, land in skyscraper districts is much more expensive than land in low-ceilinged areas. The higher the volume of traffic in that area, the more expensive is the land. Cities, of course, are more expensive than the suburbs; suburbs are more expensive than rural areas; rural areas are more expensive than uncultivated areas and farmland. Farmland is more expensive than mountainous areas. The proper use of land is very complex. Developing countries in early and later stages of development are using policy reformation to open their economies. They are building large industrial zones within their borders to promote industry. Easing land use restrictions in inner-urban areas allow them to build many new structures for high-quality commercial and residential use. The industry and trade in these countries are gradually prospering. However, in American cities, particularly within the five boroughs of New York, zoning restrictions are becoming ever stricter. Not only do 50% of the streets in the boroughs outside of Manhattan—that is, in the Queens, Brooklyn, Bronx, and Staten Island—restrict buildings over two or three stories tall, but other areas have restrictions capping buildings at six stories. As a result, land use is being spread horizontally rather than vertically. This means that the land is not being used to its fullest extent, thereby wasting precious resources. If a developer wants to maximize his land-use in these areas, he must first get permission from several governmental departments, obtain approval at a community meeting, and consult community members of surrounding streets. Government officials have little desire to risk their reputations for developers, and community members feel no incentive to help a company when they themselves have nothing to gain. Furthermore, most developers delegate jobs to professional architects, construction crews and communications companies, all without successfully being able to obtain permission for maximizing their land use. Even in Manhattan, skyscrapers are generally limited to areas in downtown and midtown areas. These areas have the island's highest level of development and traffic. Here, land and resources are being efficiently used. However, there are still large sections of Manhattan that are not being used efficiently. This area of low traffic volume and poor surroundings are caused mainly by zoning

restrictions limiting buildings to six stories, as well as restrictions limiting useable area to only 4 times the property's original square footage. If developers in these areas wish to increase useable space on their properties, they must have a special reason for wanting to do so. They must carefully design a convincing argument, present it to the government, post community notices, and defend their project at a community meeting. They must then set a date to hold an up or down vote on the matter. After which they will submit the community's decision to the City Planning Council, who must then themselves hold an up or down vote on the matter. Usually, a project that doesn't receive a majority of votes from the community is rejected. In terms of New York's real estate market, land-use laws severely restrict the amount of profit a developer can earn, while the normal risks of land development remain. Easing zoning laws would allow developers to receive an increased profit, thereby encouraging them to take risks. It is common knowledge that a developer cannot profit without simultaneously profiting the community in which he is developing.

Ultimately, you can't get something without giving something back. There should be a compromise. If developers were allowed to develop land, more freely, and in return they would make a percentage of their newly useable land available to the community. Also, local governments could increase tax on those who benefit from this easing of restrictions. The government, community, people, and developer can all come out winners. There's nothing to lose, but much to gain. Why wouldn't we want to implement such a policy? In order to maintain an atmosphere of tolerance, mutual benefit, reason and friendliness on all sides toward increased usage of land, we should allocate 65% of the building space to the developers, while 35% should be used by the community to do with as they please. Currently, land-use and zoning laws mandate that all useable land be available to the developer. However, with this new idea of zoning restrictions for increase of usable land, it's fair that 35% go back to the community, whose leaders should distribute it fairly to projects according to their need. Elected leaders should aim at dealing with these issues in order to promote peace, kindness and tolerance among the people. This way, disagreements over the use of this new land could be avoided. Under normal circumstances, the first priorities of community land distribution should go to kindergartens, daycares, retirement homes, senior centers, youth activity centers, and health care centers.

By easing regulations on construction and land-use, not only will we make New York look more vibrant, but we will be able to also supply useable land for public use, while benefitting the entire community. With 35% of the new useable building space used to support education, welfare and health care, the government will no longer have to directly provide money for expensive land-use fees in order to house these programs. Bit by bit, direly needed land will be provided to the government, free of charge. As an example, let's look at an area of land that can, based on current land-use and zoning laws, create 150,000 square feet of useable land. Naturally, the government and the community would be reluctant to allow this land to be further developed. However, if they eased zoning laws to allow this land to be developed to 300,000 square feet of useable building space—that is, if the relevant governmental departments, the community and the City Planning Council could all be convinced—then the community would receive 35% of the extra building space 150,000 square feet, totaling at 52,500 square feet of free, useable building. The average newly constructed building in Manhattan costs roughly \$1000 per square foot. With this calculation, 52,500 square feet of useable community building space is worth roughly \$52,500,000. This would be provided to a great financial relief for communities looking for housing for community projects. By working together, these three sides—community, government and developer—will all get what they want. Communities benefit, developers increase their profits, and the government increases revenues via increased income tax. To illustrate this point, I've included a rough outline below:

- 24,000 square feet- building 20 housing units for low-income families. They will apply and the lucky ones selected through lottery will move in.
- 5,000 square feet- building a high quality kindergarten, to provide education to the next generation.
- 10,000 square feet- building a clean and well serviced center for the elderly, to provide cares for them.
- 3,500 square feet, building non-profit organizations for locate community offices, to serve the public better.
- 10,000 square feet, building a youth center, for after-school tutoring, or local English, vocational training centers.

The top area of the building total of 52,500 square feet is the construction's area. The actual areas of use would be for the community to discuss and decide. This demonstrates that on a medium-sized construction site, so many meaningful contributions could be made to the community. Also, the communities do not have to take any risks, they never lose any benefits, and will always gain. On the investors' side, 65% of the additional building area could be not only be used for personal use, but also for sale and lease. While the Government uses 35% of the building, those area are technically for non-profit organizations' usage, and thus are not subject to taxation. Only the developers' 65% share could be taxed. This

is one of the benefits of the reform and opening up, which created a virtuous social circle. Alternately, if the government is too strict and does not relax their regulations, then there would be no tax revenue increase, nor would the government acquire expensive land for community use. If the community leaders are small-minded and short vision, then they would vote against the project. This would result in not only diminish the city's development, but the community land and funding would also be difficult to obtain. Thus would lead to the reduction or suspension of public services, as well as limited profit for developers. From this simple but clear comparison, we can see that the reform is comprehensively beneficial.

12. The construction of Jiangsu's Huaxi Village, Shanghai's Jin Mao Tower, the Shanghai Center, and the Dubai tower.

There are success stories such as the Huaxi Village, Shanghai Jinmao Tower, World Financial Center, and Shanghai Center. World Journal January 20, 2010 Page B12 reported about Huaxi Village skyscrapers, it was funded by 200 villagers, each with 10 million Yuan, the construction started in August 2007, and will be completed in June 2011. It is located in Huaxi Village, Jiangyin, Wuxi City, Jiangsu Province, China, with a height of 72 floors, named "Huaxi Village in the Air", the total investment was 2 billion Yuan. The top floor has five Hanging Gardens named after five fundamental natural elements in Chinese culture "gold, wood, water, fire, earth"; also there is a revolving restaurant, a pavilion, 900 five-star-hotel-standard luxury apartments with a height of about 1000 feet. The meaning of the name "Wuxi" has a story behind: this city used to be famous for its rich endowment of tin mines, but when the tin mines was exhausted, the city got the name "Wuxi", which means "no tin mines left". It was suppose to decline into recession without the tin mines, but because it is located on the scenic "Tai Hu" lake, and on a land flowing with fish and rice,

it grew into a medium-sized city in Jiangsu Province. Huaxi Village was just a small town far away from the center of Wuxi. It was never even heard of in China's reform and opening up. No one knew where it was, and perhaps there was not even one household whose income was over 10,000 Yuan. Due to the China's economic opening-up policy, along with the bold but excellent village government leaders, and all the villagers' collaboration and creation, the under-developed rural village was upgraded into a modern village with the combination of both agricultural and industrial sectors. It was believed that a good yearly harvest of agricultural products could never make Huaxi the "No.1 village of China". Therefore it must be due to the establishment of different types of agricultural and industrial parks, improved agricultural production of aquatic products, and supplying both domestic and foreign market. All these resulted in the rapid development of the village, and its path to becoming wealthy. It is by no means trivial or easy for 200 villagers to each invest 10 million Yuan, the equivalent of more than \$1.5 million dollars, in the "Huaxi Village in the Air" project. It is hard to imagine a 72-story skyscraper rising up in a village at the outskirts of the city; built with revolving restaurant, viewing deck, and 900 sets of five-star living units. This is absolutely amazing. Although it is hard to believe, the report is true. I believe that if this trend continues, skyscrapers would be seen everywhere in China. Today, some other well-known medium-sized cities may still not have 72-story skyscrapers. We are surprised to see, but at the same time, extremely glad to congratulate this high-speed urban and rural development in China. It is partially brought by the special socialism with Chinese characteristics, which serves as the driving force to provide momentum for growth. Shanghai's prosperity was mainly at the west side of the Huang Pu river bund, called "Puxi" area. Similar to New York City, glamour was mainly at Manhattan. However on the other side of the bund, the Pudong area remained rural with small family workshops into the 1970s. Major docks and warehouses were located at the North Bund area in Hongkou District. Today, Pudong has become a leading shipping center. The only Maglev train in World connects Pudong International Airport and the financial center in downtown Pudong. Pudong is now the home for a variety of light and heavy industrial parks, high-tech parks and entertainment parks. Office buildings, wide streets and highways are very commonly seen. Within a few minutes while walking down the street in Lujiazui area, you would be greeted by the tallest buildings of China from different times. Twenty years ago, it was Jin Mao Tower. Five years ago, it was the Global Financial Center. Today, the almost complete Shanghai Center, 146-floor will be the tallest. One building higher than the other, all standing closely together; perhaps a large Hong Kong-style corridor could be adopted to connect these skyscrapers. Recalling the old 24-floor International Hotel in Shanghai, built around 1940 ...was the tallest for five decades. However this year, there have been reports that the original site of the 2010 World Expo in Shanghai, was planned to home a nearly 200-story super skyscraper. Whether this is true, we won't know until it happens, but the idea and intention has been cultivated. Perhaps the 200-floor building will eventually be located in Shanghai as a symbol of the achievements of the Chinese economy. Towards the end of last century, China's rural population was 90%, and the remaining 10% was of urban popula-

tion. With this trend of urbanization, reduction of the urban-rural differences, and the encouragement of urban expansion, I believe the rural population will account for 30%, while the urban population will be 70%. This could potentially be achieved by the middle of this century with the help of a liberal and appropriate government policy, as well as close collaboration from the public. The implementation of preferential policies could inspire the wisdom of people. They will respond more freely to generate efficiency and benefits for both themselves and the society. According to reports on January 4, 2010, in Dubai City, the United Arab Emirates, the Burj Dubai

Tower was officially completed. It stands 2625 feet tall, with 169 floors, and includes a viewing platform that is located at the 124th floor, a sky swimming pool on the 76th floor, 49 floors of offices, and 1044 residential units. It houses a luxury apartment building, five-star hotels, upscale restaurants, fitness facilities, and well-known brand merchant stores. The construction started in 2004, and was completed in six years. Through a high-speed elevator, it takes only one minute to get from the ground to the top of the tower. The tower stands in the desert. It is exposed to big day-and-night temperature difference. Not only is this building higher than other well-known high rises in the world by dozens of floors, but it also achieved many other #1 records in the world. It is indeed the most magnificent building today. Its height and the amount of floors can maintain the top spot for many years, but economically speaking with the usage of spaces, it is a different story. Dubai is not one of the famous metropolitan cities on earth. Dubai does not have a large population. It also does not have active manufacture, service or technology industries. It is surrounded by desert. Besides oil exploration, Dubai does not have any other products. Such a large scale building requires supports from the financial, technology, cultural, and educational sectors, and needs to be leased out to international corporations. Only by doing this, could this tower become another international center. The cost for this tower's maintenance, security, management, communication, water, heating and cooling facilities are very expensive. With the initial implementing expenditures being so high, Investors are faced with many obstacles in selling or renting the spaces to make a profit. Although this tower has earned respect and fame for Dubai as being renowned as the world tallest building, all the fame comes expensively. If this skyscraper was built in Manhattan, the outcome would be different. The Manhattan tower would be so versatile and practical, that all walks of life would welcome it. The spaces from the ground to the top floor would be quickly sold or leased out. Thus the investors and clients would profit from it.

13. My first key moment was when I ranked #1 academically in the third grade, my Mathematics extra-curricular group was the second, my book Chinese Kaleidoscope, American Mosaic was my third moment, and Zhongshan Village, Chinatown is the fourth.

I was born in Pudong, Shanghai at war time and grew up in a lot of hardships. It was when the Japanese had invaded and occupied Shanghai. I soon had to flee to my hometown Zhang Jia Yan, in Zhenhai district, Ningbo City, and fortunately there were ancestral home shelters left for us to take refuge. When the war ended and China won, I moved back to Shanghai with my parents, who went back because of work. At that time, due to a housing shortage, real estates in Shanghai was very expensive. We had to live in a low two-story building, close to the famous "Si Min" public residency, which was built by the wealthy and kind Shanghai business people from Ningbo. It was not for profit, but to provide basic living supports to the poor people from outside of Shanghai. The residency included a low-fee primary school. I studied at Si Min primary school. During the civil war and before Shanghai was liberated, I fled to my hometown with my parents. We lived by the Yongjiang River. Soon Shanghai and Ningbo were both liberated. I was living about fifteen miles east of Ningbo downtown, along the Yongjiang River, when the PLA came into town. The KMT military deployed along the Yongjiang River every day, bombing Zhoushan from Ningbo. Several days later, the commercial and residential downtown areas of those cities to the two sides of Yongjiang River, had all been blown up. The fire lasted a few days. Even visible in my hometown, all the houses and properties were burned into ruins. Countless citizens were injured and many more died. Also, low-flying aircrafts with machine guns and bombs deployed from Zhoushan caused even more unfortunate casualties. But back then no one bought insurance and there was no way for them to sue any parties for compensation. The 40-year-old grocery store at New River Bridge that sold things from south and north of China, which was owned by my grandfather, named "the old scent of

home”, was destroyed too; but luckily my grandfather escaped without injury. He then retired from business and returned to his hometown. Due to my frequent relocation when I was young, the lack of security, and the little supervision of my parents, and partially due to my own lack of hard work, my school grades were only average. Later on I went to live in Ningbo city. I remember in primary school, there was one school year when my grades were ranked the first in the class. I got a paper certificate, which was a nice achievement, but there was no celebration at home. This was my first important moment in my life. After a while, my family moved to Shanghai Zhabei District, where getting into a middle school from a primary school was low. Only about 25% of its students were able to further their studies. Poverty was suffered by both the government and public. The underdeveloped education system caused 75% of the children from primary schools not getting secondary education; resulting in some of the children roaming the streets and others went into child labor market. I managed to pass the exam to get into North Middle School. I was lucky.

I joined an after-school study group focusing on mathematics. I remembered one time; my teacher asked us a question. She provided us with little information and asked us to use it to discover a certain point. None of the students in that group were able to find the solution; but, somehow, I managed to answer correctly. As a reward, I was given a book to use as a diary. In the poverty of those days, this was considered a great reward. Perhaps this was the second great milestone of my life. I hoped to continue my studies. But, I was the youngest child in my family, and none of my brothers or sisters studied past elementary school. Additionally, neither of my parents went to school at all. Continuing in school to gain extra knowledge was considered unimportant at that time; since we would end up doing hard labor either way. As a result, I eventually decided to quit school so I could help my family run their small business. This was my fate, I thought, to labor. An analogy to my future was that I had hoped to be used as a piece of fine fiber in a suit, but instead I was to be used to make a rag! Although a rag can be used every day, no one can see the hard, poor life it was used to wipe away.

I barely noticed as time passed, and now I’m already old enough to retire. Of course one who works hard his whole life deserves to retire at this age. Fortunately, my children have already graduated from college and assumed respectable profession. They can support themselves without my help. I have also served the Chinese-American community in New York for about ten years. The community accepts people who come from all over China. This is not as simple as your typical melting pot. The only way to make our community prosperous is if we don’t pay such close attention to what we’ve individually gained or lost, but rather, be tolerant of each other, and work together. I love New York’s Chinatowns. I spent four years writing a book which consists of roughly 1000 short essays and aphorisms. When I finished, I turned in my manuscript to a publisher. They advised me to give the sections and chapters titles, name the book, and thereafter which it could be published. Due to my lack time, I named my book “A Chinese Kaleidoscope and An America Mosaic”. I consider this book the third milestone in my life. Of my humble offering, the chapter on Chinatown occupied nearly one third. From the time I came to America, I have lived amongst this small community, and that chapter concerns a very important piece of Chinese-American history. In the book I suggested that a grand statue of Dr. Sun Zhongshan be built. One year later, the wise members of the community held a meeting to discuss this plan. I was deeply moved by the hard work they contributed toward this goal. I believe that the efforts of these community leaders will lead to the government giving us permission for the project in the coming months. With success, the statue will be erected in the center of Chinatown at Columbus Park near Bayard Street. I hope our national father’s statue can be designed exquisitely, built beautifully, and that the base will be strong, steady and magnificent.

In my book, I also mentioned a plan to build a series of Chinese gates to commemorate the hard work our ancestors made to become Chinatown. These gates will also serve as a landmark, welcoming those who come to Chinatown for tourism and shopping. I also recommended that a museum be built in honor of our national father, which would include information about his stay in New York during the revolution against the Qing dynasty. This is truly something to be remembered, and will greatly increase the popularity of Manhattan’s Chinatown. I also addressed my plans to turn Mott Street into a pedestrian thoroughfare, as well as to change Chinatown from a conservative neighborhood in decline to a well-known, modern one, with first-class commercial and residential sectors.

Now, my small office is full of sunlight. On a sunny day, I can see the blue sky and white clouds from my window. It never fails to cheer me up. In this later stage of my life, I have a nice, quiet place to think. Today, Chinese people immigrate to America in the hundreds of thousands every year. They come to New York City, but settle down in Queens or Brooklyn Chinatowns rather than Manhattan’s old Chinatown. These areas are such places are a nice home away from home for Chinese. Therefore, the population of Chinese in Manhattan’s Chinatown has not increased, but, on the contrary, has suffered a major decrease. As a result, business in Chinatown has not progressed, but rather regressed. In a couple of decades, the

Chinatowns in Queens and Brooklyn will eclipse that of Manhattan. Perhaps the original Chinatown will even shrink. We must think of a method to counteract this trend; not only to encourage population growth, but to increase prosperity as well. There are many different social systems applied in different countries all over the world, though not one system is perfect. We must absorb the advantages of various systems while eschewing their disadvantages. I call this "Opening-up Reform," a method of making Chinatown as prosperous as mid-town and downtown Manhattan. The design and thought to build "Zhongshan New Village," a prosperous new section of Chinatown, begin with the "Zhongshan Center". This idea which I consider is the fourth milestone of my life. The first two milestones of my life are tiny, barely worth mentioning and are only of personal interest. However, the third and fourth milestones I have spent quite a bit of time and energy on, not to mention a fair sum of money. I hope to contribute something to society and the public. One hundred years ago, there was a man from Fenghua in Ningbo City. This man made the first successful Zhongshan suit, which afterwards, was called "the suit of the people." Today, one hundred years later, there is another man from Ningbo, a Shanghainese, attempting to design a Zhongshan village, which, when it is done, will be known as "the building of the people." The "suit of the people" and "the building of the people" will contribute to the people.

14. Strengthening the Country, Making People Rich, Getting Out of the Red, Building a Happy Family

"Opening-up Reform," and Building the Specialized Zone Our current policies aren't effective at promoting industry, agriculture, trade and commerce, and are old-fashioned. They don't apply to the times or if they discourage economic growth or cause our government to go deeper into deficit. There must be reformed. It is well known that when you see a red light while driving, you should stop. With this same logic, if you see that your figures are in the red, you should stop and scrutinize your current policies. You should investigate what isn't working and eliminate those bad policies. Just as you would readjust, as a driver when the light turns green, you would drive on. In other words, if you pull your figures out of the red, you will increase production and stimulate exports. The government's budget will grow and become stronger through these adjusted policies. The economy will continue smoothly, as you will drive your car forward without having to stop. It will be like you're driving on a superhighway- driving straight and forward, without having to turn or stop the car. This sort of reform is especially beneficial to developing nations. It can turn agricultural economies into industrial ones, primitive societies into modern ones, and transform the poor into the rich. This concept can also apply to faltering economies. These countries may have had high industrial production and access to state-of-the-art science and technology in the past, but whose production has disappeared due to poor government policies, causing them to rely too heavily on imports. Hence, these economies may wither from a prosperous country to a lazy consumer-driven country. Every year these countries endure an excess of imported goods in the trillions. In order to pay their debts, they naively sell their debt and print more currency. This causes their economic figures to swell into the red. As the example given before with the red light that you see when you're driving; if you continue to drive after seeing the red light, you probably will result in a crash. I believe that countries, companies and families all have one thing in common- peace, organization and controlling finances should always be a priority. One should always be self reliant and not to favor either business or personal issues over the other.

If you export ten thousand dollars and import only nine thousand and nine hundred dollars, then there is not an excess of foreign imports. If production increases 8% every year, then you may reconcile discrepancies between the figures. Should the profitability of an industry revert, not only is the management held accountable, but immediately decreasing the number of employees and reducing the budget is desirable. Reform is the most important undertaking. If we are successful, the change will cause prosperity. However, if companies increase their profits, they should give a raise or bonus to their employees. Many years ago, some countries had no industry, no production, no goods to export, no places to exchange currency, all because their policies were too stubborn. Hence the countries adjusted and made their necessary reforms. Their "opening up" policies created various favorable economic conditions, most importantly, the reduction or elimination of certain taxes, the provision of lands, professional training, and the acceptance of domestic and foreign investments. These reforms allowed those agricultural countries to become industrial, for the importers to become exporters, as well as allowing them to increase their savings in foreign currency, from nothing to the trillions. This is the grand result of learning reform from other countries. Should other countries gain new advantages while eschewing disadvantages, they too can become more prosperous.

It's impractical to profit a few at the expense of the many. On the other hand, it is also not viable for a system to

sacrifice the few to benefit the mass because a minority doesn't have the strength or energy to support the whole. The most rational system involves independent people who do not rely on others, where everyone contributes and works hard. Should every person make their own living and does not request from the government or others, we could all move forward as a greater society.

If a country's policies are too restricting, it is difficult for businesses to run smoothly. As a result, the economy will naturally suffer where the country will be weak, and her people poor. If projects could be approved easier, there will be more successful businesses, which will create many jobs. Scores of people will be employed, products can be sold easily, and the country will have a great number of exports. The country will profit, its citizens will benefit, and the government will receive more foreign currency. Although the tax rate will be low, the GDP will be eight to ten times greater; therefore the government's total revenue will greatly increase. For example, the free, international harbor city Hong Kong has the lowest tax rate of any harbor in the world. In addition, Hong Kong does not collect an estate tax. One needs only pay less than 1% in duties on all profits made from real estate and stock. As a result, all the major businesses and investors in the world have flocked to Hong Kong to make investments and start their businesses. The Hong Kong government receives an astronomical amount of annual revenue, which increases every year.

Although Hong Kong is only a mid-sized city, their foreign currency reserves are perpetually listed among the world's top fifteen. This model can serve as a point of reference for poor countries, or formerly developed countries that have undergone economic crises. It is necessary to find the source of why a country's figures dipped into the red and collapsed their economies. It is also imperative to correctly solve fundamental problems. If there is a flaw in a country's management, one must change that management. If there is a surplus of employees, or their pay is too high, one must downsize or reduce pay. If there is a problem with the product's quality, the quality must be improved. If government is overtaxing people, they should lower taxes accordingly, and control the income divide. If your financial income is \$10,000, you should limit your spending at \$9,500; otherwise you risk overspending, which may result in bankruptcy. If a town or village's financial income is \$1000, they should at most spend \$950. That village should not spend more than \$1100, and certainly never ask for money from a higher branch of government. If a regional government's income is \$10,000, they should spend no more than \$9,500; and should never exceed \$11,000, also to not ask the national government for money. If the federal government has an income of \$100,000, they should spend no more than \$95,000. If the nation keeps their figures in the black, we will never have to face another financial crisis. Also, if country faces some kind of disaster, we must have some savings for humanitarian aid.

However, if a country does not have much money, it does not need to give other countries aid. If everybody is poor, nobody can help anyone else. Every country deals with their own financial crises. If everyone works very hard, they can each solve their own financial problems. No country should interfere with another country's politics. This includes invasion and military action. A country should not spend money on excessive defense in preparation for war. The victor does not receive money and they also pay for reconstruction in compensation to the losing side. War clearly causes mass destruction to both sides; there are no winners. Therefore, we must find a peaceful, win/win way to treat one another. The youth should be provided with free education and seniors should receive healthcare. However, adults between the ages of 18-65 who are in good physical health need to get a job and go to work. The government must stop giving handouts and welfare. People can make a living through their labor. If the unemployment rate cannot be reduced, we should impose a moratorium on foreign labor. As for wealthy families, they can ask their older generations to help take care of the family. Rich elders should not spoil their children by bequeathing all their holdings to the next generation. Instead, they should exercise responsibility by donating a portion of it for the public good, helping to balance the government's budget. As for new immigrants and tourists, perhaps they can contribute to the whole by paying tax. These types of people arrive and immediately apply for government assistance. If taxes are cut equally across the board, it will definitely stimulate business. This includes sales tax on food products, if decreased from 8.65% to 4%, will stimulate consumption. Income tax should also be decreased; which would increase ability for consumption, thus help make the market prosperous. Reducing taxes on industrial and commercial profits will attract investors and create new businesses, which will increase prosperity across all of society. When everyone has the ability to grow their own businesses and with everyone having a job, now this is utopia!

It is imperative to reinforce the county with reform, by setting up special economic zones, to train professionals and intellectuals, and to give favorable tax rates and useable land for companies. Make it more convenient to get various licenses will attract commercial interests and domestic merchants, as well as international investors and business owners from overseas. Improving security will ensure tourist visits. Building more tourist attractions will stimulate the economy. This will

increase jobs and finance. Specific and specialized industrial zones should be build

where we can develop the majority of the land. This will also create jobs. This will also supply what citizens need as well as increase our number of exports; thus raising the profits of domestic and international businessmen. Even though the government implements a low tax rate in the special zones, they will still receive an enormous amount of revenue. Inside special zones, governments don't need to dole out financial assistance or welfare. This means that the government, the entrepreneur, the community and employees all come out winners. Due in part that it is very diverse within these specialty zones, from technological innovators and intellectuals to file-storage facilitators and janitors, anyone who wants to work can find a job in the special zone. Workers who are strict menial laborers will have greater opportunities inside these special zones. If tax rates are high, incomes become inversely reduced. Consider a 30% tax on profits. It will be hard to attract investors to such an area. However reducing that to a 15% tax on profits, suddenly more investors are interested in investing. A 30% tax revenue of \$10,000, when decreased to the 15% rate, will increase naturally to \$100,000, thus benefiting the government and the people. Nowadays, building special zones is the best remedy for the economy. It can eliminate our debt and turn massive losses into immense gains. A government that has only little savings can suddenly develop a substantial reserve of foreign currency. There are plenty of successful examples in many regions of the world. With our success, we can design the Zhongshan New Village and demarcate it as the first special zone. I believe that every business within the zone will find great prosperity. Businessmen, ordinary people and the government will all find happiness, and it will allow the new Capitalism with American Characteristics system to shine brightly.

15. Zhongshan Center, Zhongshan New Village in Manhattan, Medium and Low Income Families

Living Together in the New Village, a Scene of Perfection and Harmony Zhongshan New Village and the Zhongshan Center, not to be confused with those in Cuixiang Village, Guangdong Province, China, will be located in the internationally renown city of New York, Downtown Manhattan. The current area is located to the South is Worth Street, to the North is Bayard Street, to the East is the Bowery Street, and to the West is Mott Street. The buildings in this region are mostly between three and six story walk ups. They don't have elevators. Many of these buildings are more than 100 years old. The interior of the buildings have problems ranging from their basements to the roofs. Their electric wiring is faulty and the gas pipes often are at risk of bursting, so they continually need to be removed or renovated. However, many tenants are rent controlled, therefore the revenue made from rent is not sufficient to support the much needed major renovations to where they are barely still useable. In order to further security and development, the housing in this area should all be torn down. We must build multifunctional, integrated buildings in their stead, and create a prosperous new community. It is this reason that I planned Zhongshan Center. The city's current policies and laws, however, do not allow the flexibility to implement special favorable business conditions in certain areas, and it will therefore be difficult to move forward with my plan. If the people of the community come together and work hard to lobby for this special permission, can my plan be put into action. If we focus on creating the Zhongshan Center, the first part of the Zhongshan New Village, we will be on the path to creating a new, prosperous, and upscale community. The Center will be housed in a new type of building that is unique and multifunctional. In these new "super skyscrapers," people will have access to everything they need in their lives. Allow me to summarize these new buildings: they will be a combination of different rental units, including rent-controlled units, reasonably-priced rental spaces, middle and low income rental spaces, upscale penthouses, luxury apartments, and top-of-the-line residential spaces. This will be a historical first: the first residential unit where everyone lives under one roof in harmony, where ordinary folk and the super-rich will live side by side. The material from which the apartments will be built shall be the same for the ordinary people and the super-rich, and so will the management. In this way, ordinary people will be able to enjoy a high-class lifestyle. It is truly a wonderful plan. Because the type of service for these high-class apartments will be costly, we should use income from a high-rise observation deck to make up the cost for those who can't afford it. People in the rent-controlled, reasonably-priced, middle and low income apartments can receive up to 80-100% aid from this sightseeing income. Additionally, we will lobby the government to reduce the real estate tax on these properties by 80-100%. Then, we will institute programs to educate those people on building maintenance, further saving in maintenance costs. In this way, the whole community's life will be based upon friendliness, harmony, happiness and security, and will be surrounded by a beautiful environment. In the commercial section of the Center, we will attract franchises that sell upscale brands from around the world—alongside other types of stores, such as 99 cent stores and those that provide the least expensive

everyday supplies in the country. We will also host various necessary supermarkets and food specialty stores, such as fruit stores, vegetable stores, butcher's shops, seafood shops, beverage vendors, etc. Every imaginable good, from the South to the North, including clothing, suitcases and bags, gifts, and general merchandise, family supplies, stationery and electronics, computers, gold and silver jewelry, make-up and beauty supplies, coats, hats, shoes, cell phones, glasses, hardware, tools, and communications equipment—all these and more will be available. We can host over 150 outlets and brands on two commercial floors. This will be the first time outlet stores will be housed within a large, modern city. The building will also house a variety of restaurants, from internationally-known fast food chains, to private, economic eateries, all the way up to the most luxurious restaurants imaginable. There will be the smallest private restaurants to the largest diners, some capable of seating up to 1800 people.

One room can seat up to 400 diners. There will be up to 30 private dining rooms available. There will be a juice bar, bakery, and dumpling bar, ramen shops, snack shops featuring cuisines from Guangdong, Jiangsu, and Zhejiang provinces to those of Beijing and Sichuan provinces; and made-to-order snack stands. International hot dogs, Fried rice, Hamburgers, Pizza, Fried chicken, Steak, Lobster, Sashimi. All of these and more will be available at the Zhongshan Center. Hong Kong specialties, Chinese sugarcane, Liangxiang chestnuts, small cakes. Longxu sweets, Peanut and sesame candies, sweet dumplings in soup, pork buns, beef jerky, Chinese flatbread, deep-fried dough sticks, beef intestines, New Year's cake, and various other regional snacks. It will be the perfect international food center, and ideally it should be located on the first or second floor of the building, reflecting the priority of food in our daily lives. The residents, visitors and customers can satisfy their hunger first, and then spend the rest of the day shopping. The center will also have flour artists, portrait sketchers, and street poets who can write Chinese and English couplets, as well as Chinese and English names in beautiful calligraphy. There will also be other artists: musicians, chess masters, calligraphers, painters, traditional opera singers, dancers, actors, speakers, acrobats, magicians, and regional opera performers, sports as well, and cinemas. There will also be a mid-sized performance venue. Besides shops and restaurants, the building will also have "sky hotel" rooms and weekly or monthly service apartments with beautiful views at the top. The observation balcony will be located on the 128th floor, higher than the observation deck on the 124th floor of the Burj Khalifa building in Dubai, where tourists can get a bird's eye view of the greater New York area. In addition, tourists will be able to visit the Sun Zhongshan Memorial Museum, where they can learn about the democratic revolutionary history of China. Visitors will also be able to visit ordinary people and lower/middle income families in their rent-controlled, rent-stabilized, upscale apartments—tourists will be able to see up to 50 such unique residential units. Under the warmth of a residential roof, visitors can experience a number of diverse lifestyles living together in harmony. Let's consider the highest point of Dubai's Burj Khalifa building, the Burj Dubai tower, as well as the former World Trade Center. They have limited uses, generally restricted to food vending and restaurants, commercial use, offices, hotel rooms, supermarkets and sightseeing. That is not what I consider a diversity of uses. Zhongshan Center will be the first such building to host a true diversity of projects, over one hundred in all, from every corner imaginable. Although it's not the tallest building in the world, everything necessary to a good life will be included inside. Besides everything I've mentioned above, we can expand to the west and central areas surrounding the building, which will house the following: an elixir and healthcare shop, a science and education center, commercial and credit services, factories, entertainment venues, art galleries, literary establishments, amusement centers, charitable organizations, community organizations, a school, a publisher and book printer, etc. We will also create an "education garden" occupying the space of two floors, which will include a nursery, a daycare, a kindergarten, an elementary school, after school tutoring programs, art-training classes, adult English and Chinese learning, vocational training, a library, and the Sun Zhongshan Museum. There will also be governmental offices, government-civilian cooperative organizations, NPOs, various societal organizations, as well as offices representing various Asian countries. This is what I call true diversity. As for transportation, there will be a large parking lot, as well as various short-distance shuttles, which will provide transfers to busses destined for all major East Coast American cities. We will request that a pedestrian road be built underground, some paths of which will lead to a major subway station, and build a parking lot for taxis. Hopefully, if we can convince the major car services and public busses of New York to cooperate with their communication radios, we can make public transportation convenient, encouraging a total of 90% of visitors to the center to use public transportation rather than their own cars. Those who do insist on driving themselves may, however, have use of the Center's parking lot.

16. All-community Grassroots Support for the Prosperous and Unique Zhongshan New Village, the “Zhongshan Center”

Within the community, Chinese and other ethnicities have their own community organizations. For example, Tongxianghui Hometown Organizations are communities for those immigrants that share a common hometown. Shanghui Organizations are communities of businesspeople who get together to support one another. Similarly, there are organizations for former classmates, special interest associations, culture and art associations, charitable associations, women’s associations, scholarly associations, Lion’s Clubs, Rotary Clubs, professional associations, associations for the elderly, youth associations, calligraphy, painting and poetry associations, voter’s leagues, political party associations—in other words, there is pretty much an association for anything you could think of here. Some have been registered as clubs for many years, pay an annual tax, and have regular activities for members. Others also registered long ago and hold regular activities, but pay no taxes. Others still have never registered, but hold activities. Some have registered and pay taxes, but don’t have many activities. These are the possible situations for clubs and societies. Consider for a moment the leaders of such organizations. There are those who have previously held leadership positions, those who currently hold such positions, as well as supporting positions, and kind, generous employees, most of whom donate their time and money in support of the organization. 50 years ago, because the land prices were much cheaper than they are now, some traditional Chinese organizations were able to pool their money together and buy their buildings from the owners. Their intentions were to have a place to carry out their associations’ activities, but because the buildings they purchased were between three and six stories tall, there was still space leftover to convert into rentable apartments. Because rent was fairly low in the past, these community groups sometimes had trouble making ends meet, depending on their total income for the year. Often they counted on the donations of their members in order to maintain the buildings. Because of the hard work and sacrifice of these groups of the past, their present members are able to enjoy the fruits of their labor today—besides the land needed to conduct their society business, associations that own multiple buildings usually have enough savings to remain financially secure, and these groups can do things like hosting the Spring Feast, an event enjoyed by thousands. Not only can these associations hire a bilingual secretary, but they can even pay their leaders a little money, or provide them with a transportation stipend. But nowadays, at least 90% of societies do not own any property.

Basically they have no fixed office, but rather use their leaders’ home or business addresses. They hold every activity in a restaurant or other public places. Additionally, the main directors not only receive no transportation stipend, but they are in fact the main donors to the society, and must perform a huge amount of service work and meetings. Very few of the members and leaders of these groups actually live in Chinatown. Most are spread out throughout New York’s five boroughs, or even further within the greater New York area. Even busy Chinese-American office workers and entrepreneurs rarely live their lives in isolation; either they or a loved one usually has a connection to one of these associations. Some even have memberships in multiple types of associations, and hold different positions within different groups, or even receive honorary positions from various groups. Perhaps there are some whose work demands certain proprieties, and therefore they do not directly join such associations, but because friends or family members are able to procure tickets and information, they still remain active in society activities. At present, there are over 600 Chinese community associations in New York, and every year they hold a Spring Feast to welcome the new and say goodbye to the old, as well as hosting special guests throughout the year. Not only are these kinds of activities a huge waste of time and money, but they also demand the participation of society members. Let’s take a look at the Fujiang immigrants as an example. Within these last twenty years, a huge amount of people from this province have immigrated to America through various means—they consider New York a point of entry into the country, and then disperse throughout America’s 50 states. Therefore, they feel a very deep connection to New York. They not only come back to New York for sightseeing, shopping and visiting friends, but also for special events like weddings. Fujianese immigrants have created more than 200 different Chinese-American societies, from large groups like the Fujianese Association and the Fujian Community Assembly Hall, to very specific groups centered around, for example, the same school or village. In China, there are policies restricting citizens from creating associations; but abroad, we can freely build different societies under many different names, working together for the good of Chinese people in this country. Because the first project of Zhongshan New Village is the Zhongshan Center, it’s not only the first of this new type of building to be built in America, but also to be built in the city center. This center will attract hundreds of thousands of people who want to start their businesses or reside there, benefitting the Chinese-American community and other citizens. Perhaps it

will become the most famous landmark, the brightest pearl, in all of Chinatown.

Because America is presently too democratic, too traditional and conservative, there are currently too many hoops to jump through on the path to making this ultimate all-in-one building a reality. Everybody must get together to support this excellent plan, especially the directors of the society groups who can use their natural talents to lobby the government to step back and give their permission. The society leaders are particularly important—they are usually the most talented members of the community. The people respect them, they have strong morals and other excellent qualities, and usually their ambition is based on improving their community and making it prosperous. With their support, I believe that the Zhongshan Center can be built successfully. Once the Center is built, investors and entrepreneurs can begin developing their businesses within, technical experts can more fully utilize their talents, and people can begin receiving vocational training and developing new employment skills. Finally, unskilled labor workers will also be able to find employment once the Center is completed. These days, people who are able to receive permanent residency are qualified to be nannies and housekeepers, but in an advanced community, many janitors are required. Today, janitors are being treated like environmental protection workers. Therefore, after building the Zhongshan Center and developing a broad array of investments there, we will need more professional and nonprofessional workers coming together to make the Zhongshan Center a harmonious and prosperous community. This is one more step in perfecting and advancing New York City. The leaders and directors of the community should eliminate the conservative element in their policies, and approve the construction of this progressive building. If all the associations come together under a spirit of progress and goodwill, we can certainly build up a beautiful new community without further delay, and the dream of the Zhongshan Center can become a reality.

17. Making the Community Stronger and Richer through Support of Zhongshan New Village, starting with the Zhongshan Center

Residents of Zhongshan New Village, the Zhongshan Center, Chinatown, New York and its surrounding areas! Come together and work hard to support the Zhongshan New Village! As everyone knows, in America it is the people who have the power, the people who are the true, strong rulers. The government leaders, from the President, to city mayors, village head and normal government employees—all are different classes of servants to the people. To become a government employee in America, you must register yourself for nomination, become a candidate, and compete with other candidates for your party's nomination. All but one will be eliminated, and eventually that party's nominee will compete with the nominee of the other party. Whoever gets the most votes from the people becomes the winner, and can be a government official, while the loser has simply wasted time and money. The loser returns to being a normal citizen. But even those who can become the President or a governor, once you've served your term, you must also return to being a normal citizen. Although they were once President, once their term ends they must quietly give up power and stay out of political life, left to pursue a quiet and relaxing...

Living a relaxed life after retirement, wishing for little media coverage. Most of the news about them are bad news, such as things about them being seriously ill or passing away. The appointed or assigned senior officials are generally ex-officials or social elites, nominated by the President, but the appointments need to pass the testimony and to meet the majority votes from both houses of the Congress. Some nominators drop out before the hearing, due to oppositions from the public, because they knew there was no chance for them to pass both houses vote. The media will stop the negative reports when the person resign from the government, this shows the power of the citizens and that public opinion is seriously respected. This is a nice feature of a democratic society. But it is difficult to fully meet the needs and requirements of the majority of citizens, or to improve their welfare. This is why many elected officials made promises to the voters during the election in order to win votes, but they always fail to deliver those promises once they won the election, these unfulfilled commitments are just as invalid checks.

If there is a better program or project that benefits the states, cities, communities, and citizens, then the public should work together to promote and strive for such a program as diligent as possible. Feed-backs need to be given to various government departments, to help the officials or government employees understand the value of the program, which is for the interests of both public and private sectors of the community, so that the government would adopt less conservative policies, to avoid restricting necessary reforms, this could provide convenience for development towards prosperity. All

the policies should be targeting improvement of citizens' welfare, and strengthening of the nation's competitiveness. Each individual should contribute their efforts in the development as well, overcoming possible conflicts within the society. For example, for a small family, with parents and two children, although they might be currently not financially secure, but if they are determined that from now on, the parents will work hard, and the children will study hard, the dream of building a better life is not impossible. This doesn't mean that they could become millionaires within a decade, since only a few people can achieve that, and it requires special opportunities and additional luck. As a member of the common public, they should be more realistic, and find jobs that suit them best, working extra time for some extra income, and restricting family expenditure. They shouldn't buy cars, and should use public transport instead; shouldn't buy luxury goods, and should use practical ones instead; shouldn't rent fancy homes, and should limit spending on vacations, so that the expenditure could be within the means, and they could save 50% of their income. In a few years, these savings could be used as the down payment for a small house. Even then, they should still remain diligence, avoid being unemployed, maintain savings as 50% of the total income. In another few years, they could sell the small house and buy a middle sized one. This is a plan that most families can achieve, it is down to earth and feasible. Becoming a member of the middle class is not difficult, it is reachable with determinations. The key is to tighten the expenditure, putting 50% of the income in savings, though it seems like a small amount, but over time, it is a good way to prosper the family and achieve long term benefits. We need to put more attention on pursuing long-term interests, not just the instant joy for ourselves; we should be hoping that our friends and neighbors are getting better as well, and tomorrow for everyone is going to be better than yesterday; this is the mindset we should establish. Because if everyone only cares about his own success, ignoring other's failures and miseries, and takes advantages of others and the community, then the whole society would sink. If everyone holds the idea of waiting for assistance from others and the communities, then the wealth accumulated would be eaten away fast, and the society would be degenerated to primitive, which is certainly not an option. We must always bear in mind that, we should not only fight for ourselves, but also help others move forward to promote prosperity for all the families and communities, be kind to each other and support the construction of the "Zhongshan Center"; in that case, all could live well and enjoy material abundance, the government revenue would increase, and the community would grow with more opportunities for the public.

18. Harmonious cooperation of all owners to support the swift establishment of "Zhongshan Center"

This project means more gain rather than loss to all the residents in Zhongshan new village, Zhongshan central park, Special Economic Zone center, and in Chinatown or near Zhongshan Village. We should all be united in order to get better investment returns, and to promote prosperity for the community. Taking a closer look, it is found that the property rights were not easily obtained or maintained. These buildings were either purchasing in early ages, or resold and transferred later on. The earliest purchase, for example, was around one hundred years ago, when our ancestors spared no sweat or blood, working hard, and planning carefully, managing their own individual or family restaurant or clothing business, which was even more exhausting than working for other people; they finally made a little savings, and hoped to take root in the New World, so they bravely bought houses and properties. In the past, despite the low rent, the owners had to spend money and efforts on property maintenance and tenants recruitment, plus they had to pay the utilities and repairing costs and to comply with government regulations and to pay property taxes. The passing down of these properties is the result of generations hard work and commitment. Some of those who bought these properties forty or fifty years ago in Chinatown, were troubled with the financial costs and maintenance. Some were bad in dealing with the tenants, some were frequently faced with a variety of drainage and water pipe problems, for example, when water flood all six floors from the basement to the top, not only the water pipes need to be repaired by a plumber hired in emergency, but also the ceilings, grounds, and other equipments of all the six floors need to be repaired as well. This made many owners panic or even went into bankruptcy. After heavy rain or heavy snow in the winter, water would leak from the roof to basement, causing the residents inconvenience. If the residents did not place containers to hold the leaking water, then water would leak to the downstairs; so after rain and snow, the roof was not the only one need to be fixed, in order to solve the problem, several apartments need to be fixed too. Old wire usually was not enough to supply electricity for air conditioning and other modern appliances, but people were addicted to enjoying air conditioning, tenants who used air conditioners would contact the landlord in the middle of the night if the emergency electrical fuse burned, the whole building shall be bothered from sleeping the whole night. If one of the utility system: water, electricity, gas, within the apartment was broken, and an emergency mechan-

ic could not be found, but the tenants had to work and could not wait at home for the repairs to come, so it was better for the landlord to be able to repair those problems themselves. The winter heating costs was very high, and the equipments often cease functioning because of temperature below 0 degree, or non-stop long time over-usage; according to the provisions of Building Industry Authority, the equipments need to be repaired immediately. The tenants would complain about landlord not updating the equipment, and ay the same time report it to the relevant government departments, property owners would be frightened, and anxious to find technicians. Building Industry Authority would sent inspectors to check the buildings. If the Building Industry Authority inspectors found wires or pipes not meeting requirements, the landlord would be fined or sent to court by the Business Bureau or the Environmental Protection Agency, if the inspector see rat or mouse feces, the whole building would be fined, and an extermination project would begin from the lobby to the outside of the apartments to the backyard. If some bad tenants did not pay rent, the landlord still had to pay required fees and taxes. Legally exiting the tenants takes a few months, and costs large amount of legal fees. Most of those building owners saved their money from hard over time working, they did not drive cars, but took bus and subways instead; they gave up holidays to further save money, so that they could afford to buy those buildings, but the daily management and maintenance were not so easy. It takes a lot to respond to all the problems in the long run. Thus some of the owners who bought the buildings in the forties and fifties could not stand the daily problems, after a few years, they sold the building with a raised property price. Some passed the building on to the next generation, but the off springs did not want the trouble either, so they sold the building soon after they got it. Therefore, the percentage retained is very low; in the Chinatown area, there may be some very old buildings, some has no obvious divisions between bedroom, living room, bathroom and kitchen, these are perhaps the worst; some has only one toilet in the corridor, shared by several households on the same floor, with no bathroom, some has a bathtub nearly a hundred years old in middle of the living room, and a big old stove for cooking, with no decent cabinets or kitchen utensils. Some apartment has only one small window, with a whole family living in a dark and narrow space. It is hard to imagine people living such a backward way of life in a developed country. From the 50's to early 70s, rents were controlled or stabilized, property owners, as required by the Government, were limited to charge only a low rent, but they were faced with both home purchase loans and the rapid rising property taxes, utilities charges, more importantly, high maintenance costs for old buildings. Their major income were rents, but as tenants moved away, sometimes they could not find new tenants in time, and hence the income were significantly less than the expenditures. The only option was to default on the fees and taxes, and thus a few years later the property would be confiscated by the government or be auctioned; examples like this are countless. Owners have to overcome many difficulties to preserve the buildings, they must be strong and enduring enough to survive these obstacles.

Into the 21st century, the real estate price is up a lot. But to buy residential or commercial buildings in Chinatown still requires both financial resources and courage of taking some risks. Present value of a normal four to six floors building in Chinatown is about \$4 million, with transaction fee of at least 6%. If purchased at \$4.24 million, down payment is \$2.24 million, bank or company loans is \$2 million.

if given 30 years to pay off principal and interest, monthly payment would be about \$14,000. Yearly property taxes is probably \$50,000, and on top is necessary heating, electricity, gas, cleaning, and maintenance costs. If the landlord do not want to commit himself to the daily chores, then he need to hire a supervisor, daily workers, and even a management company, all these are additional expenditures. If every apartment and commercial space are rented out, the income should be sufficient, these fixed monthly income can hopefully balance the costs, then within 30 years, your tenants will "pay off" all the loan principal and interest on your behalf. But most of the owners don't experience this kind of peacefulness through the 30 years, for example, if the residents want to move out, you can not force them to stay, otherwise if they stop pay the rent then the legal expulsion would cost you a lot of time, effort and legal fees. Resident moving out means less income for the owner, but perhaps commercial tenants moving out is more of a headache. Because commercial space usually brings higher rents, which are not controlled or stabilized. Into the 21st century, the Government tightened the regulation over the building sector, for example, owners are suppose to fix external damages or peeling off paints. Owners can not simply hire a handyman to repair them, set up crafts and stable secure crane are required for the job. Owners have to first apply for permission from the government, then hire a professional qualified company, the repair costs each time are over ten thousand dollars. Another example, residential corridor needs to be painted the same color, each apartment must have the same colored iron door, functioning fire alarms, and carbon dioxide reporting device; usage of lead paint would be punished. Besides, each apartment has to have two well maintained emergency exits. If the building has both elevator and stairs, then it is fine, but if it only had stairs, then the external ladder need to be kept intact. Heating furnace and water heater need to

be inspected and approved each year, the bathroom shower head and toilets need to be standard water saving. Bad equipments, trash and wastes shall not be stacked on the rooftop or basement, and offenders would be either fined or sent to court. In recent years paper, bottles and other recycled materials, are required to be separated from garbage. Sidewalks in front of the building need to be swept clean every day. Waste and garbage collecting and processing need to be handled by professional companies, or the owner will be fined. Insects and pests need to be extinguished by professional companies in time as well, it should not be done by the owner himself, the government should review invoices, the owners have to follow the rules and can not be rude to the tenants in court, because the courts generally uphold the public interest, and tenants are the representatives of the public. Therefore, unless the residents are not on the lease, or refuse to pay rent, otherwise they would not loose in court. For example, insufficient heating or not enough building...

government regulations determined the losing fate for the owner, and tenants could use lawyers provided by the government at no cost, but owners have to hire private lawyers at their own cost. All the rent-control, rent-stable legal cases from last century are back in usage again this century; in addition, more strict regulations are introduced regarding building security, cleaning and maintenance. The general building industry is getting better, but individual houses are aging, and hence the maintenance costs for them would increase a lot.

To summarize three different categories of owners: those who bought the property a hundred years ago, those who took over the building forty years ago and those who purchased in recent years; they held different intentions but shared the same will of taking care of the building until now. These property owners spent time, money, thoughts and effort, which is difficult. Especially for those owner who acquired the building recently, they are facing huge amount of loans, rapidly growing annual real estate taxes, water charges, and many unexpected expenditures, but they can not live off the rental income because they could not charge the tenants beyond regulation limits; therefore to balance out the spending is a very hard thing. But buying property seems to have a deeper meaning, it helps one to achieve a dream, the dream of owning commercial buildings; to make this dream come true, one has to put in continuous efforts, and make ends meet at the same time, avoiding the possibility of loosing the building to be confiscated or auctioned. The owners who made the purchase a few decades ago, have gone through years of struggling to pay back the loans and expenses with hard work, for them, financially, it is as if the dark cold night is over, and the dawn is arriving; however, they shouldn't forget that tomorrow a variety of cleaning maintenance and management bills are still coming. My advise to them is to stay put, and do not take out more loans only because the value of the building has increased, because if you loose these extra loans you took out, and are left with nothing to pay them back, then your fate would fall back to watching your property getting confiscated or auctioned. It is wise for the owner to be open-minded and wish for a prosperous neighborhood area, since this is the only way to raise the rent. For example, the area from Canal Street to Bowery street to Broadway enjoyed a high rental price thanks to the flourishing retail business. The "Zhongshan Center" in planning is going to be much more prosperous, it will house thousands lines of products, and will become the best location for business and finance in Manhattan . Owners should be delighted to support the construction of the center, because it would benefit everyone.

The construction of Zhongshan Center doesn't mean the original owner have to sell their property, it is rather a win-win situation for developers, owners, tenants, community, and the government. To property owners, most of the old original buildings are suffering from aging facilities and other interior problems, and the owners are often in contradiction with the tenants, incomplete maintenance and clean up often brings violation fines from the government,

To tear down them and build up new ones is a good once and for all solution, but it costs millions of dollars, and if tenants resort to their legal protection, refusing to move, then the owners can do nothing even if they have that much money. Zhongshan center has a plan that take into account the interests of all the parties involved, the owners do not have to sell their buildings and do not need to spend a dime. The whole tearing down and construction process would be done by a reliable real estate developing group, and they obtain reasonable and stable profits in return, and thus there would be no risks or exorbitant profits. When the center is completed, the third floor and a major part of the fourth floor would be given back to the original owners, size as 110% of the original store size they used to own; those who used to own basement or storage space for furnace and old objects are entitled to 25% of the space size they had before on the fourth floor, the golden shopping mall; all the apartment owners would get a new apartment 110% of the old space size, but they should be rented to the original occupants on the lease to live in, with the original rent. It benefits the owner in the way that they gained either commercial spaces in a luxury mall, or brand new apartments, and comparing either the real space or living space, they gained 10% more in the size of the space. The economic interests of the owners is that the present value of their business will increase by 50% by conservative estimation, without them putting in any mental or physical work, everything would

be taken care of by an excellent management company. They do not have to worry about maintenance of the building, eliminating the conflicts between them and the tenants, so these two parties could even become friends, and they are for sure both winners in this project. However, during the construction we all need to be peaceful with each other, solving temporary difficulties together. All the owners and tenants should avoid becoming a troublemaker by refusing to leave their property, because this center is going to be your business, your mall and your home. No one is chasing you away, it is just that the removal and construction will take some time, so only with our harmonious support could them be done more swiftly.

19. Zhongshan center, local businesses support, rapid establishment

The first phase of the project “Zhongshan Village” is the construction of “Zhongshan Center”, the site includes: from Worth St. to Bayard St., from Bowery St. to Mott St., including Doyard St. and Pell St.. The existing businesses in this area include: banks, bread coffee shops, all kinds of restaurants, all kinds of gift shops, cafes, churches, barber shops, beauty salons, jewelry stores, post offices, bank loans, rehabilitation centers, beverage stores, and Western pharmacies, insurance companies, clothing stores, Internet cafes, eastern medicine and specialties stores, antique art, massage care, credit center, mobile phone shops, fast delivery service, kitchen utensils shops, Mini Mall and more. The office buildings have many businesses as well, such as clinics, law firms, accounting firms, insurance firms, real estate firms, securities and finance firms, direct sales, medical care, tour service, secretarial service, translation service, immigration documents processing service, transportation, consultancy, media, news, trade service, job center, Western medicine, nutrition food products, investment and development service, architectural design service, acupuncture, fortune telling, retail stores and offices, it is Chinatown’s most important economic lifeline. Some business owners are also property owners, some bought Office Condos for their own business. Some business people rent a large space, part for his own business, part subletting out to other tenants, and they become the sublet landlord. Some tenants have long term leases with the owners, and some did not sign the lease, their business is on monthly operation base. Some companies are beginning to take shape, hiring more than one hundred employees, they are taking off, but less than 500 employees is still considered small business according to the business classification in the United States, in that case, there is not one large business organization in Chinatown. Some one man business only has one person, as both owner and workers, but the general staff size of the Chinese small businesses are between 2 to 20, Zhongshan center and Zhongshan village will welcome and promote entrepreneurs in retail, wholesale, office, and professional businesses to start their future in Chinatown, all the original business owners in that area could return to Zhongshan center to do business, each of them would have a more prosperous and profitable season. Most attractive approach is to favor the original business owners by giving them a better rental deal. Zhongshan center, is going to be a first class retail, office and commercial building, the new tenant could enjoy a rent slightly lower than the market rent, while the original tenants only have to pay the original rent for their new lease. Original leases for more than three years could automatically be matched with the same length with the same terms. Those less than two years, can be extended to five years, with the original lease terms and rent. This is a very sincere gesture to the original business owners. Zhongshan Centre will also strive to get better and lower tax treatment from the government to help businesses.

Since the Centre is going to be a modern building with advanced design, it will be properly managed, each floor locates categorized business, which will attract millions of merchants, encompassing all sorts of products. The number of entrepreneurs, shoppers, staffs would witness many times increase than currently, the expected sales would increase tremendously as well. If businesses are conducted carefully, it is promised that this huge “cake” could easily feed thousands of households. Therefore as long as the original tenants could try to overcome the difficulties during the construction, when the center is completed, all the old broken remnant will be gone. Everything is back to modern, first class retail and office environment, all the businesses will grow exponentially, we all look forward to a good “harvest”. Merchants are wished to bear tolerance, harmony and progress in mind, striving for improvement in their own business, strengthening the glorious will of innovation and diligence. When the construction is under going, they should find a temporary venue for business or office, it is actually an opportunity for them to organize and strengthen their management skills in order to meet the challenge in the future when they move their business into the center, for even greater heights of achievement. Centre Management Office, need to be a team with qualified leader and team players, they need to keep close touch with the business owners and households, work together to help each other, so that this center, as a unique center of the world, could serve the public better. The sole goal of this project is to make sure that the business will develop and prosper; the residents will live happily

and healthily; all visitors to the center are satisfied and will return or introduce friends and relatives to visit. The success of the center is based on the benefits got by all the parties involved, which is the most primary purpose of the designer, the designer considered all aspects, trying to comprehensively benefit everyone. I believe only through benefiting everyone could this center become a No.1 model for the world to follow, exchanges and communications with other countries or cities are welcome, so that we can learn from each other, and all the countries would be empowered financially, and the people would be more friendly and harmonious, I wish the swift establishment of the center.

I sincerely believe, businessmen are wise men, are outstanding elites, they will never be obsessed with benefit only, will never abandon the interests of their suppliers and customers, brilliant business has to be built upon trust and credibility. Therefore, the project of Zhongshan center, is a comprehensive study of factors affecting each participant's interests, not just taking into account the interest of one group at the expense of the others. To be successful, one needs to put in efforts to overcome obstacles, not simply depending on others, otherwise he will never see the light. If one party argues for additional special treatment, and other parties can not afford to satisfy him, then perhaps the center can never be built. If so, the original area will remain old and shabby, with business falling into depression. New immigrants will not move in and old residents will gradually move away. We do not want to see the decline of the land where our ancestors worked hard for a hundred years the only option we have is to calm down first in face of conflicts, and coordination peacefully for the construction of this center, whose purpose is seeking benefits for all groups of individuals and organizations. In the beginning, the developers were not prepared for this complex and meaningful projects, as traditionally, the developer would try to purchase a large number of houses, and then using various methods, to deprive the tenants their rental right, so all the commercial and residential space would be empty, ready for tearing down. The new plan requires the developer to friendly cooperate with the owners, to share their profits with them and invite the tenants to come back when the center is built. The retail and professional offices would be placed in their own categorized floor. Residents would be placed in the higher level of the building, and many floors are given out for free to the community, they will use them as kindergartens, primary schools, elderly homes, libraries, Sun Yat-sen Memorial Hall, cultural arts assembly space, non-profit offices. This is sharing the benefits with the whole community, and the biggest beneficiaries are the businesses owners, so they should support the early completion of Zhongshan center, since they are lucky enough to benefit so much from the integrated usage of this skyscraper.

20. Zhongshan centers from inside out, supports of a rapid establishment from the residents

The center lies in the area covering from Worth St. to Bayard St., from Bowery St., to Mott St., including Doyard St. And Pell St., There are about 110 old buildings with door numbers. All these numbers are telling a story of a nearly 200 years bitter but glorious history of the center of Chinatown, the discrimination confronting our Chinese ancestors, their struggling and striving, their language barriers, their lack of housing and how they manage to overcome all the difficulties of life and rely on each other, untied together to build up Chinatown. It is an unprecedented achievement, among all the immigrants from hundreds of countries to the New World, the U.S., even people from Dutch and England, who came the earliest, they did not start any England town or Dutch town in capitals of United States or France. Ever since the spontaneous formation of Chinatown in the United States, Britain, Southeast Asia countries, Chinatown is emerging everywhere in the world, even small countries in South America and Africa have seen the establishment of Chinatown. Let us go back to the famous long lived Chinatown in New York City, over a hundred years ago, a building with three to six floors were considered advanced or modern.

Material prosperity is enjoyed by many throughout the world. Much of New York's Chinatown is still occupied by old houses and buildings. A famous Chinese saying states "stay put with no change for fifty years", but this area has gone far beyond this saying and hasn't changed for almost a hundred years. If we were like Hong Kong, all these old buildings would be historical sites under governmental protection. The mediocre six-story buildings have been home to many senior citizens who tirelessly climb their stairs every day. Other commercial buildings of about six to twenty apartments are all categorized as "big houses". According to the Building's Department, any buildings with more than five apartments are in this category. Therefore these old apartment buildings end up in the same category as other 600 apartment skyscrapers in New York City. They are all strictly limited, in terms of rent, by the government. Rents are either controlled or stabilized. That way, after a tenant legally moves in, they could potentially stay forever. Even the owners will have no right to ask the tenants to leave.

Also, there are always regulation violations over controlled and stabilized rent, thus the tenant may not practice rent control. These violations exist in about 95% of the apartments reviewed by the Housing Department. In order to raise controlled or stabilized rent, it requires discussion and coordination among residents representatives, property owners representatives and government official representatives, which usually occur every spring and summer. The annual percentage rent increase usually agreed upon is around 3%. Owners charging excessive rent would be subjected to appropriate penalties. This area was mostly built in the late nineteenth century, where old dilapidated buildings, with little maintenance and necessary utilities, such as electricity, hot water, and heating, face many problems, such as pipes being too thin, or blocked, or lack of repair. The overwhelming majority of these buildings have not fully cleared their violation, particularly in buildings with controlled rent below \$100 monthly rent. If the owners chooses to fix everything and clear all violation tickets, it would cost up to \$100,000, but in return he may only get \$10 increase in the monthly rent. This is why owners are not motivated to put in efforts for improvements. In addition, those tenants with controlled and stabilized rent who are old and having children or grand children living with them to take care of them, their descendants may keep living in the apartments and take advantage of the rent even after the original tenant passes away. Both the original tenant and their live in descendants would stay for a long long time in these apartments. Even when they decide to stop living there, they are still not willing to return the apartment back to the landlord. Instead, they would sublet them out to friends for an extra fee. With low rent comes a harsh living environment. These uncomfortable spaces are usually small and dirty. Areas concentrated with new immigrants are commonly furnished with bunk beds, some even rented from the sublet landlord.

These immigrant tenants who illegally rent a bed usually have no formal lease. The legal tenant are occupants who have a formal lease with the owner. They are one apartment subjects to only one lease with one family living there, which includes rent control and rent stabilization. If there are multiple leases on one apartment, then the owner is not abiding the law. Sizes of apartments in Chinatown are about 350 square feet to 1,500 square feet, where most commonly they are between 500 square feet to 600 square feet. These are called mini-apartments. The apartments are studios up to three bedrooms. The demand for bedrooms is very high in New York City, thus some would convert a studio into a one bedroom apartment and a one bedroom into a two-bedroom apartment. These conversions are illegal without registration or permission. If they are discovered by the authorities, these apartments would be forced to remove all their alterations and be fined. The apartment needs to maintain their original layout that is registered and approved by the government. Most of the buildings only have stairs with no elevators. This is why there are extra stairs outside the building from the second floor to the top floor as a second emergency exit. Buildings with no elevators usually have a higher ratio of usable area against total construction area, somewhere around 75% to 80%. Contrarily, the same ratio for buildings with lobbies or elevators is around or below 70%. If measured by usable area, the residents will be distributed in the Zhongshan Center with 110% of the size they use to have, especially for those who lived in mini-apartment with less than 300 square feet. The usable area of the smallest apartment planned would more than 350 square feet. In the old buildings, the second floor is usually the best, because you only have to walk from the ground to the second floor, however the view is not so good. If you live on the fifth or the sixth floor, walking upstairs could be exhausting; and they could not guarantee a good view either. In the Zhongshan center all tenants would be arranged to live above the 36th floor, perhaps even above the 55th floor. There would be no stairs for them to climb and they would be taking advanced fast-speed safe elevators produced by famous manufacturers. They will also be greeted by beautiful scenery with white clouds floating in the blue sky and the river and ocean sparkling within green lights.

It would be a fantastic view, one which will broaden their vision and calm one's mind. Windows will be wide and tall, bring sufficient light and fresh air which makes one feel comfortable and energized. The kitchens and bathrooms are designed with aesthetics and advanced technology. Ceilings are one foot higher than normal which will be more spacious for daily activities. The high quality wood and stone materials used on the floor will be the same as those used on luxury apartments in Zhongshan Center, as well as the installment process and construction teams. Management and security services will following the same standards as a five-star hotel. The best part is that residents do not have to pay higher management fees to enjoys these features. This is not a fantasy or a dream. This is achievable. With strong supports from the government, positive cooperation from the owners and tenants, agreement from communities, hard work from developers whose goal is not just making money, and credits from financial institutes, this can happen! The Zhongshan Center will rise up successfully with everyone's help and teamwork.

Upon establishment, the cost of premium management, maintenance and security would be divided among all the households. it would not be a small amount. Property taxes will be levied each year on these commercial and residential

condos as well. Professionals will be hired to help apply for waiver or reduction on the property tax, but the total tax amount is unlikely to be zero. The goal is to reduce the property tax to zero for low income or households who used to have controlled or stabilized rent. Even though they still have to pay part of the tax and fee, proceeds from the viewing platform ticket sales could assist them. Tenants that used to have controlled rent will pay 100% of the fee, while those with rent stabilization pay 90%, and new low-income families pay 80%. This way, everyone can afford the costs without giving up other necessities in life. Due to the expensive materials and equipments adopted in Zhongshan center, all the residents should care for public properties as well as their own apartments. Damages have to be compensated at the original price, regardless of the income level of the residents. Therefore, to ensure a long term good quality of living environment, every resident should improve their awareness and sense of community.

During the construction of Zhongshan center, the original tenants need to find temporary accommodations for themselves elsewhere. It is reasonable for them to overcome these temporary difficulties on their own for a rewarding future living environment. By contrast, none of these benefits would be realized if everyone is lazy and reluctant to cooperate. Hence, slight sacrifice and contribution is the rational choice to harvest a greater return. By building up a modern society, new and elegant architectures have to rise upon the removal of old and shabby ones. Thus, “capitalism with American characteristics”. The traditional methods of constructions are that first the developers would manage to acquire large numbers of the old buildings one by one. Then they try to drive away the business and its residents by withdrawing the usage right. Some business owners are willing to leave after receiving money from developers, some owners have to leave because their lease would expire soon, and others can be convinced to leave if the developer buy their unexpired lease from them. However, some tenants who are unwilling to move, the developers can build houses in the suburbs and ask them to move there. When the new buildings is complete with its excellent facilities and location, those old tenants will not be able to afford moving back. Alternatively from this traditional approach, there is a new strategy. This is probably the first of its kind in the world. This includes relying on the sincere cooperation between original tenants and the developers to solve the short-term relocation problem during the demolition and construction period. The tenants should find temporary relocation themselves and in return, they could return after the new building is complete. This will be the first attempt to solve these problems globally, and could potentially be copied in other places. Residents only need to solve the short-term housing problem. Thus in the future, they will enjoy not only an improved housing conditions, but also convenient shopping, medical care, food and other professional service within the Zhongshan center area. Luxurious and elegant residential space is perfect for entertaining friends and relatives. Residential children can attend center nursery facilities and primary school. The elders can attend daily activities in the senior centers. Professional medical practitioners living in the centers can locate their clinics within the center. This will become a center with a universal function.

Residents in the surrounding neighborhood would also benefit from supporting this ambitious plan. This plan is not a utopian, but can be achieved with everyone’s help. The range of beneficiaries is wide.

They not only include the residents of the center, but also the surrounding neighborhoods whom could replicate the successful model of Zhongshan center to promote constructions of many similar or more advanced centers. Everyone will enjoy a beautiful elegant, even luxury living environment. Therefore residents and neighbors of the center region should all support this program.

21. Semi-official agencies, non-profit organizations, both in favor of the “Zhongshan Center” to improve the welfare of the community.

Many semi-official and non-profit organization share the same goal of assisting the public community, such as Chinese Industry, Yaping Council, YMCA, senior centers, Youth Center, Community Board, Aid community, Scholarship Funds, various charities and religious groups. They are all excellent organizations. They help guide people with different needs and extend a warm hand of friendship to people from all walks of life. They can also provide financial relief to the poor, medical treatment for the sick, english tutoring to the illiterate, vocational training for the unskilled, accommodation assistance for the elderly and apartment seekers, and mediation to families in dispute. These community organizations try to help resolve many issues. Their teams consist of helpful, warm hearted responsible members who gain pleasure in helping others. Except for a few paid full-time staff, most members are volunteers. Their dedication to the community, in forms of their wisdom,

energy, time, and money, deserve our heartfelt appreciation. Their meaningful actions earn them our sincerest respect. Their fine characters should be praised and acknowledged. They neither seek powers of authority nor showing off to others. They are never stubborn or too conservative. Their wish is to help the development of the community towards prosperity, a place where people have secure jobs, decent income, comfortable living environment, and a happy and healthy life. They are openminded and are revolutionary in their action of execution and promotion of progressive positive policies, and their position against corruption. They are dedicated in educating and advising all levels of people, including officials and public. Spending strictly within ones means, no matter if they are a national government or just a small family. Everyone needs to balance their payments and cut their deficit. At the same time, the elderly needs to be taken care of while children must be nurtured. This means each family needs to respect their elderly and cultivate young children. The entire community is a big family that requires planning and design to achieve revitalization and prosperity. Entrepreneurs with new business should be welcomed, since they can create more employment opportunities. Tax revenue will increase for the nation, and part of that can be used to improve community welfare, but no one is willing to maintain a money-losing business, and hence countries and communities should make preferential policies to provide investors with a better business environment. Consider a country with conservative investment policy, heavy taxation, lazy labors, expensive land, no business would be attracted to grow there, and crisis would keep striking beyond imagination. Without tax income, there will be no financial resource to support government officials, though they are public servants, they are not volunteers, little revenue can only provide very little benefit, and keep printing cash can never be a long term solution.

Community leaders and social elites should be warned that hampering meaningful plans for the community could only pull back and hinder its development. If skyscrapers could not be built, enterprises could not operate, then the whole society could only live with old shabby housings, with limited products and financial service, relying on imports, causing foreign exchange outflows, what a backward picture that would be. I believe none of the ambitious, long-term visioned officials and public would want to see that happen. We need to summon our courage to oppose and stop any policies resulting in fiscal deficit and to establish a comprehensive reform to revive society and to increase earnings. A more specific new method need to be defined with nation-wide cooperation. My idea "capitalism with American characteristics" could be a candidate. It is entirely different from other decadent European-style capitalism, who have become the importers, while my "American characteristics" will help us return to being the world's largest exporter. We will not only be exporting democracy, but also real products. As a result, when we are investigating programs aiming for the prosperity of industrial and commercial enterprises, and for increasing investment and employment, a simple delightful "YES" would be much appreciated. This magical word can be understood even by people who can not speak English, and "NO", on the other hand, is such an unpopular word, even when coming out of the most educated professionals. Community leaders and elites who are dedicated to community service, and non-profit organizations who hold caring and passion in heart, should always bear in mind the prosperity of the community, regarding the community as their extended family, help promote industrial and commercial growth for the community

Developing the community is vital towards improving public welfare. Everyone should be more willing to say "YES" to ambitious plans that could benefit the whole nation. Various issues need to be considered during the progress. There is much effort that needs to be devoted to social development and no support should be given to fruitless programs. By doing this, living conditions would be greatly improved. Businesses would be boosted. Production and retail sales would be increased. Professionals can utilize their skills. Tourists can enjoy attractions and diversified cuisines from all over the world. Parking spaces would be expanded to over five thousand spots. Unemployment rates would be lowered. Thus, both individuals and government would profit. More resources could go to social welfare. Such a valuable plan deserves support from not only non-profit organizations, but everyone living in the area. Where the end result would benefit everyone. An entire floor will be reserved for non-profit institutions, government offices and community usage. The friendly cooperation between all the institutions on this floor would provide better services to the public in the future. Currently, many organizations do not have office space or good meeting venues. In Zhongshan Center, offices and conference rooms would be arranged for many organizations to use. Zhongshan Center may cover a wide range of beneficiaries in Manhattan. For example, original residents would move out of dilapidated apartments and then settle into luxury housings. Business owners could rise from depression and climb up to prosperity. A variety of stores and services would be found inside the center, including medical and health service. Standing on the viewing platform, you would be able to see hundreds of miles away. With a higher taxation income, government could provide free housings to low income households, elderly centers, youth centers, arts and entertainment centers to the community. Creating Zhongshan Center as our ideal new community model symbolizes that we

say goodbye to the old while greeting the arrival of a new era. We need to call on all related parties to take action during the construction of the center for solving different problems. As every team member of the community contributes in the making of Zhongshan Center, a better community for tomorrow and the glorious future of “capitalism with American characteristics” can be achieved.

22. Municipal government, District government, Housing Bureau, Environmental Protection Bureau, Department of Transportation, Fire Department, Police Department, all in support of Zhongshan Center, New York City Municipal Government, Manhattan District government, and other lower level departments and bureaus, should all strive for the prosperity of the city.

Any flourishing district in New York City is the success of government leadership. Therefore, no leader wants our city to drop into a recession or deficit. Every official and public servant with a sense of responsibility, is expected to assist in the development of society and the enrichment of its people. Hence, lawmakers need to be courageous and generous towards the development of new plans. They should encourage the building of new communities. They also need to remove poor conservative regulations. They should embrace reform and provide incentives to attract investment. Government leaders need to ensure a smooth path of development towards prosperity for their city. By accomplishing this, only then could they retire without any regrets.

Government agencies should ensure the safety and development of their community. For example, the housing department should implement new rules and regulations to improve existing building maintenances. They should also limit the construction of advanced new housings annually. Every building must abide by all rules and regulations regarding maintenance and safety. A Land Use Act of “Zoning” should be created to support reputable developers by motivating them to develop in a region without being too greedy. Should a developer require more building space beyond their allotted “Zoning” area to build a skyscraper, they will need to donate a certain percentage of the building to community in order to attain cooperation from the government and co-developers. Local communities, especially the Community Board, should vote to pass this Act. The City Planning Council, which is supervised by municipal officers, should approve it as well. The departments of construction and housing should make strict inspections and supervision of this project by making sure that everything is safe and according to regulations. This will ensure that only materials with superior quality would be adopted into its detail. This can be accomplished by an architect which exquisite design who integrates modern technology with art. Developers should be encouraged to invest into a large project and acquire land size far beyond Zoning regulations. If 65% of the building is use by investment companies and the remaining 35% is occupied by the community. Non-profit organizations and the general public, would be able enjoy luxury spaces for activities and office operations free of charge. These public areas can be used as youth centers, senior centers, libraries, or cultural centers.

Royal style housings will not only accommodate the wealthy anymore, but they will be open to the common public as well. This is a bold and innovative reform, therefore the department of housing should approve this plan quickly and without hesitation because this is a good for the society. Any opposition or excuse is viewed as to hamper the implementation of this excellent plan. The delegates of the housing department strive for the development and beautification of the city. Those buildings with historical or artistic values should be preserved. Other older buildings should be torn down and attract private funds and investment companies to build up elegant high rises. However, its original residents and business owners should not be driven away. With goodwill in mind, they would be welcomed back when the buildings are completed thus they can enjoy a better living and business environment. The original property owners’ rights should not be acquired either. Instead, they would get an appropriate share of the new building’s ownership. These original property owners will evolve from shabby apartment owners to luxury apartments owners. It may have been necessary for the government to assist with the operations of the old houses, but the help would not be needed in the new building. On the contrary, more taxation income would be collected in the form of property tax, business tax, and revenue tax. Community and non-profit organizations would receive free rare space for organizational use. With the guidance and supervision from the Department of Housing and other relevant government agencies, the new skyscraper would follow every regulations and government requirements

of Housing Department and Environmental Protection Agency. The new skyscraper will truly become a green, clean building. In addition, garbage collection, disposal, water use, gas use, fire, and security would all meet relevant environmental requirements. The height of these skyscrapers will allow fresher air and better views. Therefore, the Housing Department and the Environmental Protection Agency should give preferential policies for the transformation of old buildings so that our future generations can live a better life. With transportation, the Department of Transportation will not have to worry about major alterations. Some adjustments should be made within the range of its economic capacity. When Zhongshan center is complete, there may be a large influx of people. Thus, the public will need to be encouraged to take public transportations and avoid driving their own cars. If the majority of visitors do not drive their cars, there will be enough parking spaces to meet the need of thousands of guests. In the underground parking lot, there will be a special bus stop or short-term parking. There will also be taxi station and car services for all guests. Public transportation will be improved tremendously to prevent road congestion. As for residents living in the center, they will have access to all the necessities in the center. These services will include medical services, legal services, accounting services, food and household goods. Residents will not have to leave the building to acquire these commodities. This will also help solve the traffic problem. With the efforts from the Department of Transportation and coordination from the public, traffic can move smoothly. People living in Manhattan who come to the outlets to purchase cheaper brand-name items would shorten their travel time to under an hour, as compared to an entire day on the road had they gone shopping in the Woodbury Common Outlets or Tangers Outlets. Hence the public can save time and money, which is a great benefit for the community.

Those old, rotten buildings that are over one hundred years old are difficult to maintain. They are not safe during fire mishaps. Some buildings do not even meet the minimum requirements of two emergency exits. Some also lack functioning fire alarms and may often have no automatic sprinkler system in the upper level. Other buildings' emergency exit hallway may be blocked, thus making it impossible to exit during a fire. Basements and boiler rooms may be full of old fire extinguishers, either ineffective or broken. Although every apartment has a fire alarm, batteries may run out causing their alarm not to work when there is a fire. All these may be factors that cause electrical fires in old houses as well as delaying rescue during a fire. It would be hard to extinguish a fire under these circumstances. In our new and beautiful skyscraper, there will be at least two exits, which includes the elevator and stairs. There will also be bright directional lights leading towards the exit in the corridors and above the stairs. Each apartment will have an automatic sprinkler system, multiple fire extinguishers, and regular fire drills will be practiced under the guidance of the fire department. The building materials will use mostly nonflammable substances, such as fireproofing board, iron and steel, cement, and glass. This will help reduce the chance of a major fire, and thus making it easier to put out a fire. The new building will be a safer place to live. Due to the small and curvy streets that the old buildings are located, thefts and other crimes are highly likely to occur.

The old buildings lack good management and security. Some buildings allow their main entrance to be open during the daytime. Other buildings are connected to a back yard and some others are connected through the roof. This makes it easier for criminals to escape, or perhaps criminals could hide in the basement to avoid the police. It is often seen where residents return from their vacation, only to find that they were robbed of their possessions. These old buildings are havens for crimes and resident properties are not fully protected there. On the other hand, if we look at the new skyscraper, it will have security cameras in the elevator, stairs and hallways. All visitors will be required to sign in and be announced by the doorman. Every apartment will be equipped with solid and reliable metal security doors. In order to move furniture in and out of apartments will require residents to register with the building manager for a moving permit. In large commercial buildings, such as Zhongshan center, a police station is needed to prevent crimes. Should crimes occur, there will be security cameras everywhere, therefore criminals will not be able to escape and be caught upon his exit from the building. The center will be a reformed open business zone. Thus the criminal will be convicted on site even without the victim's testimony. Once convicted, the criminal will have to spend years in jail as his punishment. They will be made examples for other potential criminals. A safe business and living environment can be ensured from the collaborations among central management office, the police departments and its residents.

23. Chinatown Partnership Local Development organization, Chinatown Development promoting organization and other partner corporations, all support Zhongshan Center

The last decade in New York's Chinatown, especially after September 11, 2001, there emerged the Chinatown Partnership Local Development organization. Recently the approval of the commercial improvements area have approved from government subsidies or grants. However, there is also a civil society that is financially assisted by the government, named "Chinatown Prosperous Organization (CPO)". Its members include enthusiastic activists in Chinatown. They hold community meetings and activities, such as the annual food festival, where many restaurants on Mott Street participate. This event attracts lots of tourists to Chinatown during the weekends. In the summer, a number of art shows and games are held in Columbus Park to promote Chinese culture. An annual street festival is organized on Bayard Street for various companies to promote their public relations and public health knowledge. Performances in the festival are widely applauded.

There are some Chinese New Year celebrations as well. Its aim is to foster prosperity in Chinatown. These are positive and constructive events that are not linked with the government, lacking a substantial driving force. All these meaningful activities create a synergy with each other, and as a community, Chinatown can fulfill its goal of fostering prosperity and development.

Chinatown is among the affected areas of September 11, which caused the long term closure of Park Row. It is no longer convenient to drive from Chinatown to downtown, where a direct channel from Chinatown to City hall is blocked. However, the decline of Chinatown is not entirely due to the closure of Park Row. This reason is only secondary. Another factor is because other Chinatowns have witnessed rapid growth. For example, the Main Street Chinatown in Queens, the 8th Ave Chinatown in Brooklyn, and other ones in New Jersey, Long Island, and the greater New York area are home to many more newly opened Chinese restaurants, as well as large Eastern and Western supermarket centers. In Manhattan's Chinatown, many rent have increased and parking spaces are too expensive and in short demand. As a result, people are less willing to travel to manhattan. Although Park Row has reopened, it is not enough to turn around Chinatown's downhill economy.

New York's Chinatown is known as a smelly, dirty place that's full of garbage. It is not just the pavement that is filthy, even the street corner is piled with trash. Lamp posts and electricity poles are covered in advertisement posters. The fashionable may not want to shop in Chinatown. Since September 11, a large amount of federal and private funding has helped the rival of this area. It has proposed to allocate some funding towards something meaningful for Chinatown. These funding are overseen by the Chinatown Partnership Local Development organization. Their primary focus is to solve Chinatown's garbage problems. Deep cleaning is needed in Chinatown. Janitors need to be hired to sweep the streets and sort the garbage everyday. They should regularly use compressed hot water to wash the sidewalks, remove the posters on lamp posts and electricity poles, as well as the graffiti on the wall. Ornaments and lights should be hung during festivals. If this could be attained, within a few years, Chinatown will be clean and graffiti will no longer be seen, thus leaving us a tidy, garbage-free sidewalk. That will be a great success. Perhaps our government will not sponsor this meaningful work forever, rumors has it that the government may require 50% of the total expenditure be private funding as a precondition for financing the other 50%, however, whether we can collect that much private funds is still uncertain. Community support is essential in fund raising. If everyone are courteous neighbors who do not throw trash on the street or makes a mess in Chinatown, then just a few cleanings per week from the sanitation department should suffice. It is unknown why many people litter in the Chinatown area. The Chinatown Partnership does a good job of cleaning this area up, but many have different opinions about whether it is actually helping Chinatown's economic prosperity. Even if it doesn't raise Chinatown's economy, at least it contributes to a cleaner and more beautiful neighborhood. The Chinatown Partnership is a positive and progressive movement.

In recent years, some determined activists in New York City have successfully introduced a plan called the Business Improvement District, or BID. The streets are much cleaner and businesses have increased in those areas. More public facilities are allocated to BIDs. The BID business owners are more united and friendly. They decorate their streets and host special events during holidays to attract consumers. This can also increase the cooperation and communication between relevant government departments in order to obtain preferential policies. Many diversified businesses contacted the BID, which helped increased their employment opportunities. In BIDs, business owners and government collaborate to improve

the profitability for that area. As a result, the BID economy is experiencing a continuous growth. Hopefully, the BID in Chinatown approved, thus leading Chinatown onto an innovative development path.

Zhongshan Village and Zhongshan center will support both the Chinatown Prosperity Association and the BID in Chinatown. These civil society or semi-official organizations share a common goal. The goal is to develop and improve the economy in Chinatown through reform and innovation, thus benefiting its surrounding neighborhood. One key step is the Mott Street commercial pedestrian street project. With this luxury shopping street, the number of visitors to Chinatown would quadruple, thus stimulating Chinatown's economy. Other effective ways to attract visitors to Chinatown is to build a statue of Sun Yat-sen and a modern Chinatown arch.

A higher flow of people will mean more shopping and spending. This is only the beginning. The main goal for Chinatown is to establish the Zhongshan center. It will bring together professional expertise services, commercials, retails, wholesales, trades, various offices, luxury apartments for common public, government offices, cultural and entertainment venues, schools, centers for the youth and the elderly, international food fair, highest view Tower in the world, 150 famous brand outlet stores, and a sky hotel. This will truly be the multi-functional building in the world when completed. Approximately 10,000 square feet of space in the center will be allocated to the Common Development Agency in Chinatown and the future BID as office space. I look forward to a prosperous future new era for Chinatown.

24. Designers, lawyers, accountants, physicians, technology staff, managers, maintenance personnel, program testers, real estate agents, public relations coordinators, construction workers, material and equipment technicians, bankers, insurance agents, security staff, developers, and investors should support the construction of Zhongshan center.

Zhongshan Village is a large integrated complex design. The first phase of the project is Zhongshan center. It requires support from a wide range of professionals. The government needs to provide incentives to support this community revival plan. Everyone needs to team up to progress and benefit the entire community. People from every line of work should contribute their efforts. The architects, including designers, should be comprehensive and creative in this project by giving the building a unique shape and a well functioning internal layout. The building's design is a beautiful work of art. Such unique architecture requires a strong design team and legal professionals to review various contracts. There will be frequent communication within the government. Everyone shall have the same overall vision within reasonable and legal parameters. Working together and being selfless, can legal issues be resolved quickly, thus accelerating the preparation and completion of the center.

Legal services should be provided for the center. All conflicts will be dealt with quickly and in a tolerant manner. Accounting services will be needed too. The skyscraper's funding should be properly collected and stored. The funding should be rationed and not wasted or lost within regulation loopholes. Before beginning of each individual project, a financial evaluation is needed, which will include both the cost and revenue on a detailed balance sheet. The financial records and accounting methods will be maintained after each project is complete in order to keep consistency. Therefore, everyone can easily access used funding within the accounting department. An employees' health and well-being is essential. Doctors and medical professionals should be hired to take care of sick employees so they may quickly recover and return to work. These doctors should be on call at construction sites, so should any accidents occur, medicine and treatment would be available right away. The center should employ doctors to serve as long term employees of the center. The center should also purchase high-tech equipments, such as high-tech elevators, heating and cooling machines, environmental protection products, and fire and security equipments. The center would have the most advanced technology available. They should be well maintained, so as not to become outdated in ten years. A first class maintenance team with skilled workers could preserve the center to quality standards, even after fifty years. The recruiting process should be supervised, hiring needed qualified people. For example, if the center needs 100 employees, the total hired should not go beyond that. The charts and graph papers of Zhongshan center that have been meticulously designed will require mapping and testing from an experienced surveyor and detailed drawings about equipments. The application and construction must follow the procedures and

guidance from revised graph papers. The building's mapping is complex. All businesses in the center need to integrate their interior design with the center, as well as with the rules of the government.

The project will begin with demolition of old structures. This will be followed by constructing a good foundation and a six-floor basement, which will be used as the main parking area. The building will continue to be constructed and divided between spaces that can be legally sold and spaces that will be given back to original owners. Some commercial business spaces will be reallocated to original business owners and luxury apartments be given to original tenants. Some venues will be donated to community and non-profit organizations. Certain free space will be allocated to cultural and educational centers, apartments for low-income households, senior centers, youth centers, community centers, emergency centers, parking lots, and a viewing platform. Areas designated for donation are not for sale. The sale and lease of other floors will be handled by the management office. Real estate companies will also be able to introduce buyers, getting them a 0.25 % referral fee. With actuarial cost accounting, investors and developers can get their fair share of profit. In principle, 95% of the usable space will be for sale. Buyers who pay a deposit and sign a contract will risk rising and falling real estate values. Only one individual will be allowed to buy one apartment. Business space could be divided for sale according to the needs of the company. Zhongshan center is expected to be fully sold out within six months. It is 10% below the market price compared to other sales in the same region of the same quality. Therefore, it will be welcomed by all buyers. Finances can be balanced when all spaces are sold out. Hence, construction could assume a faster and relaxed pace. An auspicious date will be chosen as this building's completion date. Before any sales of the building's spaces, public relations professionals should be hired to market the Zhongshan center. They can focusing on introducing the world record features of the center. For example, they may say Zhongshan center is New York's tallest building, largest mall, largest inexpensive quality international food dining center. This building is the product of an "American characteristics of capitalist society" model. The original apartment owners, business owners, residents, developers and investors, will work together harmoniously and friendly. Businesses will be diversified. Spaces can be used for business, accommodation, rent, or investment. All the residents in the neighborhood will be informed of this great opportunity. All sales are first come first serve basis. Coordination of the original owners, the hundreds of dwellings and the hundreds of businesses is critical. Everyone needs to understand and believe that this building is a better future for the community, property owners, businesses, and all its residents. All parties should agree that some temporary sacrifices during demolishing and construction will mean

a great future return. The building's management and coordination team is the success of the Zhongshan Center. Coordinators should use their wisdom and sincerity to complete this work and not chase people away. They should convince more business and residents to remain within the building.

Qualified architect and a good construction team are needed to accomplish this project. With the urgent demand of the public, construction will be year-round, seven days a week, in order to finish this building on time or ahead of schedule, while maintaining quality. We need to select an experienced construction company with a good reputation who is responsible and determined in turning this building into one of the world's classic high-rise buildings. An early finish means an early return of the original inhabitants and business owners. Only the finest materials are used in this building. Inspection is needed to ensure that these high-quality materials match its craftsmanship. With brand-name materials, top class equipment, careful installation and maintenance, Zhongshan center will be a beautiful work of art. It will be among the top architecture around the world. No inferior materials or sloppy craftsmanship will be allowed in the construction of every inch of the space, from basement to the roof. This way, can we guarantee only the best production. Completion of the center require many employees. Among them include technical and non-technical workers. They should be recruited from the construction industry or building industry. Rational use of talents is critical. Talent should not be wasted or exploited. Workers living in the Zhongshan center area should also be considered. Excluding youth, senior citizens and the injured or disabled, workers can be arranged to work in the center based on their skills. Hiring will be based on need and merit. Thus, healthy and strong candidates can be employed. This is another excellent benefit brought by this project. Zhongshan center will cooperate with banks and financial institutions. They will not speculate spending and control spending within the means. This center will carefully plan the payback of bank loans, thus ensuring timely payment to establish a good credit. Mortgage is another key part of this project. Stable cash flows are needed to gradually pay back principal and interest. To protect the safety and health of labors, all necessary insurances should be bought to guarantee workers' safety and working process.

Reliable and reputable insurance companies are needed to reassure all individuals and companies involved. Storage of materials should be carefully managed, by avoiding them being stolen or falsely applied. By securing the safety of construction operations, only then could the project be completed on schedule. Developers who are financially strong and

ethically recognized, or joint-venture developers should be utilized. This project is a stable investment, without extreme high profits or losses. A complete protection plan is necessary for investors. Perhaps, we could sell shares of the project to the public for financing, and in return, the public could earn extra income from the shares too. All financial decisions and information should be disclosed. Thus, enterprises, organizations and the public would be more willing to support the health and growth of Zhongshan Center.

25. Free spaces in Zhongshan Center will be allocated to the original owners, original tenants, community schools, youth centers, senior centers, cultural centers, convention centers, government offices, low-income households, non-profit organizations, sports and recreation centers, making this center an ideal community.

Zhongshan Center is the first model community following "American characteristics of capitalism". This reform is for the purpose of common welfare. As the tallest building and the most advanced skyscraper in America, it will not just be for the wealthy to use, but also open to the general public. It is the first building that offers allocated space to diversified community organizations and individuals globally. The building can accommodate more than five times the amount of visitors as compared to the current traditional Chinatown area, and ten times when the whole center is complete. The Zhongshan Center will host a variety of shows, concerts, brand-name products at discounted, exotic cuisines, and physical fitness services. The six floors of basement parking lot can accommodate approximately 3,000 cars. Bus stops and waiting rooms would be available. Two floors would be allocated for long-term parking, with a monthly price of \$150. This is a price reduction of \$250/month off the current market price of \$400/month. The rest of the parking lot can fit 2,000 cars. They will be reserved for the public. Parking fees will be consistent with government regulation. For example, the first hour is \$4/hour, the next two to eight hours is \$3/hour, then it will be free after the eighth hour. Thus, temporary parking costs about half of the monthly parking. This available parking provides a convenience to public, thus solving the parking problem in downtown Manhattan. is given to community for free use. Part of the building will be given back to the original business owners. These retailers will either lease or own the new space, which includes ground and second floor. If ground or second floor is used as center of international cuisine fair, then we can make the third and fourth floor; this issue is open to discussion. In short, 2 floors would be for retail usage. 11 floors, from the 13th to the 23rd, will be donated to the community, such as government offices, non-profit organizations, schools, youth centers, seniors centers. 24th floors will be offered back to the original offices in this area. They can rent them out or use for themselves. 65% of the space from the 36th to the 45th floor will be for middle low-income residents, 35% for elderly residents; in total 10 floors space. Another 10 floors from the 46th to 55th floor will be for the original 450 households of Zhongshan Center area. Floor space on the 105th floor will be for government, communities, non-profit agency offices, such as Chinatown Partnership, BID, Asian Equality Council, China Industry, Chinatown Service Center, the Housing Bureau and the Office of Special Environmental Protection Agency. These respected agencies in power can take this opportunity to support our ambitious plan. Chinese General Chamber of Commerce, if it so wishes, can also obtain office space on the 105th floor. Our most profitable floor will be the 128th floor, the viewing platform, which can welcome about 15,000 people per day. Its revenue will first cover management and maintenance costs, but since we are not NGO or charity, a fair regulation needs to be drafted to manage the platform's cash flow. There will be three floors set aside for emergency evacuation; they cannot be sold or rented. Centers who donate to the community, such as Chinatown Partnership Office, Chinatown Council Office, Asian Equality Council office, Chinatown Service Center, Community Board, Friendship Hall, police station, government office, Sun Yat-sen Memorial Hall, library, YMCA, youth centers, senior centers, kindergartens, primary schools, cultural centers, sports centers, church, temple, the Congress center, can use a large part of the building space auditorium. Any non-profit organizations registered before December 2010 could apply to jointly use the community center. From the basement to the 35th floor, a total of 16 floors will be given out, around 2.24 million square feet. 5 million square feet of space that is donated. Such an expensive mansion, assuming the price is \$1,000 per square feet, will have a space value of \$5,000,000,000, donated. There is no other building developer or investor who would donate this much space at such a high value in today's world. In addition, its dedication to the community is also an excellent ex-

ample globally. For the government, even though donated space cannot be taxed, there is still 10 million square feet of real estate tax that can be collected: \$3 per square feet indicates \$30 million tax income. In addition, the amount of retail and sales tax will be another considerable part of government revenue. This, of course, benefits everyone, including the original business owners, the original tenants, new entrepreneurs, and new tenants. As long as the investor and developer take a reasonable share of profits, then all the participating parties will be winners in this project.

26. Welcome the original rent-controlled, rent-stabilized tenants, giving apartments to low-income households, and the elderly.

One distinct feature of Zhongshan center is that it welcomes all original tenants to come back to enjoy the new living environment, including rent-controlled, rent-stabilized tenants and others. Approximately four hundred fifty units will be reserved for rent-controlled and rent-stabilized; three hundred units will be donated to low-income families; 150 to the elderly; in total about nine hundred units. Tenants who are under rent-control or rent-stabilization are just normal residents. They are honest citizens, the foundation of society development, the majority of the common public. They dedicate themselves to building up the city and the nation; although very ordinary, they are essential to the community. As a result, their housing should be protected and given preferential prices lower than market prices set by New York government. In all five boroughs in New York City, owners with more than five apartment buildings must comply with the Housing Authority to follow rent control and rent stabilization regulations. With rapidly rising real estate taxes, costs on water, electricity and gas, living in New York City is getting more and more expensive. Hot water, heating, and maintenance fees are increasing too. Waste cleaning and management fees are annually climbing as well. The dated conditions of the old buildings are fined during inspections. In Manhattan, each apartment, excluding mortgage costs, have an average monthly expenditure of about \$700. Rent controlled or stabilized tenants pay lower than the cost of building maintenance, only about \$100-\$200. The landlord therefore, who is losing money, chooses not to provide complete maintenance service, functioning facilities, or timely emergency repairs. Hot water and heating supply are also inadequate. The tenant often is not able to get in touch with landlord or the administrator when there is a problem. This causes conflicts between many residents and landlords; many issues remain unresolved, resulting in tension between the two parties. Everyone should collaborate to resolve these problems in a calm and friendly manner. They shall try to fix things with open cooperation and negotiation. Apartments in each building normally have different rent prices. Even similar apartments can differ more than 10 times in price, due to rent control and rent stabilization. Landlords should be advised to plan his financials in terms of the average rentals of the whole building, and hence he will probably feel much better about the business. For example, take an old building with 15 apartments and a ground floor for retail tenants: 3 apartments are under rent control, tenants paying the lowest rent; 8 are stabilized rent, tenants paying below market rent; but overall, payments balance out to market value because there are 4 apartments and a retail floor charging market rent. Readers need to be reminded that in New York City, stores, offices, and industrial warehouses are not qualified for rent control or stabilization. Therefore, even though some apartments are under rent control and rent stabilization, there are other apartments and retail spaces paying market rent, resulting a surplus in total rent income after the costs and fees are covered. As a result, building owners should use the average rent as his guidance, and not to worry much about low-rent tenants in few apartments. Landlords should show better manners by following government and industry regulations, well-managing and maintaining their buildings, so that even old buildings can shine in the market. Low-rent tenants should cooperate more actively with the owners because their rent is far too low for covering any expenses, especially in annual heating costs and taxes. It may not be easy for the owner to legally remove these tenants, and of course, these tenants will never move out on their own, therefore everyone will live together for a very long time. The only way to build a prosperous new community is through harmonious collaborations.

Zhongshan center will not only be a world-class level mansion, accommodating thousands of commercial businesses, but will also host diversified residents from senior officials to the common public. It will also address the conflicts between landlords and tenants. The responsibility of fixing broken water heaters, heating systems, leaking toilets and roof, sidewalk cleaning, house repairs, are all shifted to a professional management company hired by the landlord. The landlord need not worry about these daily chores. Tenants no longer have to panic about the supply of hot water, heat, and various other maintenance issues. The repair will come swiftly upon reporting. This is a huge leap for the residents' living conditions,

from basic to high quality and luxury. They will be living on 46 F to 55 F, surrounded by fresh air, beautiful views and abundant services in the neighborhood, enjoying a quiet secure environment in the noisy NYC, and only have to pay the same rent. Some can only dream; but now it can be their reality. The accelerating living conditions can also help improve health and prolong longevity. In case of equipment problems, such as water, electricity, heating-cooling system, technicians will come immediately to the door once the management office is notified. Living in the Zhongshan center is as lucky as winning the lottery. Just like the small cost of a lottery ticket, we all need to invest in this program first. Without investing there is no chance to win. If you are told that you that you will definitely win the lottery, will you buy the ticket? As for the original residents in Zhongshan center, their initial investment is even smaller. They only need to solve the temporary relocation problem during the removal period. In return, it will be certain that they will get a "lottery ticket" and "win" themselves a new apartment. A farmer's harvest comes from his hard work. A seed blooms from cultivation. A small sacrifice can bring rich benefits. Real estate prices in Manhattan are quite high, especially for new buildings. Classic famous buildings are even more precious. In midtown Manhattan, the sale or rental with market price for a 700 square feet usable area (equaling to a construction area of 1000-square feet) is usually set according to the construction area size. Generally the sale price of new apartments is above \$1000 per square feet per construction area, and the rent costs approximately \$3500 monthly. The closer they are to Fifth Avenue in Midtown or downtown near the World Trade Center, the higher the price. However, Zhongshan center advocates fight for the interests of the community. First, they will move back all original neighborhood inhabitants for them to enjoy a brand new life. Then they will carefully take into account low-income families and the elderly, giving out 450 units from floor 36 to 45 in the building. Approximately, 300 apartments will be allocated to low-income households; there will be tens of thousands applications for these. Qualified applicants for low income housing and 150 elderly housing will be selected through a lottery system. Expected rent is projected to be 10% of the market rent, which will not be enough to pay for management and maintenance. Hence, we plan to withdraw part of the proceeds from the viewing platform to subsidize these apartments, so that ordinary people could afford to enjoy an extraordinary life. This is the building founder's concept. From deep in the heart of the public, no matter how poor or rich, everyone can be able to enjoy a luxury apartment in the number one mansion of America. Everyone will also have their opportunity to contribute to this global village, which is a brilliant try for "characteristic of capitalist America".

27. Preliminary plan is to donate space to community, culture center, education center, and non-profit institutions to use.

Zhongshan center office space starts from 13F to 23F, over millions of square feet area, plus the space floor, 10F, and 128F the highest view platform. They could all be given to use by various community organizations, charities, educational centers, senior centers, youth centers, government offices, non-profit organizations, churches and others, according to the initial plan.

13rd Floor: Congress Center, City Hall, large meeting room 50,000 square feet, medium room 20,000 square feet, five small meeting rooms, each two thousand square feet, the total ten thousand square feet. Two medium-small conference rooms, each five thousand square feet, total ten thousand square feet; large theater twenty-five thousand square feet, two small theater each ten thousand feet, total 20,000 square feet; storage rooms five thousand square feet, total size of 13th floor is 140 thousand square feet, theaters would connect 13th and 14th floor.

14th Floor: Grand Theater twenty-five thousand square feet, two small theater each ten thousand square feet, 20,000 square feet in total, Sun Yat-sen Memorial Hall 20,000 square feet; library 20,000 square feet, a Buddhist temple, 30000 square feet, a church 25000 square feet, 14-floor total area 140,000 square feet.

15th floor: Sun Yat-sen elementary school, including also service on adult English, immigrants English classes. A total of 140,000 square feet.

16th Floor: Chinatown secondary schools, elite tutoring for students, a variety of vocational training. A total of 140,000 square feet.

17th Floor: Sun Yat-sen University, cultural and educational center. A total of 140,000 square feet.

18th Floor: YMCA 30000 square feet, youth center 20,000 square feet, sports center 30000 square feet, elderly centers 30000 square feet, health center 20,000 square feet, ice rink 10000 square feet. A total of 140,000 square feet.

19th Floor: kindergarten 30000 square feet, children's play park 30000 square feet, water park 10000 square feet, a variety of exhibition center, arts and culture, commodities, technology, education, environmental protection, health, around 70,000

square feet.

20th Floor: For various non-profit organization officially registered in 2009, and filed tax in 2010. In total 70000 square feet. Chinese Society Federation 10000 square feet, Guangdong Society 5000 square feet, Fujian Society 5000 square feet, Jiangsu, Zhejiang Society 5000 square feet, these Societies have to be officially registered in 2009 and filed tax in 2010, total used area for them is 25 thousand square feet. Other community 5000square feet, 10000 square feet for representative office of China, Taiwan office 4000 square feet, 3000 square feet for representative offices of Hong Kong, Macau office 3000 square feet; and other U.S. professional associations 20,000 square feet. A total of 140,000 square feet.

21st Floor: U.S. government offices, the Red Cross offices, representative offices of five continents. 140,000 square feet.

22nd Floor: Space will be wisely used. A total of 140,000 square feet.

23rd Floor: Space will be wisely used. A total of 140,000 square feet.

105th Floor: Chinatown Partnership 10,000 square feet, Chinatown Planning Council 10000 square feet, Community Board 10000 square feet, the Chinese General Chamber of Commerce, 10000 square feet, 5000 square feet for Chinatown Prosperity associations, and the rest should be wisely used, since it is the space floor. A total of 90,000 square feet. Zhongshan Center Dispute Resolution Center 10,000 square feet.

Floor 128 is the highest view platform (or you can call it sky-platform) in the world, approximately 15000 visitors come here per day, and it occupies in total sixty thousand square feet space.

28. Zhongshan Center locates in New York City, Manhattan District, with preferential policies and approval from City Planning.

As an official or government leaders, or city officials, or head of the administration, or senators who are responsible as lawmakers, it is their primary job to promote this area's development towards prosperity. Long term vision is needed in serving the people, so is attention for future progress. If they only care about the votes during election, running a huge budget deficit, eating away the accumulations from their predecessors, dragging down the region's economy, undermining business performance, then even with no direct corruption, they would still be considered a bad government official. Those who dedicate themselves to the region's long term growth, guiding their people towards revitalization with wise policies, even if they only stay in the office for one term, their achievements would still be marked into history. Conversely, officials who manipulate public relations to cling to the power, but have no real growth strategies, causing production or economic contraction, increasing deficit, their notorious name would be marked in history as well.

Ambitious, patriotic officials are crucial in prospering a country or a region,. Many different opinions and suggestions or comments might emerge among the public, some are useful, some may be too conservative, officials in power should hold a rational and calm attitude while carefully analyzing them, a good leader would think about the country's prosperity, the long-term interests for the future generations. If they keeps raising deficit, eventually loosing the credit to financing the budget through issuing bonds, only trying to please the wealthy who are closely associated with them, their action is also corruption, just a different kind. But of course, they are smart enough to know how to dodge legal punishment. I hope there to be a sensible leader who focus on the future welfare of the whole public, seeking for effective policy assisting the realization of prosperity, the expand of production and exports, strong financial market, beautify urban and rural landscape, and a virtuous growth cycle.As an excellent leadership, persistence and patience are required in the implementation of the revitalization social policy, they also need to posses strong willpower and courage to overcome difficulties, to let the opponents gradually realize that production degradation, exports reduction, capital outflow, deficit increase and inactive labor force are dangerous movements for the future.

If an official or policy maker could design preferential policies for the reform and development of industrial, commercial, financial sectors, granting approval to beneficial social programs, our growth rate would rise rapidly. For example, tax reduction in industrial and business sector could stimulate their growth, as well as increase the government financial resource. Heavy tax might dampen incentives of doing business and investment, and therefore there would be less tax income for the government. Plus, reducing tax can also bring more job openings, lowering unemployment rate, boosting consumption, forming a healthy circle for the business sector, benefiting the whole public.

Capitalism and colonial imperialism from 200 years ago did push through some positive reform and opening up

policy, they also started educational revolution and industrial revolution: building new factories and schools, manufacturing products for trade and commerce, exporting them to the world, cultivating talents, developing urban area. But since the late 20th century, many under-developed countries who were highly relying on agriculture also began the industrial reform trial, which had shown some result in the last ten years of the 20th century. In early 21st century, the industrialized countries who got rich first could not bring down the high production cost, and hence price of their products were not as competitive as that of the under developed counties, therefore most of their factories shut down, the whole country changed from exporter to importer, consumption surpassed production, draining away the reserve in central bank, driving up budget deficit. Now it is time for economic reform and re-opening up. We need to work together to find the real reasons causing business degradation, and treat it with the right strategy. A good strategy is to solve each problem accordingly with effective policy treatment or cure, in the reform period, there must be some sacrifice, but they are inevitable, also taking action earlier is always better than late or no action at all.

Zhongshan Center, or Zhongshan Village is exactly the revival and reform strategy we are searching for, it is a progressive trial in pursuit of prosperity. There is an urgent need of cooperation from enlightened government officials, community leaders, who are willing to accept new ideas, discarding conservative mindset, embracing a brand new era. Execution of the reform should follow the guidance of "Capitalism with the characteristics of United States or American" in order to reach unprecedented prosperity.

Taking experience from other successfully constructed metropolitan in the world, such as Hong Kong, Shanghai, Tokyo, these three cities are under different political regimes. One is a former colony, one is "socialism with Chinese characteristics", the other one is "U.S. friendly capitalism." They share one common feature: in the busiest downtown area, all the old short buildings are gone, except for a few historical and artistic architects, giving space to skyscrapers and modern high-rises. This helped put up a more glamorous image for the city, which attracted businesses from all sorts of industries, and eventually led to prosperity. Thanks to the pro-development policy provided by the government, and the awareness of the public, the investment environment had improved dramatically, entrepreneurs and investors had lined up to get into the market, all these made the revitalization a reality. There are countless other examples globally about the success conversion of downtown area from old shabby buildings to modern ones, which is why we should also welcome and adopt this concept.

In the past two decades, it is common to encounter various real estate advertisement on newspapers, they are from small developers who dream about making big money one day. In the suburban area, land next to the high-way is usually very cheap, perhaps just above one thousand dollars per acre. Due to the abundance supply of unused land in U.S.A., the price is below one percent of the price in outskirts area of Hong Kong, Shanghai and Tokyo. These developers wanted to get rich quickly, so they took out a small amount of money, acquiring a hundred acres size land or more, then apply to the local government for the construction of a medium-sized Shopping Center. For example, the construction of 40,000 square feet shopping centers, including 500 parking spaces, the purchase of the land was indeed using their own money, but they were quite resourceful in the terms of the payment for the shopping mall and parking lot, whose investment usually comes from the loan they took out from the banks. Then they try to get approval from local government, and advertising on Chinese newspapers in New York about rent outing the store space to Chinese business owners, turning it into another China Mall. But the truth is there were not even any Chinese residents around that neighborhood, let alone the opportunity for business. Some entrepreneurs who opened their business in these malls perhaps all returned to New York with zero profit. That is precisely why a good plan might not effectively generate returns if it is applied to a remote area. As everyone discovers, in recent 30 years, most of the short and old buildings have been reconstructed to skyscrapers around Zhonghuan Area.

In Tokyo's Ginza district, all the cottage are removed for the construction of high-rises. Huangpu District in Shanghai, at Yan'an East Road and Huaihai Road, low rise old buildings are the first to go for building high-rises, everyone was surprised but happy to see the rise of all the modern buildings from a previously underdeveloped neighborhood. The design, planning and construction of Zhongshan Center will be more advanced than that of Hong Kong, Tokyo and Shanghai, with superior building materials and the greatest height in America. The difference is that the original owners of old buildings are also owners of the new building, the original business owners and tenants will be invited back. This world class, most luxurious bright pearl, will shine its light upon the ordinary people. It will give back to the community too, by generating more tax for the government and help offer long-term employment opportunities for thousands of people, benefit of this center reaches all the participants. This is a majestic task, and I hope we could let Zhongshan center fulfill it.

Community Board is an organization of community residents, the directors should have an open mind, to execute more

good deeds for the community, enabling the community to flourish, and benefiting the whole public, so everyone can live a better life in a better urban environment. They should also create more investment and business opportunity, to accelerate the increase of fiscal surplus for the long run welfare of the community. But we have to analyze, prosperity comes from more construction, more commerce, more production, better education, more diligent workers, higher profits, sufficient resources to nurture the youth, foster the elderly and disabled. The thriving of a community is the prerequisite for a reasonable distribution of wealth, if there is not enough business, then there will not be financial resources to provide benefits. Zhongshan center is a great plan for the regional prosperity, it carefully takes into account communities, residents, businesses, governments, investors, making sure everyone is a winner. This is an ideal but achievable plan, the community should support and promote it. I would like to present my admiration and appreciation of a deceased Community Board leader, Mr. Mosco, forty years ago, he courageously supported the construction of the Confucius Mansion, agreed to remove the old square houses for the new building.

He also supported "Side walk café". He has left us more than a decade, but his constructive spirit will live forever in our hearts. NYC changed the name of Park street to Mosco street in his honor, to remember the contribution made by an U.S. citizen to help improve Chinatown towards prosperity. I believe the current Community Board directors and members will inherit Mr. Mosco's spirit, and his courage to adopt reform and opening up policies for a thriving Chinatown, thriving New York and thriving United States.

29. Zhongshan Village, including Zhongshan Center, Eastern Center, Mott Street center and CT centers.

By 2010, there are two statues of great figures in Chinese history in New York's Chinatown, one is the Confucian master and educator Confucius, the other is the Governor of Guangdong and Guangxi, Anti-British anti-opium hero Lin Zexu. A statue of Sun Yat-sen stood up in Chinatown on November 12, 2011. Particularly in the 1970s, the construction of the Confucius Plaza in Chinatown received much support from highly respected, knowledgeable community leaders who looked far ahead with imagination and strategic plans in mind, with their dedicated efforts, we finally built the Confucius Plaza. A Confucius statue was also set up beside it, together with the plaza, they become Chinatown's most famous landmark. Among the large number of immigrants to the United States, especially New York's Chinatown, the Fujianese community leaders helped establish the statue of Lin Zexu, an anti-British anti-opium general. It is at the southern end of East Broadway Street, overlook the thriving process of this "Fuzhou Street".

Hundred years ago during the Chinese revolution, Dr. Sun Yat-sen came to New York on several occasions to advocate the Chinese revolution, and to collect funds, he used to live at 1 Mott street, and his busy work are at areas between Mott street and Doyard street. His success in the Xinhai Revolution made him the honorable president, but he gave up power to continue the revolution to eradicate the warlord, and dedicated his whole life to the Chinese revolution. Generations after him calls him father of China, and he became one of the greatest figures in Chinese history. Those who were lucky enough to meet him during his visits to New York's Chinatown, should feel proud, such an amazing figure as Sun Yat-sen is worth of our admiration and memory. Right now all the western capitalism countries are experiencing economics regression, the deficit is growing, industrial production is shrinking, exports are going down, imports are surging, and the unemployment rate is increasing. Economic/financial policy reform and opening up is necessary. Establishing an open trade district could be a good way to increase production and export, reduce the deficit, reaching a surplus, boosting up the national morale about the economy. These economic reforms should start now in order to revive the past glory.

Objectively speaking, among the five big Chinatowns in north America, San Francisco, New York, Los Angeles, Vancouver, and Toronto, they all began to take shape in the nineteenth century, grew rapidly and peak in the late 1960s. Since then, although a large number of Chinese came to North America, but the major Chinatowns are shrinking. Last century has witnessed the decline of Chinatown in Toronto and Los Angeles. They are replaced by small and medium Chinese style shopping center in the suburbs, developers of such area, developers misleadingly used the name "New Chinatown" to market these Chinese-style shopping centers they built around Toronto and Los Angeles, they call them "mini-Chinatown". However, the traditional Chinatown is not only old and shabby, but also going downhill day by day. Chinatowns in San Francisco and New York still exist, but they are dirty and messy, lost the attraction for consumers and visitors, and hence the business are not profiting. Those immigrants who have earned a stable life here all moved to more elegant areas to live, since there is not even one nice restaurant or shopping mall in the original Chinatown in San Francisco today. But away

from Chinatown area, you can find luxury restaurant and huge supermarket with all kinds of food. New York's Chinatown, is still occupied by old buildings from nineteenth century, I still miss the good times in the 1960s. Similar to other cities, decent restaurant with special Chinese cuisines scattered around the place, because of the high real estate price in the old Chinatown, it was hard to find parking there, people tend to go to the Chinatown in Queens and Brooklyn to buy groceries. These two new Chinatowns attracted more and more residents and also expanded the business district. To prevent the decline of the original Chinatown, there must be a constructive plan about reform and opening up, it takes progressive thinking and creative strategies.

As the long time residents of the old Chinatown, who are eager to help, we shall not be pessimistic, or disappointed that. This kind of spirit won't help at all. Rather, we should cheer up and pinpoint the reason for Chinatown's decline, then design a plan of action to rebuild its prosperity. I believe my advice regarding the magnificent Zhongshan New Village will have precisely that effect. The Zhongshan New Village is named after the greatest individual in Chinese history, and likewise the New Village will have a those same unique and wonderful characteristics. For example, the building will be 128 stories tall—this will be the tallest building in either North or South America. The observation deck, stationed at the 128th floor, will likewise be the tallest one in this world. You'll be able to view New York, New Jersey and Connecticut, three different states from one vantage point. Its boundaries will encompass all of Chinatown, with Worth Street to the south, Canal Street to the north, Bowery Street to the east and Mulberry Street to the west. In total, the building will consist of four super-skyscrapers. The first will be Zhongshan Center, with Worth Street to the south, Bayard Street to the north, Bowery Street to the east and Mott Street to the west. It will be 128 floors tall, and will be the first project in the construction of Zhongshan New Village. The second will be the Oriental Center, with Bayard Street to the south, Canal Street to the north, Bowery Street to the east and Mott Street to the west. It will be 118 floors. We will wait until the Zhongshan Center has become a proven success, and then proceed with the planning for the Oriental Center. The third project will be the Mott Street Center, with Bayard Street to the south, Canal Street to the north, Mott Street to the east and Mulberry Street to the west. This will also be 128 stories tall, and will be the third project of the Zhongshan New Village. The fourth project will be the C.T. Center, with Worth Street to the south, Bayard Street to the north, Mott Street to the east and Mulberry street to the west. It will be 118 stories tall, and will be the fourth project of the Zhongshan New Village. After all four projects are completed, the total amount of useable area will consist of the following:

Parking lot: 4,800,000 sq. ft. and able to provide parking for 9,000 cars. The Zhongshan Center, the first project, can hold 3,000 cars.

Stores: 5,500,000 sq. ft. and will provide a home for thousands of businesses.

Offices: 6,000,000 sq. ft. and will provide office space for thousands of businesses.

2 Galactic Super Hotels. 3,400,000 sq. ft. and will host a complete range of top-quality hotel services.

Original Residents, Medium and Low Income Residents, and Elderly Living Center: 5,000,000 sq. ft. and able to provide housing for 3,600 families.

Luxury State-of-the-art Suites: 6,500,000 sq. ft. and capable of hosting 2,000 families.

Community-use (free) Office Space: 5,000,000 sq. ft. and able to host community and nonprofit organizations.

Public yard and gardens: 120,000 sq. ft. and will provide a garden-like atmosphere for the Zhongshan New Center.

Staff: 10,000 people or more

Observation deck: 15,000 visitors per day, 5,400,000 visitors annually.

30. Zhongshan Center, the First Project of Zhongshan New Village

The Zhongshan Center will be the first project developed by the theory of Capitalism with American Characteristics, which will be characterized by policies of Opening-up Reform, Preferable Conditions and Special Districts. This will be a project with historical significance. The other three projects (the Oriental Center, the Mott Street Center and the C.T. Center) will only be undertaken when the first project, the Zhongshan Center, is thoroughly studied and analyzed, and their designs tweaked and finally built based on this analysis.

The Zhongshan Center Super Skyscraper Complex will be located at the center of Chinatown, with Worth Street to the south, Bayard Street to the north, Chatham Square and Bowery Street to the east and Mott Street to the west. It will be 300 ft. along Chatham Square, 350 ft. along Bowery Street, 370 ft. along Bayard Street, 625 ft. along Mott Street, 180 feet along

Doyard Street, and 360 ft. along Pell Street. In total, the area of the land will be 200,000 sq. ft. There will be roughly 13 buildings along Chatham Square, 14 along Bowery, 15 along Bayard, 25 along Mott, 18 along Doyer, 37 along Pell—about 123 in total, with 150 stores, 150 offices and 450 apartments. By the time it is built to its full 128 stories, its area from the 1st to 128th floor will be 15,000,000 sq. ft in total.

The following is the arrangement for the gardens and yards, and the building from the basement to the top.

The building will make environmental protection a priority. The building will expand the roads by 25 feet, and expand the original sidewalks 25 ft. Currently, some of the older buildings contain basement shops that stick into the sidewalks by up to 4 ft. These will be removed. In this way, the Chinatown sidewalks will become the most spacious sidewalks. We will plant various flowers, plants and trees, including the willow and poplar trees, Japanese sakura, alongside various fountains. We will hire a skilled landscaper to design and arrange it all. The area provided for this public garden will total around 50,000 sq. ft.

There will be six levels below ground. Each level's area will be roughly 200,000 sq. ft. In total, there will be 1,200,000 sq. ft. below ground. Because there will be many columns and entrances and exits, and three ramps for cars to travel between levels, each parking lot roadway...

...will take up a lot of area. Additionally, there will be a bus station on the first floor. There should also be an area for embarking, disembarking and waiting. Therefore, in total, these six stories should be able to park 3,000 vehicles.

The 1st to 12th floors will host a large department store and shopping area. The first floor will have twelve grand entrances, at Mott Street, Bowery Street, Bayard Street and Worth Street, respectively.

13th to 23rd floors: On each floor, 140,000 sq. ft. will be provided to the community to use for free (total 1,540,000 sq. ft.), to be used by nonprofit organizations, teachers, youth centers, elderly living centers, etc.

The 24th and 25th floors will have an area of 140,000 sq. ft. In total, 280,000 sq. ft. The 24th floor will be returned to original office tenants, while the 25th floor will become a machine room and emergency meeting place.

The 26th floor to the 35th floors are for commercial, office use.

The 36th to 45th floors will each have an area of 90,000 sq. ft. In total, 900,000 sq. ft. These will provide roughly 300 free apartments to medium and low income families, as well 150 free apartments for elderly New Yorkers. This will compensate for the expansion of zoning laws, and will benefit everyone in the community.

The 46th floor to the 55th floor will each have an area of 90,000 sq. ft. In total, 900,000 sq. ft. These will be returned to the original apartment tenants displaced by the Center for free. They will only be required to pay the original amount they were paying for the rented space. In total, it should total 450 apartments.

The 56th floor to the 65th floor will each have an area of 90,000 sq. ft. In total, 900,000 sq. ft. The 60th floor will serve as a machine room and emergency meeting space. The rest of the floors will house super-luxury offices.

The 66th floor to the 85th floor will each have an area of 90,000 sq. ft. In total, 1,800,000 sq. ft. These will house 450 super-luxury apartments. Life on these floors will be ultra-elegant and satisfying.

The 86th floor to the 95th floor will each have an area of 90,000 sq. ft. In total, 900,000 sq. ft. The 95th floor will serve as a machine room and emergency meeting space. The rest will host super-luxury hotel rooms and super-luxury apartments.

The 96th floor to the 104th floor will each have an area of 90,000 sq. ft. In total, 810,000 sq. ft. These will host the Center's Galactic Hotels. VIP guests from all over the world will stay in these super-luxury suites.

The area of the 105th floor will be 90,000 sq. ft. This will be reserved for the use of those nonprofit community organizations that helped lobby for the Zhongshan Center in the first place; for example, the Chinatown Partnership Local Development Corporation, the Chinatown General Chamber of Commerce, the Asian Americans for Equality, the Chinatown Prosperity Committee, and the Chinatown Community Board, etc.

The 106th floor to the 110th floor will each be 90,000 sq. ft. In total, 450,000 sq. ft. These will host the Center's Ultra-Galactic Super Hotels. This will be one of the most luxurious hotels in the entire world.

The 111th floor to the 125th floor will each be 90,000 sq. ft. In total, 1,350,000 sq. ft. These will host the Center's Ultra-Galactic Super Suites—280 apartments in total. This will be the world's most luxurious residential area, where royalty and ultra-successful people from all across the world will live.

The 126th floor will be 90,000 sq. ft. This floor will host the Center's Ultra-Galactic Super Restaurants—one Chinese restaurant, one French restaurant, one Italian restaurant, and one American restaurant. Each restaurant will have top-quality service, food and décor.

The 127th floor will be 60,000 sq. ft. This floor will house the world's highest rotating restaurant, capable of seating 800 din-

ers. The restaurant will rotate 360 degrees once per hour. It will serve breakfast, lunch and dinner every day. The night view will be beyond compare.

The 128th floor will serve as the observation deck. At 60,000 sq. ft., it will have gift stores, coffee shops and snack bars attached. There will be roughly 15,000 visitors daily, or 45,000 visitors monthly, 5,475,000 visitors annually. The high-speed elevator will arrive from the bottom to the top in one minute.

The roof will be 60,000 sq. ft. The roof will be used for roof tours. For example, when the weather is good, the glass greenhouse on the roof can be viewed. There will also be 150 ft for cables and satellites, in an ultra-secure stand to prevent the cables from falling.

The Zhongshan Center's façade will be incredibly modern. The walls will be made of the best quality alloys, anti-erosion material and the sturdiest glass. It will be a perfect mixture of beauty, safety and convenience. It will have 130 elevators,and both the elevators and stairwells will be easy to access. The twelve main entrances, exits and lobbies will be located on Mott Street, Bowery Street, Bayard Street, and Worth Street, respectively. Two entrance/exits for parking will be located on Bowery and Bayard, respectively. Every floor will provide a sense of luxury for all visitors. The basement parking lot will have levels that are 14 feet high. The first floor will be 20 feet high. The second floor will be 18 feet high. The 3rd to 125th floor will be 15 feet high. The 126th and 127th floor will each be 18 feet high. The total height of the building will be 1,939 feet high, with a total basement height of 84 feet, and cables that are another 150 feet. In total, the whole center from the basement to the top will be 2,143 feet tall. Although it will only be the 2nd highest building in the world, the plan has already created enough "global firsts."

31. Outside the Center, a public garden and ultra-organized super sidewalk

Older sidewalks in New York are only 8-16 ft in width. The Zhongshan Center will move all the older buildings back approximately 25 ft., so that the new sidewalks can all be 25-41 feet wide. If we keep the current sidewalks at 15 feet wide, we can use the remaining 25-40 feet as a public garden. This will help purify the air, and make the neighborhood more elegant. We can plant various flowers, trees and grass. For example, willow trees, poplar trees and Japanese cherry trees. In this high quality grassland, we will grow seasonal flowers at Chatham Square, Bowery St., Bayard St, and Mott St. Outside the buildings, we will install two intermittently spurting fountains. We'll obviously use a recycling water system. We'll also place some artistic statues or other high-quality artwork from across America nearby, and in this way we will maintain the beautiful outer view of the Zhongshan Center. The sidewalk will be specially designed and built from special material. A handrail will line the sidewalk to protect the road. The sidewalk will be made from 12" x 18" x 4" high-quality granite, giving a beautifully upscale impression to viewers, and facilitating maintenance. The long, narrow garden will also be beautiful and made from the best materials. Because it's located outdoors, we must provide beauty and steadiness: we'll place benches and tables and chairs so that visitors to the Center can relax peacefully.

Along Bowery Street, the Zhongshan Center will have a bus station for the convenience of Center visitors and tourists. This station will have buses bound to locations all across the East Coast, including Boston and Washington D.C. However, buses that normally provide service to casinos, etc., will not be welcome, to reduce competition for parking spaces. Buses will only be allowed to stay long enough for boarding purposes, and then must leave immediately. On the first floor of the Center, we will provide 3,000 sq. ft. as a waiting area and gathering space.

In the waiting room, the Center will provide vending machines, bathroom, and public telephones. There will be 120 seats for waiting passengers.

Outside the Center, at Mott St. and Bayer St., there will be two bus stops for the Center's visitors. Here, visitors can hail a taxi or arrange for other transportation.

The Zhongshan Center will work with the DOT and MTA. We will ask the MTA to build an underground walkway, so that visitors can walk back and forth between the Zhongshan Center and the Canal Street subway station. One side will let out on the corner near the Center, and the other will let out in the subway station, so that the tunnel will be more convenient for the surrounding community to use.

We will set up security cameras all around the Center, to make sure the inside and outside of the building is safe. This secure environment should hopefully help the Zhongshan Center reach its economic peak. Security guard will be assigned to various points outside the Center, especially between the hours of 6 p.m. and 12 a.m., ensuring that tourists and visitors can come and go safely.

32. Six-story basement parking lot, capable of parking up to 3,000 cars at a reasonable rate for everyone

Each of the Zhongshan Center's six basement levels will have an area of 200,000 sq. ft. In total, 1,200,000 sq. ft. Each level will have a height of 14 ft. In total, it will provide parking space for 3,000 cars. One third of the space will be reserved for residents and will be rented to them on a monthly basis. Every month, the lots will provide lower rates than nearby competitive lots. The other two-thirds of the spots will be reserved for visitors, and unavailable for long-term parking. They will be rented out on an hourly basis, and will also offer lower rates. For example, the first half hour may be \$3.00, while the full first hour is \$4.00, with \$3.00 for every additional hour. After the eighth hour, parking will be free for the rest of the day. Therefore, a 24 hour stay will only come to a total of \$25. A two-hour stay will only come to \$7.00. The rate will be competitive with New York City's governmental parking. This can be considered a sort of community service, in order to attract more visitors to the Center. This is just one of the many services that will be offered by the Center for the convenience of visitors. Basement floors p5 and p6 will be reserved for the Center's residents, while the other four levels will provide visitor parking.

The p1 of the basement will house the bus station, with an emphasis on buses that bring visitors to the station. After passengers get on or off the bus, the bus must leave immediately, so as not to inconvenience other buses.

The p1 will also house car services, which can also only stop for enough time to pick up and drop off passengers. No waiting with empty buses or car. Passengers waiting for a bus to arrive can wait in the waiting room, which will be 3,000 sq. ft. and feature a broadcasting service, vending machines, public telephones, and bathrooms. The p1 will also have loading areas for trucks. Trucks must leave immediately following unloading or loading so as not to hold up the next truck. There will be a 5,000 sq. ft. area for temporarily containing goods, but no company's goods will be allowed to stay for a period exceeding 3 hours. This includes UPS and USPS. This floor will also have a special service elevator for rapidly delivering goods to various floors. Particularly important is delivery to the 1st to 12th floors, which host retail stores, and therefore need speedy and reliable service. This will make the management of the whole Center easier.

All six levels of parking space will have a complete security-camera system and broadcasting service, so that all staff and security may be supported and protected. After 8 p.m., hourly parking can be directed to relatively safer areas within the Center. The Zhongshan Center won't charge for parked cars want to move to other spots, and this will be made clear to all customers.

If trucks or buses don't have business at the Center, they will not be permitted to park in the parking spaces. All trucks and buses will be made to inform the superintendent of their visit in advance, so that everything can be facilitated. Division of parking should also be made to match the task at hand. We must try our best to make effective use of the space, and also to facilitate a safe, reliable delivery.

The basement's p1 to p6 floor will all have passenger elevators directly to the lobby. People delivering goods can either use service elevators to go directly to their floors, or, if it's more convenient, go to the lobby and distribute goods to individual floors from there. We must design everything effectively.

Although the basement is reserved for parking, we will install air purifiers and temperature control devices to ensure the air is not uncomfortably cold or hot. From the p1 to the p6 floor, each floor has a telephone line connected directly to a security guards' telephone. If a visitor's car is broken or cannot start, the superintendent can be informed to help.

33. From the first floor to the 12th floor, we will build the biggest and most modern department store in Manhattan. Everyone will be welcome.

The first to 12th floors will contain vendors of food and drink, as well as retail stores. Each level will have an area of 140,000 sq. ft. In total, 1,680,000 sq. ft. It will be the largest shopping mall in Manhattan. The Zhongshan Center will not operate like other massive building projects, wherein the businesses and investors are displaced from their properties and residents made to move to new locations so that old buildings can be torn down to make room for new buildings. Rather, the Zhongshan Center is based on the excellent new development concept of Capitalism with American Characteristics. In this concept, the old investors and residents will work together with new investors and the community at large to create a

wonderful new building. Every element of this new development group will benefit from the development. After the development, the old building owners will become part-owners of the Center, and will even receive a 10% increase in area. For example, consider an old building with a basement of 1,000 sq. ft., which is used for hot water heating and storage, and stores that are 1,500 sq. ft., with 3,000 sq. ft. of residential space. Naturally this building will be old, decrepit, and difficult to maintain. Once the new building has been completed, however, the owner of the old building will be provided with 1,000 sq. ft. of basement space, for 250 sq. ft. in the super department store, and 1,650 sq. ft. of personal store space. Residents who originally have 3,000 sq. ft. of apartment space will be given 3,300 sq. ft. somewhere between the 46th and 55th floor of the Center. The rent controlled and rent-stabilized residents will also be given apartments within the luxurious skyscrapers of the Center. Owners of shops in the old buildings will also be given space within the Center for their shops. This is the very model of an ideal society. These business owners will be given space between the 3rd and 4th floors. Another ten floors will be dedicated to acquiring famous new businesses, spreading the name of the Zhongshan Center around across the world. In total, 280,000 sq. ft. will be provided for returning businesses, while 1,400,000 sq. ft. will be provided to new businesses. These aforementioned floors will be arranged as follows:

The first and second floors will host restaurants, all styles from the East and the West. The first floor will have an area of 140,000 sq. ft., and will host 100 famous, high-quality and unique restaurants. There will be a.) Chinese food, including cuisine from every province of China.

This will include specialty foods, pastries and snacks. In addition, restaurants will offer cold dishes, small cakes, and other types of bread products, ribs, New Year's cake, cow and pig intestines, beef jerky, longxu candy, peanut candies, cotton candy, fruit stick candy, Liangxiang coconut, steamed stuffed bun, Pan-fried bun stuffed with pork, Chinese pancakes, deep fried dough, sesame pancakes, deep fried dough twists, chow mein, ramen, knife-sliced noodles, dumplings, porridge, soy bean milk, etc. B.) Other Asian foods, including cuisine from Japan, Korea, Singapore, Malaysia, Thailand, Vietnam, India, Indonesia, etc. C.) International cuisines, including cuisine from America, England, France, Italy, Germany, Canada, other parts of Europe, South America, Africa, Australia, the Middle East—all specialty foods, including breads, cakes, coffee, other beverages; foods to attract diners from every country to the Center's ultimate food court, making it the most varied eating center in the world.

The second floor will strictly host mid-sized restaurants from every corner of China. All restaurants will be established, well-known brand-name restaurants. By including brands that are already major successes, we will help make the Zhongshan Center more famous, and in doing so. The second floor will also include a grand restaurant, 60,000 sq. ft. in area and capable of hosting 1,800 diners, or 180 tables. This will be the largest restaurant in North America, and will host morning and afternoon tea sessions, as well as tasty snacks and excellent service. The sides of the main hall will be able to convert into up to 30 private rooms, capable of serving people for various catered events. The décor, menu and service will all be absolutely top-quality, and the restaurant will gladly open its doors to individuals or companies hoping to hold private feasts for various occasions.

The Zhongshan Center will seek out famous restaurants, famous chefs and famous cuisines to join the community. The Center will provide every convenience, along with special economic conditions, to these individuals and companies—everyone will work together for everyone's benefit. The mid-sized restaurants should seat between 100 and 200 diners, and should each occupy an area of between 3,000-5,000 sq. ft., so that the quality of the food and service can be guaranteed. If guests are entirely satisfied, not only will they return often, but they will tell their friends and convert new customers through word-of-mouth. In this manner, cuisines from every region of China can have the opportunity to take root in America. Such famous restaurants will provide cuisine from Beijing, Shanghai, Tianjin and Chongqing—the four cities which are controlled directly by the central government without regional governance. In addition, the Center will provide cuisines from Hangzhou, Fuzhou, Taiwan, Guangdong, Suzhou, Wenzhou, Sichuan, Hunan, Chengdu, Tibet, Xinjiang, Shandong, Chaozhou, Mongolia, and...

...Yangzhou—famous cuisines from 20 prominent cities and provinces. This will spread the popularity of regional Chinese cuisines to the international market, providing more business. Every restaurant can expect every seat to be filled, which will help the Zhongshan Center succeed. Success breeds success.

The third floor will have an area of 140,000 sq. ft. Old-fashioned stores are run by families, but once these stores team up with the Zhongshan Center, they will become elegant, beautiful and high-quality, worthy of sitting alongside famous stores and within a famous center. The smallest stores in the Center will start from an area of 800 sq. ft., and there will be a total of 150 stores that match this description. The stores that join the Zhongshan Center will have to undergo a change of manage-

ment in order to become more excellent, and famous like other stores in the Center. The entire third floor and half the fourth floor will be dedicated to businesses originally displaced by the Center's construction. We will provide conditions for their businesses to grow into diverse new areas, including restaurants, gift shops, Chinese clothing stores, chopstick shops, internet bars, pubs, Chinese health stores, clothing shops, banks, stationery supply stores, gyms and workout centers, jewelry shops, cell phone stores, snack and ramen shops, rib joints, bakeries, barber shops, beauty centers, churches and temples, post offices, Western and Eastern pharmacies, electronics shops, dance clubs, McDonald's, parcel services, insurance companies, flower shops, optometry offices, Vietnames restaurants, foot massage parlors, body massage parlors, fortune tellers, the Hong Kong Station, flour-making factories, barbeque restaurants, copy and print shops, newsstands, retail candy and fruit stores, tofu stores, juice bars, etc. I truly believe that those who return to operate their businesses from the third floor will increase their success many times over. I hope that through providing new management and new opportunities, all store owners in the Center will be able to experience more success.

The fourth floor will have an area of 140,000 sq. ft. Half the area will be returned to business owners displaced by the Center, while the other half will be leased to new businesses. If there isn't enough space in the third floor, people can be moved to the fourth floor. After all the space for the displaced businesses is assigned, we should have left an approximate area of 60,000 sq. ft. to lease to new businesses, including sketch artists, seal-carvers, traditional Chinese calligraphers, modern Chinese and English calligraphers, Chinese couplet writers, paper-cutters, Chinese knot-sellers, art purveyors and galleries, flour-sellers, crystal- and glass-engravers, feng shui experts, Eastern-medicine physical therapists, acupuncturists, etc. We will recruit certain special skill-oriented workers so that the Zhongshan Center can be the most varied commercial center in the world.

The fifth floor will have an area of 140,000 sq. ft. This area will be dedicated to building an enormous supermarket, the biggest in Manhattan. The supermarket will sell food from every corner of the globe, including China, Europe, America, Australia and Africa. It will become the most diverse, international food center in the world, and will also include an organic food center. It will have seafood, all sorts of meats and vegetables, dried food, canned food and frozen food. In short: anything other stores don't carry, I'm sure to carry. People from every country will be able to find their country's food here. It will become an international food center, a miniature representation of the globe. The most important feature of any Zhongshan Center store will be its superb management. Stores and apartments within the Center will get their products either wholesale or retail. Any purchase over \$100.00 will receive free delivery. The quality and reputation of the services and goods provided within the Center are guaranteed! Our principle is as follows: Sell more through excellent service, sacrificing quick profit. I believe the volume of sales will be #1 in Manhattan. Wholesale stores will also provide retail goods to visitors of the Zhongshan Center. This will be the most complete, modern, international supermarket in the world. The market's area will be between 70,000-80,000 sq. ft.

Besides the enormous supermarket in the fifth floor, there will also be a commercial center with six banks, including Citibank, Chase, Eastern Bank, and the New American Credit Union. There will also be investment companies helping the Zhongshan Center owners and customers manage stock, getting fresh income for their businesses. There will also be an international currency exchange store.

The sixth and seventh floors will host the only complete outlet store in the city. These floors will contain discount items from every famous international brand. Each of these floors will be 140,000 sq. ft., totaling 280,000 sq. ft. On 5th Avenue and Madison in Manhattan, there are a huge number of stores selling famous brands—but they rarely offer any discounts! Nowadays, rich and ordinary people alike want to buy famous brand-name products, even if its just to give as a gift to family, friends or an employer. People from China, including Hong Kong and Taiwan, and visitors from every other country, even though they may only have a day or two in New York, all want to go to upstate New York, or Long Island, or New Jersey, for discount shopping. Some don't have time to make these trips, and feel extremely disappointed.

These disappointed visitors always say that the next time they come to New York, they will do nothing but outlet shopping for famous brand-name items. As you know, traveling to a suburb for outlet shopping can take the whole day, wasting a lot of motivation, energy and time. On the other hand, if a huge outlet was opened in the Center containing over 150 brands, news will spread like a bomb going off in the city. I believe that more than 30,000 people a day can be expected to come to the Center to shop for famous brand-name items, and the profit made from these visitors will certainly be more than any outlet store in the suburbs. For example, if a visitor is staying in a midtown hotel, they can take a subway and be at the Zhongshan Center outlet in less than 20 minutes. If they spend one hour shopping and then take the subway back to their hotel, they will have only spent one hour and 40 minutes in total shopping. However, if that same customer were to

go to the suburbs, not only would they need to rent a car (approximately \$400), they would also need to make a four hour commute. In this way, Zhongshan Center's outlet will save visitors precious time, money and energy. On weekends, suburb outlets are busy enough to make parking near the store an impossibility. Also, the stores are not lined up in a central location, but may have some distance between them. If an elegant married woman or a beautiful girl were to go to these outlets, after shopping at only one or two stores they would become tired and have to find a café at which to rest. On a rainy day, customers will regularly become totally soaked. On the other hand, the Zhongshan Center will never allow its visitors to get wet. Because each store is connected to the others, getting around for shopping is incredibly convenient. Even window shopping won't make visitors tired. Additionally, customers can visit the International Food Square to fill up while shopping. This is a unique addition to the outlet experience. I believe that it will be capable of satisfying any shopper looking for big discounts on brand name items.

The eight floor will have an area of 140,000 sq. ft. The entire floor will be a department store, in the vain of Macy's. The reason for opening this enormous department store is to make up for the limits of the small stores, who simply cannot stock everything. At a huge department store, customers are sure to find everything they are looking for. As for the department store, being able to run their business in a famous building like the Zhongshan Center should be recompense enough. I believe that both the Zhongshan Center and the famous department store can mutually bolster their reputations, finding more and more prosperity by working together. In addition, since the department store is laid out on a single floor, customers won't have to worry about getting around between floors, broken escalators, etc.

The ninth floor will have an area of 140,000 sq. ft. This floor will host various stores supplying goods necessary for daily life. For instance, electronic devices, kitchen appliances, various brands of computers and TVs from various countries, various brands of cell phones, and hopefully an Apple Store. Musical instruments will also be sold on this floor, as well as stereos and karaoke equipment. There will be various brands of building materials: wood, stone and hardware supplies, as well as all sorts of lights—ceiling fixtures, lamps, cabinet lights, closet lights, etc.—for various uses. There should be a locksmith, and various materials with which to build or repair floors—wood, tile, granite, marble—and various kitchen and cabinet sets. Everything will come with the option of being premade or custom-made. A glassblower will also sell glass products, with variable and custom-made sizes. There will be a clock store with every kind of clock imaginable, including stopwatches and timers. In this way, the Zhongshan Center will become the most complete retail marketplace in Manhattan.

The tenth floor will have an area of 140,000 sq. ft. On this floor, various brand-name specialty stores will be hosted. They will sell supplies and equipment, like stationery, office supplies, copiers and fax machines. Everything from paper clips to filing cabinets. There will be various bookstores on this floor, both Chinese and English, which will sell all sorts of Chinese books, foreign language books, stationery and magazines (which will also be available for sale in the International Food Square below). Flower stores will also be available on this floor, and golf supply stores as well. Gold, silver and all sorts of jewelry will also be available for sale on this floor, and more Eastern and Western pharmacies. There will be leather stores selling suitcases and other leather products, and wedding and anniversary photographers capable of taking beautiful, elegant pictures for brides and couples. There will be optometrist offices here as well, including an eye clinic and a glasses store, and everything in between.

These will help people see more brightly and clearly. A shoe store will also provide everything from luxurious leather shoes to specialized athletic shoes and sneakers. The tenth floor, in short, will be entirely devoted to retail.

The eleventh floor will have an area of 140,000 sq. ft., and will serve as another retail floor. This floor will be the last commercial floor. In total, the Zhongshan Center will provide 1,540,000 sq. ft. of area for commercial use. This floor will have a bridal/wedding photographer, a bridal and wedding dress shop, a video and photography service outcall service for weddings, stamp collection stores, coin collection stores, collector's gathering spaces for trading, Western and Eastern pharmacies, and physical therapy and medical equipment stores, as well as 60,000 sq. ft. reserved for other types of businesses not mentioned here. From the first to the eleventh floor, customers will be given a complete picture of whatever it is they want to buy, so that they will have a complete selection and plenty of references for comparison, all in one place.

The twelfth floor will have an area of 140,000 sq. ft. Zhongshan Center will be completely different from any other famous skyscraper in the world. Other famous skyscrapers only have a few floors dedicated to selling famous brands, choosing to occupy their space instead with offices, without reserving their highest story as an observation deck. For instance, the Empire State Building has 102 stories, but the observation deck is only at the 86th floor. These famous skyscrapers only reserve a few stories for residential spaces as well. The Zhongshan Center, on the other hand, will have 1,600 families living within the building. Notably, the 12th floor will also house several factories, including 20,000 sq. ft. reserved for a printing

press, 27,000 sq. ft. reserved for a clothing factory, 40,000 sq. ft. reserved for a food factory, 20,000 sq. ft. reserved for a curtain factory, and 20,000 sq. ft. reserved for a jewelry refurbishing factory. There will also be 20,000 sq. ft. reserved for an art reproduction factory. This will be the first case in the world of a famous skyscraper also housing factories. Right now, most factories are noisy and create a fair amount of pollution—however, the Zhongshan Center's factories will be incredibly modern, and will not create much noise or pollution. This is the most important element governing the factories inside the Zhongshan Center. These modern factories will not produce noise, pollution, spilt oil, trash, litter or debris, and no unpleasant smells. In this way, we'll make the Zhongshan Center like an entire town. Everything that is necessary in a city will be included in the Zhongshan Center. In normal cities, it's difficult to make every factory in the city comply with this reduction of noise and pollution. But the Zhongshan Center will use the unique, revolutionary, and courageous method of including factories within a skyscraper!

34. 13-23rd floors, 11 floors. These floors will be donated to the community and educational programs to use free-of-charge.

The 13th to the 23rd floors will each have an area of 140,000 sq. ft. In total, 1,540,000 sq. ft. These will be available for long-term free use, especially for programs promoting community education, elderly care, activities for youth, various conferences, theatre programs, religious activities, as well as all sorts of non-profit organizations. These floors will also host a memorial museum, a cultural center, a fitness center, an exhibition center, governmental offices dealing with Sino-American affairs, and various community service societies. As we will need to increase current zoning laws by, we will be sure to give this 35% back to the community free-of-charge. In these 11 floors, as well as the observation deck and the low- and medium-income housing and offices, we will be able to accomplish this goal. In the design of this building, we also want to express our love for the community. The 13th to the 24th floor will use the following:

The 13th floor will be 140,000 sq. ft., and will be used as a conference and meeting hall. There will be a large conference room of 50,000 sq. ft., capable of seating 4,000 people, as well as a medium one of 20,000 sq. ft. (capacity=1,500 people), and 5 small meeting rooms of 2,000 sq. ft. each (total 10,000 sq. ft.). There will also be 2 mid-sized meeting rooms of 5,000 sq. ft. (total 10,000 sq. ft.), each with a capacity of 300 people. A large theatre, approximately 25,000 sq. ft. will connect the 13th and 14th floors. It will be 30 ft. high, and will have a capacity of 1,600 people. Additionally, there will be two smaller theatres at 10,000 sq. ft. each, and will both also connect the 13th and 14th floors. They should each have enough height that all audience members can clearly see the performance on stage. A storage room will also be built on this floor at 5,000 sq. ft., and will be made available to store supplies for the whole floor. The large- and medium-sized conference rooms will have uses outside of conferences. For instance, exhibitions and various feasts. All sizes of conference rooms can be privately rented to members of the community, companies and other individuals. Each theater will hold daily public performances—and sometimes can be rented to other individuals for private use. We will invite famous opera troupes and performers to give shows and concerts, and will work hard to make this the Lincoln Center of downtown New York. We will plant the seed of culture in downtown New York and watch our community grow into a vibrant cultural hub.

The 14th floor will have an area of 140,000 sq. ft. As stated earlier, the 13th and 14th floors will be connected by the large and small theaters. The large theater will be 25,000 sq. ft., while the two smaller theaters will each be 20,000 sq. ft. The National Father Sun Zhongshan Memorial Museum will occupy 20,000 sq. ft., ...

...and will host 2,600 visitors a day (80,000 per month). Tickets will be available for \$4.00, \$2.00 for senior citizens, and free for students. It will also serve as a public library (15,000 sq. ft. total). Each month, the library will serve 150,000 visitors. There will be different educational activities and community celebrations hosted here each week. The goal will be to make this library as excellent as the public library in Flushing. There will be a Chinese monastery, with a Buddha statue occupying 12,000 sq. ft., as well as a Daxiong court. These will connect the 14th, 15th, and 16th floor, and will be 45 ft. in height. Besides the large Buddha statue, these areas will be available for various Buddhist religious activities. Each religious activity center will be 1,000 sq. ft., a total of 2,000 sq. ft. There will also be a place for cremation ashes, a sort of burial ground in temple, and a place to remember and honor the dead in the Chinese style (10,000 sq. ft.). There will be room for 50,000 small, Chinese-style memorials. Nearby there will also be a cafeteria serving the monastery (2,000 sq. ft.), a dormitory for the monks (1,500 sq. ft.), a monastery office (1,000 sq. ft.), and a religious-supply room for texts, etc. (1,500 sq. ft.). In total, the monastery will be 40,000 sq. ft. It will be a holy place to worship the Buddha, and will provide various religious services to the community. There will also be a Christian church (20,000 sq. ft.) and a fellowship hall (12,000 sq. ft.) built on this floor,

as well as a cafeteria and dormitory for church use.

The 15th floor will host the Sun Zhongshan Elementary School. The entire floor will be 140,000 sq. ft., and will also have an English class for adult immigrants, a Chinese class, a service for different races and ethnic minorities from China and America, and a complete New York public elementary school (pre-school to 6th grade). There will be 5 classes of pre-school, 5 classes of kindergarten, 8 classes of 1st grade, 8 classes of 2nd grade, 8 classes of 3rd grade, 8 classes of 4th grade, 8 classes of 5th grade, and 8 classes of 6th grade, for a total of 58 classes. Each class of preschool and kindergarten will have 30 students, making a total of 300 students. From 1st to the 6th grade, each class will have 35 students, making a total of 1,680 students. This comes to a grand total of 1,980 students studying at the school. Each classroom will occupy an area of 1,200 sq. ft. There will be 68 classrooms, occupying a total of 81,600 sq. ft., next to a playground of 10,000 sq. ft. The school will also have an assembly hall and auditorium (10,000 sq. ft.), an office, a teacher's lounge and a textbook and stationery supply closet, totaling around 40,000 sq. ft. This will be the first public school ever built within a super skyscraper, and will offer an excellent, quality education and learning environment to all its students.

The 16th floor will have an area of 140,000 sq. ft., and will host the Chinatown Public Middle School. This will also be a New York public school. There will be special tutoring classes for those students who want to be put on a path to get into a famous high school and university.

These tutoring services will be offered in two sets of schedules: after-school classes and weekend classes. They will be for students who want to go to famous high schools and famous universities, and tuition will be half that of a private school. The principal will also help students gain a better future through admittance to a good high school and university. Classes will begin with the first year of middle school (7th grade) to the last grade of high school (grade 12), in the American style. Each grade will have 9 classes, making a total of 54 classes. Each class will have 35 students, totaling at 1,890 students. Besides the 54 classrooms, there will also be 20 additional rooms serving as computer labs, music rooms, etc., making a total of 74 classrooms. Each classroom will occupy 1,200 sq. ft., totaling 88,800 sq. ft. The playground will occupy 10,000 sq. ft. The auditorium will be 10,000 sq. ft., and the storage closet, office, cafeteria and teacher's lounge will occupy 30,000 sq. ft. in total. These will be the only New York public middle and high schools within a super skyscraper, a magnificent achievement.

The 17th floor will have an area of 140,000 sq. ft., and will house the prestigious Zhongshan University. This will be a complete, accredited 4-year university with multiple concentrations, where students will progress from freshman year to senior year. Each year, students will be required to take 15 classes, for a total of 60 classes. Each class will have 35 students. In total, there will be 2,100 students at the college. There will also be college preparatory classes in English, art, literature, math, as well as vocational and technical classes. In total, 60 classes, each class with 30 students. In total, 1,800 students. There will be 70 classrooms at 1,200 sq. ft. each (total: 84,000 sq. ft.). There will be an athletic field occupying a total of 10,000 sq. ft., and an auditorium of 10,000 sq. ft. There will be 8 small conference rooms of 1,000 sq. ft. apiece, totaling 8,000 sq. ft. Finally, there will be an executive office, student club facilities, a storage room and cafeteria, totaling roughly 28,000 sq. ft.

The 18th floor will have an area of 140,000 sq. ft., which will serve as a youth community center, an elderly care center, and a sporting facility. The young person's center will be 18,000 sq. ft., the sporting facility will be 24,000 sq. ft., and the elderly care center will be 28,000 sq. ft. The cultural education center will occupy 18,000 sq. ft. There will also be a Great Hall, occupying 15,000 sq. ft. There will be a Young Person's Union that will provide space for organizations serving youth. The young person's center will serve children ages 8-16, and provide different programs for their education and development. The sporting facilities will train people in different sporting skills and provide areas to practice and play various ballgames. It can also be used for gymnastics. The elderly care center will provide various services for members.

The cultural center and great hall will be used to provide cultural education and entertainment for the old and young alike. Community members will have the privilege of gaining a healthy cultural education inside the #1 building in the world.

The 19th floor will have an area of 140,000 sq. ft. The entire 19th floor will be made available for various children's programs. A daycare will occupy 30,000 sq. ft. and host 1,000 children. The teachers will all be fully licensed professionals, and will provide an excellent foundation for the growth of children. A children's playground will occupy 20,000 sq. ft., and will be like a mini-Disneyland for the children. There will also be a 10,000 sq. ft. water park, allowing children to have fun in the water as well as certain educational benefits. There will be a 10,000 sq. ft. ice rink, open year-round, which will let children learn how to ice skate. This floor will also host an exhibition center, which will provide a showcase for different arts, including photography, painting, calligraphy and science, as well as a clothing and family supply store, and a nutrition center. Additionally,

a clothing and arts and crafts store will be on this floor. Besides educational training, this floor can be used for displaying innovative business items, new inventions and products.

The 20th floor will have an area of 140,000 sq. ft. This floor will be provided to various community groups free-of-charge. These groups must have been registered before December 31st, 2009, and must have paid taxes in 2010. The goal is to have all Chinese-American groups come together to form an enormous Chinese-American Union, a union which must include representatives from every region of China. This includes Guangdong, Fujian, Jiangsu, Zhejiang, and every other province and city, including Hong Kong, Taiwan and Macau. There will be governmental offices on this floor as well, and this will serve as a very important window of communication between New York and all areas of China. All American organizations that are non-governmental can find a warm partnership with the Chinese-American organizations on this floor. There will be a great hall (20,000 sq. ft.) on this floor as well, and three conference rooms (2 medium-sized, 1 small) which will provide space for political elections and nongovernmental activity.

The 21st floor will have an area of 140,000 sq. ft., and will be made available for nonprofit organizations free-of-charge. All important nonprofit groups that were not given space on the lower floors will be housed here. However, they must have been registered before 2009—Zhongshan Center will not accept organizations that were established after the Zhongshan Center was planned. Extra space on this floor will be used for other nonprofit organizations.

The 22nd floor will have an area of 140,000 sq. ft., and will be given to various governmental organizations to use. This may include the Red Cross. There will be representatives from every continent. There will also be American offices dealing with relations with these continents, including offices focusing on transportation, health, sanitation, housing, environmental protection, social security, consumer protection, and fire and disaster management. There will also be an arbitration agency, a legal aid center, offices for small businesses, a U.S. passport agency, a tourism bureau, and others. These will focus on serving the nearby community and downtown Manhattan.

The 23rd floor will have an area of 140,000 sq. ft. This floor will be wholly reserved for community use. These 11 floors will have very spacious offices for community use. It is only in this stupendous skyscraper that such a stupendous plan can be enacted. This is, truly, a miracle. The 23rd floor can be used as an office headquarters for the “Capitalism with American Characteristics” special districts. The rest of the space (120,000 sq. ft.) will be rented out to businesses at reasonable prices. These offices will be extremely upscale, and renters will be able to expect top-quality management from the Zhongshan Center. This includes maintenance, security, and “green” policies. These 11 floors will not be required to pay property or real estate taxes, because they are designed for community use—however, renters will have to pay for certain utilities, including electricity, hot and cold water, and heat. It will be small fee, providing utilities for this 1,540,000 sq. ft. If we offer 120,000 sq. ft. of space for rent on the 23rd floor, the income from the rent will, perhaps, help pay for 50% of the utilities budget. This is a good idea.

The 24th floor will have an area of 140,000 sq. ft., which will be provided to the original office owners. The original office owners will be kindly welcoming back to the new building. If there are additional offices, they can be rented out to new business owners.

The 25th floor will have an area of 140,000 sq. ft. Because the building is extremely tall, this floor will be used to manage emergencies, disasters and major accidents. If there is danger outside, or there’s no time to leave the building, this floor will serve as a shelter. There are a total of three identical floors within the building: the 25th floor, the 60th floor, and the 95th floor. This is to ensure the safety of visitors and inhabitants of the Zhongshan Center. These three floors will have a direct elevator to the ground level, as well as a power generator to prevent blackouts in an emergency. This will allow for rapid evacuation of the building. If the air is dangerous to breathe outside, or poisonous, or in case of another dangerous situation, these three floors can provide a shelter until evacuation is safe. There will be dried goods, cookies, snacks, mineral water and other drinks available in abundance. Of course there will also be an enormous restroom. There will also be a basic set of medicines and emergency aid stored here. With patience and cooperation from the people of the Zhongshan Center, we will be able to overcome any type of emergency. Twenty-five percent of this area will be used for machinery, including a water cooler and heater among others. There will be an equipment room, a control room, and pipes connecting water, electricity and gas to spread throughout the whole building.

35. The 26th to 35th floors will be used for offices.

The 26th through 35th floors will each have an area of 140,000 sq. ft. The offices will be available for businesses and nonprofessionals alike. There will be hundreds of thousands of businesses gathered within the Zhongshan Center. In addition, the Zhongshan Center will make an effort to absorb the top 500 American companies. We will welcome all famous companies from every area of China, including Hong Kong and Taiwan, as well as famous companies from Europe, Australia, Asia, South America and Africa. They will all come to Zhongshan Center to set up new company offices, making it an international hub.

I hope every company that comes to the Zhongshan Center will grow and experience increased prosperity. Furthermore, we will accept any business that wishes to join the Zhongshan Center, making it the most inclusive super skyscraper in the world. It will come to be like the entire Earth in miniature.

The 26th floor will have an area of 140,000 sq. ft. This floor will be used to house offices for house-designing companies (new projects, remodeling projects, projects to meet governmental compliances, expansions projects and installation projects). There will also be agencies who can help people navigate their projects through housing bureaucracy. For example, once a new building is built, this company can draw up the contract for officially moving into the new building. Although in America there aren't many new houses being built now, there are a number of renovations and remodeling projects happening now. The remodeling business is extremely popular now. All sorts of consulting firms, including architectural consultants, economic consultants, public relations consultants, medical and health consultants, etc., and all sorts of designing companies, including clothing designers, art designers, furniture designers, etc., will have offices here. This floor will also have book companies, arts and crafts companies, and opticians. The opticians will give eye exams, sell glasses to young and old people, and also offer non-prescription glasses. They will have normal, domestic products and upscale, imported products as well. Consultants to help people navigate government penalties will also be housed on this floor, as well as cell phone companies that sell all different styles and brands of cell and landline telephones. This includes companies that can connect phones to computers and televisions, smart phones, I-pods, and laser discs. Domestic and international airlines will have ticket offices here on a long-term basis.

The 27th floor will have an area of 140,000 sq. ft., which will house offices for air conditioner companies, window companies, family supply companies, as well as Central Heating and Cooling system providers, and companies that sell all different shapes and sizes of refrigerators, freezers, and any combination therein. This includes walk-in freezers. Heating companies will also have offices here (including electric, gas and wood-stove). Pipe companies and plumbers will be here as well. In China, it's difficult to find a skilled plumber, but in America it's quite easy.

...in Chinese newspapers, most of the advertisements for plumbing services feature unlicensed plumbers, due to the difficulty in obtaining the license. Those who have licenses in this field may apply for project permits, which are necessary for any sewage and water pipeline projects one may wish to undertake (including government contract work). The Zhongshan Center will also have licensed electricians available for various projects, who are skilled and knowledgeable about all aspects of electrical projects. There will also have a water purifier for the building's tap water. Those who are worried about drinking directly from the tap can rest at ease—this will certainly be a popular aspect of the building. Nowadays, the government is more concerned with water pollution than in the past. Services like beauty centers and laundromats are required to install special equipment for disposing of waste water, or possibly recycling water. The Zhongshan Center will offer gardening services as well, helping inhabitants trim their trees and provide various other landscape services. Inside the building, there will be a television production company specializing in producing Asian-style soap operas. Because the building is 128 stories tall, and boasts a 150 foot antenna on top, it will be a very convenient place to house broadcasting studios. We will also welcome any cable companies, as well as video services for various celebrations, including weddings, graduations, birthdays and company grand opening celebrations. This way people can record all their good memories with these video services.

The 28th floor will have an area of 140,000 sq. ft. This floor will house beauty centers, hair salons, and other beauty and weight-loss services. Naturally there will also be services for men, such as traditional, simple haircuts. There will also be stores to sell various beauty supplies and equipment. There will be nail salons on this floor, as well as tools for making one's nails beautiful for sale. The main purpose for providing a beauty center will be to extend a woman's youth and beauty forever. This floor will also provide wedding dress services, and also a number of evening dresses for non-wedding parties and celebrations. Tuxedos for grooms will also be available. In addition, we will offer a complete wedding package, includ-

ing tuxedo and wedding dress, video and pictures, etc. People who wish to receive this package only need to pay one lump sum, and the company will take care of everything else. Inside the building, various tailor shops and clothing stores will be present. These stores will offer western suits, qipaos, Zhongshan suits, Chinese-style clothing, western dresses, as well as dyed clothing and tailor services, so that clothing can be worn more comfortably. The building will also have several trading companies, which will trade in various imported and exported goods, from and with various countries. These companies can either exclusively sell and buy, or they can use their own factories to produce and sell their products, and will range from small to large in size. There will be hundreds of thousands of products available in some stores, ranging from car and food exports to clothing imports and silverware. On the other hand, many of the shops will only specialize in one type of business.

The 29th floor will have an area of 140,000 sq. ft. This floor will host feng shui specialists, name readers and fortune tellers. These days, many masters in these fields know yin and yang very well, and are able to predict the future. Even in today's high-tech age, there are plenty of people looking for these sorts of traditional masters, those who offer advice based on feng shui toward subjects like starting a new business or the proper place for one's burial, etc. These are also important subjects that need to be studied. These sorts of businesses don't need any significant financial investments. One famous example of this phenomenon can be found in the richest entrepreneur in Hong Kong, a woman who, upon dying, gave the majority of her fortune to her fortune teller. This is well known news in China. Before people buy a house or apartment, they will certainly consult a feng shui master to check the feng shui of their future home. After they purchase the new house, the owner will ask a feng shui master for advice on various adjustments, and will rebuild it in sections based on this advice to give good luck to his family in their new space. This floor will also house various cemetery services, who will provide grave plots to customers. Many people like to get their grave plots in advance, to make sure their eternal resting place is prepared well in advance. In addition, funeral supplies will be sold on this floor. Many successful people wish to have a better next cycle, wish to become rich or ascend to heaven with their parents in their next life. Religion uses people's belief or faith to transform the spirit and lighten its burdens. The Zhongshan Center will also accept churches, religious associations, monasteries and Buddhist temples who wish to house offices within the building. The followers of these various religions will be able to gather in one place and pray together, or hold special religious events. This floor will also house art and antiques for sale or trade, and will have information available on discerning real antiques from fake ones. The antique centers will also frequently host auctions. This floor will also have space to provide to non-profit organizations who do not qualify for receiving free office space, though they will have to rent the space on this floor.

The 30th floor will have an area of 140,000 sq. ft., and will mainly house insurance companies. Insurance companies will have space here to train their agents in selling. Products will include life insurance, housing insurance, car insurance and travel insurance, etc. These sorts of companies only specialize in management and administrative work, as well as compensation for those to whom it's owed, and negotiation as well – however, they will not sell insurance directly to the guests. Rather, insurance agents will receive a commission based on a percentage of the total amount they sell. This floor will also have several transportation company offices. These are large businesses, which include services like the delivery of goods. Goods may be delivered by plane, ship, truck or train. UPS is a huge operation, which can deliver parcels and goods purchased online right to your doorstep. This floor will also host various moving companies, both for home and office moves. Trains and planes can also be used for moving projects, as well as ships. Cargo can be delivered internationally via ship.

Car companies can keep models of their cars to show to customers on this floor, and can also use space here to train their employees. Car rental companies will also be housed on this floor, and will include cars available to rent by the day, the month, the year, or even the hour. Limousines will also be available. Long- and short-distance passenger transport (via buses) will be available here, and various liquor and tobacco shops as well. Import/export businesses, wholesale and retail stores will all be housed on this floor. The Zhongshan Center will also have a wine tasting room, with representatives of various wineries offering products at wholesale or retail prices. We will use this as a center of export for American cigarettes to countries all over the world, and as a place to import various famous liquors and tobacco products from countries around the globe. This floor will also have a few professional photography services available to customers, as well as photography studios, and professional photographers and videographers available for outcall work.

The 31st floor will have an area of 140,000 sq. ft. This floor will house various real estate companies, both specializing in investments and individual purchases. Real estate has become the most precious commodity for many people. Many New Yorkers bought houses 30 years ago or more, or small-to-medium sized places in Manhattan—for instance, a five-story

building for mixed commercial and residential use. At the time, those properties were all around \$200,000 dollars, with only \$80,000 down payments. Mortgages were therefore taken from banks at \$120,000, to be paid back over the course of 25 years. During that period, every month the bank would demand \$1,100 be paid back. At this time, these people have nearly paid off their entire mortgages. Nowadays, these houses are worth \$1,500,000, or \$2,500,000 for commercial buildings. Those who own houses like these go to work and only spend their money on living expenses, and don't have much savings. When they're old, their only fortunes will be inextricably tied with the houses they bought long ago. Now, even though retirees get small amounts of retirement compensation, they make their real old-age support money on the value of their properties, as well as the steady income from people and businesses renting those properties. If they had not bought that house long ago, perhaps they would still be living in abject poverty. The real estate business is very large, and includes property, farmland, houses, factories, stores, department stores, offices, garages, parking lots, hotels, new houses, new apartments, auctions for repossessed properties, various spaces for commercial use, building management companies, whole-land developers and small-plot developers. Various real estate companies have their own specialized areas, which allow them to close deals more effectively. A large percentage of the fortunes of wealthy people in the world is tied up in real estate. This floor will also house job-placement agencies for companies or families trying to find a family member a job, as well as individuals.

This way, employers can find employees, and vice versa. Nowadays, job placement agencies not only recommend jobs, but companies, too, can find employees. For instance, hospitals can find doctors, law firms can find lawyers, accounting firms can find accountants, and large companies that want technological and business consultants can also find what they're looking for. There will also be dating and matchmaking services, as well as housekeeper and babysitting services. In all, there will be many different kinds of popular agencies represented on this floor.

The 32nd floor will have an area of 140,000 sq. ft., and will house various consumable good businesses, including food import and export businesses. There will be teas and tea sets, coffee from various global regions, food and drink inventions, and various chain food franchise training centers. Various bakeries and baking schools will also be here, and places where new products can be introduced to the public. In particular, this floor will specialize in various Chinese foods. Thousands of dishes from all regions of China will be represented here. We will study various ultra-simple American cuisines, like hamburgers and hotdogs, and will adapt them to Chinese tastes. Hopefully these trends will catch on. Catering services are becoming more and more popular, especially for celebrations like company grand openings, birthday parties, family reunions, house warming parties, and various office celebrations as well. These sorts of celebrations need out-service food and drink, including wait staff. As of yet, there are no companies that offer a really satisfactory version of this service. Some restaurants claim that they offer this service, but they tend to give one a cat when they've asked for a tiger. Inside the Zhongshan Center, on the other hand, we will have an ultra-satisfactory super catering company, which can provide precisely this service, as well as arrangements for decorating the party space. We will provide foods and snacks from all around the world, and a full selection of cocktails and refreshments. All of this will be available in buffet style, with self-service. We will have an excellent system of providing warm dishes, and managers and wait staff will be on hand to serve the party guests. Expensive and inexpensive services, as well as everything in between, will be available. Over 1,000 people can be accommodated. Not only will we offer our own restaurants' foods, but we will be able to cook any country's food on demand. We will have access to chefs who specialize in every type of cuisine imaginable. For example, if you want Italian food, we will invite an Italian chef to cook. If you want Indian food, we will invite an Indian chef to cook. This is a unique "cuisine factory," capable of producing internationally famous dished completely on demand. This floor will also host entertainment companies to provide entertainment. We will organize events with visiting artists in the Zhongshan Center, including theatre, concerts, and New Year's celebrations. We will also host various parties and "dinner theatre" type shows with feasts. We can also provide stereos and equipment for karaoke. This floor will also have various management companies, each responsible for different area of requirement for our guests.

The 33rd floor will have an area of 140,000 sq. ft. This floor will house offices for various famous factories. Famous corporations from countries around the world will rent offices here, as well as offices of domestic factories, for the purpose of hiring and training sales representatives. This will allow the factories to achieve optimum efficiency, increasing the strength of their stock and promoting them to international markets. Housing famous companies' offices in such a famous building is appropriate indeed. This floor will also house a travel agency, which will book international air tickets, cruises, package tours, bus tours, domestic tours and international tours. Jewelry companies will also be housed on this floor, carrying real, expensive and rare stones and accessories, as well as fake but beautiful jewelry. Oil companies will also have offices on

this floor. These companies will sell oil wholesale to gas stations, airline companies and oil trading conglomerates. This floor will also have offices and stores for different countries' musical instruments, bringing together instruments from Western, Eastern, European countries, etc., gathered in America and offered to the international market.

The 34th floor will have an area of 140,000 sq. ft., and will specialize in office supplies and stationery shops. Paper will be sold here wholesale. Security guard rental companies will also be represented here—the popularity of this business sector has skyrocketed since 9/11. There will be several security companies available, which will be able to provide information to potential clients here. Translation companies, printing services, copying services, and companies providing other services for offices will be available here, so that small businesses within the Center won't even have to hire a secretary. Different equipment for copying and printing on stationery will be available for the customer's convenience. We will provide services to help exporters clear customs in various countries as well. In addition, a KTV/Karaoke entertainment center will be housed on this floor, and various art studios.

The 35th floor will have an area of 140,000 sq. ft. This floor will have a gym and fitness center, which will occupy roughly 15,000 sq. ft., and which will boast the most complete set of workout equipment, the most famous personal trainers and coaches to train customers in all kinds of sports, allowing people to lose weight with a focus on working out and physical movement rather than chemical solutions. Indoor courts and courses will be available for pool, ping pong, golf, and various other games and sports. There will also be a full athletic field, for the purpose of training children to become professional players. Ballet and aerobics classes will be offered in studios specially built for that purpose. This floor will also have a free-weight gym, and various martial arts classes. There will also be a furniture company on this floor, which will sell furniture wholesale, as well as encouraging new designs of furniture, lamps and lighting fixtures. The lights will also be sold wholesale.

36. 36-45th floors: Solving the community's housing problems. 300 apartments given to medium- and low-income families, and 150 apartments given to the elderly.

Starting from the 36th floor, the Zhongshan Center will contain a residential area, an office area, and the Galactic Hotel. Each floor's area, however, will decrease to 90,000 sq. ft. The "extra-zoning" area will benefit the community. The federal government will be able to collect extra tax revenue, and it will therefore also help the country. Additionally, the city will become more beautiful. The builders and investors will also benefit from this superb plan. Floors 36-45, ten floors in total, will have a total area of 900,000 sq. ft. Minus the area that will be considered "public space," the ten floors in total will be able to house 450 apartments of 2,000 sq. ft. apiece. There will be studio apartments, as well as 1-, 2-, and 3-bedroom apartments available. 300 medium- or low-income families (based on the rules of the Housing Bureau of New York City) will be given apartments. The rest of the available apartments will be rented freely to any New York City residents. Because the Center is in Chinatown, 50% of the apartments should be occupied by Chinese people, with 50% occupied by people of other races. The 300 medium- and low-income apartments will certainly have many applicants, and competition will be stiff. Therefore, we will work to sort out those families who truly qualify, and of those qualified applicants, the 300 apartments will be given out by lottery drawing. For these 300 lucky families, it will be like they won a grand lottery prize. Congratulations to these lucky people! They will be able to move into this wonderful super-skyscraper and live a life of luxury from here on out. The apartments designated for the elderly will likewise follow this selection process—and, of course, these residents too should be 50% Chinese and 50% people of other races. In accordance with the Elderly Housing Laws of New York, lucky elderly residents will be selected as apartments become available due to the passing on of former residents. The apartments for the elderly residents on these ten floors will be the most luxurious apartments available in New York City. They will be identical with apartments that are for sale on the 66th to 75th floors. The same materials will be used in construction of the bathrooms, kitchen, floors, bedrooms, ceilings, walls, lights, windows and windowsills—all will be exactly the same! In this way, the low income people will be able to enjoy the same daily lives as the extremely wealthy. The biggest difference is that the low-income and elderly families in these apartments will pay an extremely low monthly rent.

The rent from these apartments may not even support 10% of the maintenance and management fees of the building. Those who choose to buy apartments in the Center will need to pay millions of dollars, and even the rented apartments will be between \$4,000-\$25,000 per month. Haha! You lucky, lucky low-income and elderly residents of the Zhongshan

Center. You've truly struck gold! Congratulations, again! We will also have professional workers teach the residents of these apartments in the proper maintenance of their living spaces. The material is very precious: therefore, if it's worn out naturally, that's fine, but if it's broken or mistreated through careless use, it must be paid for by that resident. It is therefore of the utmost importance that professional trainers give proper guidance in the maintenance and care of these apartments. Many real-life cases exist that show that people who live in apartments with precious and fine materials, and who properly care for those materials, can live in a space for 8 to 10 years without the slightest hint of wear or damage. It will not be tolerated for the low-income and elderly residents to make the luxury apartments into pigsties. The residents should know how to protect the furniture and equipment, and should conduct their lives in an elegant and moral manner. We must also have reasonable policies for living in these apartments, and for general use of the Zhongshan Center. These policies will apply to all 128 floors of this building, poor or rich. Therefore, when I say "congratulations" to everyone, I hope they will be cooperative and properly follow the rules of the Zhongshan Center. In this world, there are people who try to their best in life, but eventually fall to homelessness, barely able to afford three meals a day. But maybe, if they are given another chance, they can become successful people. Once they become rich, they will become cultured and elegant. My long-term goal is to treat rich people and regular people like separate ingredients, to put them all together in the same pot and cook them. The result will make the regular people elegant, and will make the rich people even more elegant than before. In short, my life goal is to see all of us gain prosperity, together.

37. The 46th floor to the 55th floor will be given over to the original residents displaced by the building of the Zhongshan Center

The 46th to 55th floors will have a total of 900,000 sq. ft. Long ago, these people lived from the 1st floor to the 6th floor of their apartment buildings. It was especially bad for the people living on the 5th and 6th floors, because there were no elevators, and the elderly and disabled people in particular had a hard time of it. Because the building was so small, the view outside the window showed nothing but the wall of the next building. But now, they've moved somewhere between the 46th floor and the...

When entering the apartment, one will see the lovable blue sky and white clouds from the window, as well as the harbor, the East river, and the Hudson. Not only will you be able to see all of Manhattan and the five boroughs, but also the flower gardens of New Jersey. Also visible will be beautiful Long Island, and even Connecticut and upstate New York. The beauty of the view will be unparalleled. The building will contain a mix of residents. Depending on the resident, the rent will be stabilized, controlled, near market price, or at market price. Additionally, some residents will be the proprietors of their own apartment. In many homes that are in a state of disrepair, the living conditions are very poor in the winter due to the heat frequently being cut off or hot water being insufficient. For this reason, the proprietary rarely lives in his own building. If he did, the tenants would come knocking on his door in the winter, complaining about the lack of heat, and the landlord would not be able to sleep or argue with the tenant. In short, backward living conditions are incompatible with this large, international city. Such living conditions, when compared with the luxurious and cozy living conditions of the Sun Yat-Sen Center, are as different as can be. The original inhabitants will be able to move into these beautiful apartments, just as if they had won first prize in a lottery. Luckily, their chances will be much better. Each and every one of them will win first prize. Once more I congratulate each one of these lucky people and give my blessings. Before, low-quality apartments and poor maintenance cause conflicts and misunderstandings between landlords and tenants. For example, when the hot water or heating is cut off, or when the roof leaks. Or for example, when summer time comes and air-conditioners break a fuse, and the whole family in the apartment must deal with stifling heat and darkness because the landlord cannot be found to replace the fuse. Now however, in this mansion with top-notch facilities, even if something is damaged, the management will come immediately to repair it. This will avoid conflict between landlord and tenant, and everybody will be able to extend a hand the friendship to one another. The process for moving in the original tenants will be equitable, and each will receive an apartment with a 10% increase of in square footage. For example, if a tenant in the old building had a 500 square foot home, he or she would be allocated 550 square feet in the new BaiWen building, and would enjoy a more spacious living area.

If the tenants of the present backwards housing have a twenty or thirty year-old car, this car is sure to have components that break down often or malfunction, making it necessary to perform troublesome repairs or rendering it useless for

extended periods of time. However when these tenants move into the new BaiWen building, not only will they receive a new car, but there will also be a new reasonable and experienced repair company to provide sincere care for the new vehicle. Everybody will be able to relax and enjoy themselves. On the other hand, we aren't talking about work or business, we're only talking about living lodgings and accommodations. We truly don't know how much father we've gone. While everyone is demolishing the old homes and building new ones, we all must strive to work in friendly cooperation, each person thinking up solutions to residents' problems. It is similar to how there can only be a successful harvest when the farmers cultivate their crops with sincerity. Think about it rationally: if the farmers don't till the land with great effort, then naturally there will be no harvest. The Baiwen apartment building, with its luxurious comforts and top-notch facilities are just the same. We must ask the residents to cherish the facilities, using them with first-rate style and outstanding moral character, making sure to comply with all regulations so that Baiwen Mansions can maintain tidy luxury for a long time. Once more I thank everyone for their cooperation and wish that we can work together happily. We must ask sincerely for new residents to not bring in old furniture to the new apartments, because old-fashioned things are not pleasing to the eye, and are also difficult to keep tidy. As for new pieces of furniture, the fewer moved in the better. It is truly difficult to achieve elegance in a residence when it is piled full of things. People who move into first-rate residences will no doubt begin to cultivate first-rate moral characters. Residents, other than those who are in school or enjoying retirement, must all maintain employment in order to cultivate a diligent and hardworking character. There will be many work opportunities in the Sun Yat-Sen Center, and residents of the building will receive priority during hiring. The center will be a glorious experimental field for implementing the policies of American-style capitalism for a prosperous economy. This is a place where everybody will struggle to cultivate the land, not a desolate field of unemployment. Those who are able-bodied must participate in the work force, not just eke out a meager existence off of economic assistance. The employment level at the center will not be permitted to be below the national average. The unemployment level at the center is planned to 0%. These are the sweet rewards of capitalism with American characteristics. The ideal Sun Yat-Sen center will be one in which all residents are comfortable and employed, living a prosperous and peaceful life.

38. Floors 55 to 65 will be reserved specifically for office use.

Floors 56 to 65 will each have a square footage of 90,000 square feet. Floor 60 will serve as a meeting place in times of emergency. Similarly, floor 25 will have 75% of its space reserved for emergency use, the remaining 25% being used as a computer room. Hopefully these emergency rooms will never have to be used. The 60th floor is also 90,000 square feet, and will be used especially for office space.

Floors 56 to 59, altogether 360,000 square feet of space, will be dedicated to providing health care.

In floors 56 to 58, each clinic will be provided with 90,000 square feet of space; the surgical room on the 59th floor will be provided 90,000 square feet. Floors 56 to 59 will include all types of family medicine, and each department of specialized medicine, for example: internal medicine, cardiology, dermatology, gastro-intestinal medicine, neurology, OBGYN, ophthalmology, dentistry, orthopedics, rheumatology, pediatrics, podiatry, urology, oncology, kidney dialysis, gerontology, lab testing, X-rays, nutrition, genetics, physical therapy, traditional Chinese medicine, cosmetic surgery, radiology, phlebotomy, and nephrology. In brief, all departments of medicine under the sun will be represented. If someone at Sun Yat-Sen center needs to see a doctor or get a checkup, all types of treatment will be available. In addition to this, there will be experienced practitioners of traditional Chinese medicine to provide services such as acupuncture and prescribing tonics. In short, this will be complete medical center. Some clinics will have just one doctor, while others will have several doctors working in concert. If an ill person comes to these three floors where the medical center is located, they will surely find a doctor with the appropriate skills and the ability to diagnose their illness in a timely manner so that he or she can quickly recover. With more than one hundred clinics, several hundred doctors and 360,000 square feet of space, this medical center will be the largest medical system outside of a true hospital. The doctors here will provide conscientious service to the masses. Sick people will not need to take the stairs; there are dedicated elevators from the first floor straight to the medical center. The medical center will also have an optometry department, nutrition department, western pharmacy, Chinese pharmacy, plastic surgery department, as well as medical specialists to treat the masses and all types of special medical equipment. The 56th floor will also contain an information center to help doctors with their diagnoses. There will also be all types of bone examinations available, and treatment to prevent bone disease. This center will possess the most advanced technology available to diagnose bone disease. There will be capabilities to diagnose, analyze, treat, and restore health to people with bone

disease, provided by a complete and reliable team of medical professionals, who will provide treatment to the sick with the utmost care.

The 59th floor will hold a very modern and complete surgical department, with specialized doctors to provide medical services. For example, the in-house ophthalmologist will be able to treat cataracts, myopia, and astigmatism, saving residents a great deal of time that would otherwise be spent travelling to the hospital. Up until the current day, all ophthalmologists have had to carry out surgical operations to treat eye disease in the Bronx and Brooklyn. Present day Chinatown does not have the facilities to carry out such operations. Currently, patients in Manhattan seeking surgical treatment for diseases of the eye must take cars or buses arranged by their ophthalmologist to far-away places, inconveniencing both the patient and the doctor. If a surgical room were set up in the Sun Yat-Sen Center, it would avoid the hassle of making an unnecessary trip. The center would also provide surgical rooms for other ailments as well. Of course, only outpatient surgeries would be performed. The Sun Yat-Sen Center will have different surgical rooms for doctors of different specializations. Because there will be a sufficient amount of space, management will be able to schedule appointments in a way that allow the patient to be received with proper formality. There will be a comfortable and spacious waiting room, as well as people to provide patients with reassurance and answer any questions they might have about the surgery. If the patients need to rest after their surgery, there will be another lobby for family members and patients to make use of, where refreshments will be provided. The environment and friendly staff will make patients and their family feel at home and at ease. With sufficient effort by the doctors and their assistants, patients recuperate quickly and be able to return to their work. Additionally, doctors will only need to go up two floors to reach the surgical facilities, saving much precious time and preventing possible bottlenecks in transportation. Conveniently patients will be able to find transportation in the parking garage of the center after surgery, so that there is not need for them to go outside and expose themselves to the elements. If the patients' families will not be picking them up, then the center can arrange for transportation beforehand. In order to provide first-rate service to patients, skilled physicians will be welcomed to the medical center.

39. The 60th, 25th & 95th floor, which is 90,000 square feet, will serve as a place to gather in times of emergency and wait for evacuation.

The 60th floor, as well as the 25th floor, will have emergency generators to provide lighting in times of emergency or power cuts. Most importantly, emergency generators will be able to provide electricity to the elevators so that people can evacuate quickly. Of course, hopefully none of these precautionary measures will have to be implemented.

About 25% of this floor will also be for a computer room, and will house the control room for all of the building's facilities. Complementary food will be available here for residents in times of emergency, but the rest of the space in this floor will normally not be used other than in times of emergency.

Floors 61 and 62 altogether have 180,000 square feet of space. These two floors will be reserved for lawyers' offices. Individual law practices, as well as larger law firms will both be present, and many assistants and secretaries will be provided. The Sun Yat-Sen Center will welcome famous lawyers of great ability. Law is one of America's foremost industries. Not only does it not require large investment risks, but no special facilities are required, just sufficient knowledge of the law. In past times, due to the simple nature of society, a talented lawyer could handle all manners of work. However nowadays, we live in an advanced society all industries have undergone specialization, even the law industry. There are many specialized law practices, for example: commerce, bankruptcy, worker's compensation, patent, employment, corporate, criminal, civil, estate, immigration, trust, tax, malpractice, international, and all other types of law. Although people believe that if they abide by the law and do not bring suit against others then they will not need lawyers, even something as simple as buying a piece of real estate requires interactions with several lawyers. Just buying a home will require lawyers to help take out loans from the bank, file documents about construction work, and help the buyer. Additionally, if you want to apply for a green card, you must also hire a lawyer unless your English is proficient. Lawyers are also necessary for registering a business.

Therefore in this modern world, you will have many opportunities to hire a lawyer. If encounter one of the following situations, you had better seek the assistance of a lawyer: buying a home, selling a home, seeking political asylum, suffering accidental injury or slipping in a restaurant, getting food poisoning at a restaurant, signing a contract to buy a business,

buying and selling business, seeking a liquor license, writing a prenuptial agreement, getting a divorce, handling property, federal lawsuits, shareholder disputes, tax problems, employment contracts, immigration visas, investment, foreclosure, fire damage, smuggling, entering customs, tax refunds, car crashes, false birth certificates, naturalization, deaths resulting from malpractice, inheritance disputes, natural disasters, landlord-tenant disputes, as well as many other situations all require the help of a lawyer to find a solution. For example when a tenant has another year and a half left on the lease, but hasn't paid rent in three months, a situation that happens often between landlords and their tenants. In a country where law is not as important, the landlord would press the tenant to pay the rent owed, and then change the locks to force him to leave. It seems that this is a simple and fitting solution to the problem. However, in US law it is not permitted for the landlord to change the locks to turn out the tenant. Changing the locks without the tenant's permission is illegal, and the tenant would be able to request compensation, especially if his possessions are still within the apartment. For example, if a landlord were to change the locks and kick out a tenant in the dead of winter, and the tenant got hypothermia, then the landlord would be held responsible. In accordance with US Law, the landlord should hire a lawyer to seek out the rent owed him. Even if the landlord is only owed \$1,000 and the lawyer fee comes out to \$1,500 then the tenant would not be responsible for the difference. Of course the tenant can also hire a lawyer. An astute tenant would not pay his own lawyer fees, but would instead seek out the legal assistance of a lawyer employed by a governmental agency. A government lawyer will also use his full abilities to aid the tenant, and arrange for the debt to be postponed if the tenant is unemployed, and to help keep the incident off of the tenant's record. Judges will usually help the masses, and will not be willing to force a tenant into homelessness.

But often a tenant will know that he is in the wrong when he does not pay his rent, and will therefore not seek a legal solution, which is lucky for the landlord. From this one can see that in a country where there is rule of law, all disputes and matters to do with debt must be handled in a court of law. For example, if someone owes you \$10,000 but does not repay, and you take his car to settle the debt, this person may then accuse you of stealing his property. This is why you need to hire a lawyer to deal with issues of collecting debt. First of all, you need proof that you gave a loan to the other person. If the loan is documented, but nobody signed it, then it may be that you cannot seek repayment. Even if there is a receipt, then you must hire a lawyer to seek repayment of the debt. Usually, lawyers are paid by the hour, at a rate of \$200 to \$300 an hour, perhaps as much as \$500 and above for famous lawyers. If you've lent \$10,000 for example, you cannot add lawyer fees on top of that for the counterpart to pay, maybe just a little bit of interest is the most. If the lender is of the loan shark variety, and the rate of interest is higher than permitted, then that would be illegal. In this case, the principal and interest would add up to 10,600. If the person in debt has no money to pay off all the debt at once, then a lawyer can help draft an agreement to pay a down payment and then pay a certain amount each month until all of the debt is paid off. The lawyer might give you the good news that he reached an agreement to pay of 50% percent of the debt. But if you demand all of it, you would have to open a law suit and then continue to pay expensive lawyer fees. In this case, it would be the most reasonable solution to accept the 50%, otherwise the lawsuit could be length and after lawyer fees, one might not even end up with 50%. From this example of a legal dispute to do with debt in the US, one might see the lender as victorious, having regained 50% of the loan amount. However, if he has already paid more than that in lawyer fees, then the loss could be substantial. For this reason it is difficult to predict whether or not it is wise to seek a legal solution to a problem.

All 90,000 square feet of the 63rd floor is dedicated to financial affairs, enterprises, banking, mortgage loans, commercial loans, and raising capital. The financial businesses on this floor will basically deal with large-scale business transactions, not small business. The banks will also deal in inter-bank financing and investment. For example, the affairs of large multinational corporations and of government finance departments could be dealt with on this floor. Welcome to all the large banks of the world to start business here.

This floor will house a variety of domestic banks, along with an international banking center, which will help companies enter and develop an international market. It will also house banks that specialize in business loans. Because this will be a major international financial center, banks here will be capable of lending a huge amount of money for new businesses and mortgages, which will help stimulate commercial growth and better business opportunities, as well as drum up more business for the banks on this floor. Included in this group of financial companies and banks will be those that specialize in lending money to citizens of foreign countries. Naturally the banks will have to subject potential borrowers to thorough scrutiny, and not make any needlessly risky loans or investments. This will advance our goal of opening up the economy, increasing industry and commercial activity, helping provide the favorable economic conditions to certain investing regions and countries, and giving investors the opportunity to ask the advice of true financial experts. The banking power gathered on this floor will also help build and develop international metropolitan areas, giving addition support to the recovering global

economy and encouraging global prosperity once again.

The 64th floor will have an area of 90,000 sq. ft., and will house various accounting firms and individual accounting practices. All types of private accountants will be welcome to open their business on this floor. Accounting is a very important part of any business, and we hope that with a talented team and a fine work ethic, everyone gathered in the Zhongshan Center can work toward making their companies prosperous again. Any experienced accountant will be able to see the advantage of having over 2,000 families, thousands of stores and offices, and the famous Galactic Hotel, all gathered in one place. Naturally these families and businesses will need to file their taxes annually. Although most families will only need to file income taxes annually, many of the wealthy residents living in the super luxurious apartments on the higher levels will be entrepreneurs, in need of filing various taxes, both for themselves and their businesses. These groups will all need accounting work done, which will benefit all parties on this floor. As for the stores and offices, it is true that some will only be starting out in their business lifespan – and these businesses will only need to file simple taxes. Others, on the other hand, will be large companies that are major players in local, regional, national or even international markets, and will therefore need more expert help in filing their more complex taxes. These latter businesses will certainly require professional accountants, as more complicated tax codes change more or less every year. In the case of incorporated companies or large non-corporate companies, the accounting firms will not only provide help in filing taxes, but will also create highly detailed reports regarding the company's income, expenses and debt analysis to stockholders and the corporate board. Obviously the Zhongshan Center's management offices, the Galactic Hotel, department store, and supermarket will also need expert accounting work done on a regular basis. I would personally recommend that these companies use the accounting firms on the 64th floor, benefiting everyone involved.

Many large companies will have long-standing relationships with their own accounting firms, and obviously it would be difficult to make such a major switch. The same is true for some individuals. Of course, everyone will have to make the decision of whether to switch or not for themselves. The right choice for one company may not be the right choice for another. Likewise, many accounting firms will have well established lists of loyal clients—however, upon moving to the Zhongshan Center, they will be able to expand such a list. That's a cherry on top of an already good situation. In addition to providing help with taxes, these accounting firms will be able to help new businesses register with the government. I truly hope that all accountants that choose to set up or move their businesses to the Zhongshan Center will be able to experience growth and fortune in their business.

The 65th floor will have an area of 90,000 sq. ft. and will house various stockbrokers and investment companies, as well as other miscellaneous financial services (which will include joint-venture specialists and collections agencies). There will also be brokers who specialize in commodities, futures, gold and government bonds. This floor will handle an enormous amount of investments, including stocks, hedge funds, retirement funds, other funds, government bonds (both federal and local bonds, even bonds from other countries and international cities), as well as currency exchange. For instance, many years ago, American dollars could be exchanged for Canadian dollars at a rate of 1: 1.2. Now, the rate is only 1: 0.8. It is the same situation with the Chinese yuan. A few years ago, one American dollar could be exchanged for 8.3 yuan, whereas now it can only be exchanged for 6.3 yuan. Because exchange rates tend to fluctuate over time, some people with a view toward long-term investments can make a fair amount of money this way. This floor will also house stock brokers capable of investing in stock internationally. Since some developing countries have rapidly growing industries that are just beginning to mature, a lot of money is there to be made. Metals exchanges will also take place on this floor. Ten years ago, gold was sold at \$500/oz. It has since increased to \$1,800/oz. That's almost a threefold increase in a single decade. This floor will also deal with futures investments; however, these sorts of investments are not stable and have built-in time limits. For example, oil futures can increase from \$60 per barrel to \$100 per barrel in a matter of months. But, on the other hand, prices could also drop from \$100 to \$60 in the same amount of time. So if you don't pay attention, you can end up broke. In this way, futures investments are a bit like gambling. This floor will have a large pool of investment experts, monitoring global economic trends so they can help individuals find the right investment plan for them. But be cautious – these people are not running insurance companies! They may talk big and tell you wild stories about the piles of money you'll be able to make, but you have to remember that they are making a commission off of any investment you make, whether you gain or lose money off of it.

Unfortunately, they can't really guarantee that you will make any money on any given investment, so make sure you do plenty of research before investing. The same goes for listening to advice from financial experts. Although it is possible to make a lot of money, it can also be risky. Perhaps the company you've chosen to invest in will indeed do well—but, on

the other hand, they may not make a good product, in which case your investment will be lost completely. So be careful. This floor will also house collections agencies, which will help companies recover lost money. Though, again, there are no guarantees here either—but collection agency companies are safer than law firms for this purpose, at least because you needn't pay them in advance. Typically, collections agencies will charge a client between 20% to 1/3 of the original collected sum as a fee for their service, meaning that if they collect \$10,000 for you, you will be required to pay a fee of roughly \$2,000 to \$3,333. If the collections agencies spend a lot of time and energy attempting to retrieve lost money for a client, but are unable to do so in the end, they won't charge any fee whatsoever. So for cases wherein a party may owe you a sum of money, but is unable to pay it even after a judge rules in your favor, it is better to go with a collections agency than a law firm, for all the aforementioned reasons. Because collections agencies only deal with paperwork, you may have to negotiate about money owed you even after the judge has ruled in your favor – therefore, even if a collection agency can only recover \$3,000 or \$4,000 of the \$10,000 owed you, it should be counted as a victory. Since \$1,000 or more of this collected money will have to go back to the collections agency in terms of a fee for their service, you can see that collecting money owed to you can be trying indeed.

40. The 66th to the 85th floors will house upscale residential apartments.

Each floor will have an area of 90,000 sq. ft., for a total of 1,800,000 sq. ft. over 20 floors. Because the residents living on these floors will be members of the upper class, they will demand large, spacious and luxurious living environments. Each unit will therefore have an average area of roughly 4,000 sq. ft., for a total of 450 units. The building material will be absolutely top-quality. For example, the bathroom will have a massage-capable bath tub, and likewise the shower will have three different massage modes. The walls and floors will be made of the highest quality stone. The cabinet will also be top-quality. Every bedroom will have an accompanying private bathroom. There will be a small living quarters for any live-in house employees, and an extremely modern kitchen, featuring top-quality material, and the finest quality in stoves, ovens and refrigerators. The counter and cabinet will be carefully designed for comfort and convenience. Every unit will have a double-door in the entryway. The living room and hallways will all be made of high-quality hard wood or stone. The bedroom will be designed perfectly and have a large, useful walk-in closet. Every part of the unit will have top-grade central air conditioning.

The temperature in each room will be separately adjustable. The windows will be able to open outward, so as not to waste apartment space, and the view outside will be clear and beautiful. The ceiling will be at least 10 feet high in every part of the apartment, and the kitchen, bathroom, living room and hallways will all be designed with specific lighting schemes. There will be four large, rapid elevators that travel directly between the 66th and 85th floors—certainly enough elevators that residents of these floors will not have to wait long for them. In addition to the lobby's doorman, the 66th floor will also have its own doorman, providing double the normal amount of security for these residents. The residents of these floors, being as important as they are, will have special mailboxes for picking up their mail, and when they go out, the doorman will be authorized to sign for any registered or confidential mail, as well as packages, that come for them. If the resident in question would rather sign for the package himself, he need only inform the doorman of his wish. Visitors will not be able to visit these departments directly; rather, they will have to first check in with the doorman, who will then call the resident the visitor has indicated he is visiting. If the resident is not home, or they don't wish to accept the visitor at that time, the visitor will be denied access to the apartment. When residents come back, the door man will give them any registered letters or packages that they have received for them. If the package is heavy or unwieldy, they will carry it to their doorstep for them. This is a hallmark of fantastic service. Residents living in these floors will generally be highly successful people, and like the most expensive apartments in big cities around the world, they will not all be from this country, but many will be citizens of other countries as well. In these 20 floors in particular, I believe at least 70% of the residents will come from other countries, making this section of the Center a sort of international village, welcoming of all nations' people. I hope all the residents of this section of the Center will have a happy life, and good fortune. As the apartments here are at a very high altitude, the scenery will be truly excellent. Fresh air and good light will be in abundance. As for prices, apartments at the corners of the Zhongshan Center will be \$2,300 per sq. ft.; the apartments with "good" light will be \$1900/sq. ft.; while the apartments with "fair" light will be \$1400/sq. ft. I believe they will be truly popular, and will take no more than one year to sell or rent out completely. The price is quite reasonable for the quality, but naturally the final decision about pricing should come after

detailed analysis and attention paid to local housing situations. The price should also be compared specifically to the prices of other new buildings in midtown and downtown Manhattan, though the Zhongshan Center apartments will be much higher in altitude, and therefore the price performance ratio will certainly be higher.

Because the Zhongshan Center will rank as the 2nd tallest building in the world, including all the high-quality skyscrapers across America and Europe, it will be quite suitable for all high-income residents. There are also a huge number of selections when choosing living accommodation within the Center, and anything you might need for living comfortably can be found inside. The people who decide to buy or rent apartments inside the center early are a perfect example of the classic phrase “the early bird gets the worm.” On the other hand, those who wait to buy apartments or rent until they are all full will have nothing but regrets. The prices of apartments between the 111th and 125th floors will, of course, be even higher. However, if you are one of the ultra-successful elite, there’s no reason not to get a space higher in the building and enjoy a better life! Everyone’s life inside the Zhongshan Center will be great, of course. Think about it: If you want to get a medical check-up, see a physician or specialist, see a dentist or go to a beauty salon, buy cosmetics or hire a lawyer, an accountant, watch a concert or a play, find house employees or cleaners, find a live-in nurse, purchase medicine, dine out, go clothes shopping for famous brands, cell phones, or computers—all of this and more are just an elevator ride away! What if you want to consult a fortune teller or face reader, send flowers or fruit to someone, or order food for takeout or delivery? Residents of the Zhongshan Center don’t need to go outside for anything. The Center has everything they could possibly desire! Even if, for whatever reason, you wanted to stay inside for a full year, you would never be found wanting for anything. If you can imagine something you want, you can find it without leaving the building! This is the unique, “complete skyscraper” design of the Zhongshan Center. Go ahead! Invite your family and friends over for a cup of tea, allow them to enjoy the beautiful scenery outside your window! I believe it is a view they will never forget.

41. The 86th to the 95th floors: The Galactic Sky Hotel

The area of each of the 86th through 95th floors will be 90,000 sq. ft. The 95th floor is for emergency use and emergency gathering purposes. Therefore, because the Galactic Sky Hotel will only occupy 9 floors, the total area of the Hotel will be 810,000 sq. ft. 25% of the 95th floor will be occupied by a machine room, as well as a machine control center. The other 75% will be left empty, to be used in case of emergencies, so that people can gather, regroup, and rest. Food and drink will be stored here. There will also be an emergency generator, to provide light and electricity and elevator service in case the power is out. The structure will be identical in structure to the 25th and 60th floors.

The Galactic Sky Hotel will be 810,000 sq. ft. in area, 650,000 sq. ft. of which would be used for rooms. This would include 4 presidential suites, each with an area of 4,000 sq. ft., 150 regular suites, and 300 double bedrooms.

All the hallways will have two doors, so when the double bedrooms run out, suites can be made into doubles. I believe the double bedroom will be incredibly popular, so the rate of occupancy will be perpetually high. The guests at the Galactic Sky Hotel will come from all corners of the globe. I predict there will be a high percentage of travelers from Southeast Asia, however, because the Zhongshan Center will be full of Asian culture. Anything an Asian native could want to feel comfortable in their lifestyle will be available at the Zhongshan Center. Transportation to downtown and midtown Manhattan will be incredibly convenient, so business will be well facilitated. If guests wish to buy luxurious brand name products or simple, everyday goods, the Zhongshan Center will be able to supply them with anything they need. All kinds of restaurants and food supply stores can be found there, and there are doctors and pharmacies available in case a hotel guest gets sick while traveling. Doctors will be available to take on a patient long-term if the case calls for it. At night, should a guest want to take in a show, there are theatres and karaoke bars. If they want to go somewhere for an inspection or just for travel, there are travel agencies readily available, and each is capable of providing one-day city trips or week-long American East Coast tours. The Galactic Sky Hotel will have complete, top-notch service all around. It will not only have great services in the guest rooms; it will also have copy, printing, internet, typing and secretary services. In addition, it will offer conference and meeting rooms, both large and small, which will be very suitable for large and small conferences, meetings introducing new products, general business affairs, board meetings, family reunions, business promotions, private parties, job fairs, benefit balls, book release parties, graduation parties, new house sales parties, election activities, sports contest trophy giveaways, Chinese New Year’s feasts for various groups, inaugurations, and welcome parties for delegacies from other countries or states. Guest rooms can be rented by the day, week, month or year. Discounts will be available to those renting by the year or month.

450 guest rooms will occupy a total of 650,000 sq. ft. The remaining 160,000 sq. ft. in the Galactic Sky Hotel will be used for a large meeting room (20,000 sq. ft.), two medium-sized meeting rooms (10,000 and 6,000 sq. ft.), and six small meeting rooms (2,000 sq. ft., a total of 12,000 sq. ft.). The lobby is 8,000 sq. ft. in area, the financial center 3,000 sq. ft., the fitness club 5,000 sq. ft., swimming pool 6,000 sq. ft., beauty and health centers 3,000 sq. ft., library 2,000 sq. ft., staff room 2,000 sq. ft., luggage closet 2,000 sq. ft., laundry room 5,000 sq. ft., various stores 5,000 sq. ft., babysitting and daycare room 3,000 sq. ft., storage room 5,000 sq. ft., snack bar 4,000 sq. ft., and bar 5,000 sq. ft., with 7,000 sq. ft. used as a machine room. There will be 10 passenger elevators,...

...4 service elevators, and 2 large, rapid elevators that will travel directly between the 1st floor lobby and the 86th floor very quickly. The Galactic Sky Hotel will be under the management of an excellent international hotel management company, and will feature only the highest quality equipment and the highest quality management services. Guests will be able to see scenery as far as the eye can see, and, what's more, they will be able to see an incomparably beautiful night view of New York. If guests wish to go out into the city, plenty of modes of transportation will be readily available. Of course, the Hotel will be surrounded by the most bustling parts of Manhattan, so even taking a walk or shopping can be an exciting adventure. In particular, the Zhongshan Center has all sorts of stores and services available, which, in itself, will take two or three days to explore. It would take, perhaps, three months to try every restaurant within the Center.

42. The 96th to 104th floors will be used for long- and short-term Super-Service Apartments

The 96th to 104th floors will each have an area of 90,000 sq. ft., for a total of 810,000 sq. ft., and will host what will be called the "Super-Service Apartments." They can be bought for self-use or given to high-level management employees—or, conversely, can be rented out for extra income. The rental period comes in three categories: by the week, month or year. There will be around 240 apartments, ranging from one to three bedrooms. The décor will be top-notch, and the lobby will be splendid. The temperature can be changed in every apartment, and each has central air-conditioning. Additionally, there will be a swimming pool, a gym, a café, a restaurant, and several meeting rooms from small to medium in size. There will be a financial center, a self-service laundry room, as well as a full laundry service. Every bathroom will have a massage-capable bath tub. The equipment in the bathroom and the kitchen will be of the highest quality, while the furniture will be simple, yet elegant. Looking out from the windows, over 100 floors high, will reveal beautiful blue skies and white clouds during the daytime, and look down on the East River and the Hudson. The tall buildings will look miniature, the houses will look like dollhouses, and the cars will look like mere toys. At night, guests can look at the bright moon and starry skies, and from the observation deck one can view hundreds of thousands of families' lights. The Galactic Sky Apartments, as they will be called, will be used for both residential and commercial purposes, for living and business use. Furthermore, many services, both luxurious and essential, will be provided to make residents' lives easier. For instance, maids, babysitters, handymen, nurses and secretaries will be provided for these residents. Various transportation services will also be provided. For instance, whenever a resident of the Galactic Sky Apartments goes out, the doorman can help that resident call a taxi. When that resident goes downstairs, the taxi will be waiting to whisk the resident off to anywhere he or she may wish to go. If that resident wishes to travel somewhere, there will be travel agents on standby to book the plane tickets, craft an appropriate and interesting itinerary, and book any other hotels, transportation or services needed for the trip.

The apartments will be able to boast truly excellent service on all levels. If you want an attendant to accompany you while shopping, they will be made readily available. If you are too busy and don't have time to cook, you can call a simple number and make a choice from an offered menu, and the food will be sent to your apartment immediately. All employees working at the Galactic Sky Apartments, whether they are working at the long- or short-term apartments, will be employed full-time by the relevant companies. They will be honest and reliable, among other positive traits, so that the residents will feel safe putting their trust in them. Any complaints about the employees will be delivered directly to the hands of the manager, who will deal with all situations immediately. If residents wish to hold a party, meeting or feast, the managing office can arrange for waiters to send food and drinks to that resident's apartment, and will also arrange for a cleaning service to clear everything away at the end. Living in the Galactic Sky Apartments, anything a resident may want to eat will be readily available in the Zhongshan Center. Naturally, shopping will be a piece of cake as well. The Galactic Sky Apartments and the Galactic Sky Hotel will be run by the same management company, so guests and residents can expect the same stellar service from both. Besides the aforementioned services, residents may contact the managing office about any additional services they would like to receive. They will always try their best to satisfy the resident.

43. The 105th Floor will be used for special American district offices, special organizational offices, and non-profit offices

The 105th floor will have an area of 90,000 sq. ft. As this floor is well above the 100th floor, the view from this floor is, naturally, incredibly beautiful. One can see clearly and far. When people's rate of vision is increased, their nerves are eased, and more oxygen flows to their brains. With the kind of clarity visible from this high, dealing with weighty matters can be a breeze—and, hopefully, this kind of thinking can lead to positive results when making decisions about the future. Decision-makers won't get mired in short-term visions of gain and loss. When one looks at the endlessly spacious sky, he will definitely think clearly about what he is doing—he will think of the meaning his actions hold, and what that means for the future. Looking out from this fine construction, looking at the mundane rows of shorter buildings, one has to ask himself: why shouldn't we build more skyscrapers like the Zhongshan Center. Every healthy adult in the Zhongshan Center has full-time employment! If the philosophy of the Zhongshan Center could only be spread throughout the United States, the unemployment rating in the country would be reduced to zero. Looking out into the distance, thinking back on one's poor living conditions in the past, and the luxurious living conditions one is enjoying at the present, one thinks: "The poor and the rich are so far away from each other. And now, one thousand normal families and one thousand rich families are living under the same roof." If an average person lives under the same roof as a rich person, the average person will surely become more cultured, even if he is not wealthy himself. It's hard for an average person to imagine being able to live out his dreams in an amazing building like the Zhongshan Center, but that is precisely what will have happened for so many.

And furthermore, his roof is the highest observation deck on the planet, and he can view the old houses where he lived and toiled, below even the 6th floor of his present building, from one side of that observation deck. His vision has increased one hundred times over. He can see near and far, and into a very bright future. People need only make up their minds to work hard and diligently, and to never be lazy; to set up big goals and make constant progress on them; and, if so, they, too, can become prosperous. Hopefully, when those important men and women working on the 105th floor look out at all this, they will keep the following in mind while voting for plans that will affect people's lives: "Strive for an ideal where many can win at once. Benefit the whole community." The motto of the Zhongshan Center. "Constructively work for the present and the future. Develop industry and commercial enterprise. Improve the economy and increase production. Allow people to become rich. Increase Local and national income taxes. Support positive projects which benefit the nation's youth, and vote to support welfare for the elderly. On the other hand, any projects that could increase unemployment, cause loss of property, debt, or bankruptcy should be carefully analyzed before being embarked upon. Welcome businesses from all cultures. Welcome domestic and international visitors to tour and shop. In this way, business owners make money, jobs are created, and government can receive increased revenue from sales tax. Perhaps those who are lazy in our communities and wish to sleep all day will try to devise ways to stop visitors from coming here—"Too much noise and too many crowds," they will perhaps say. But, when one thinks about it, he imagines a place once prosperous, slowly getting fewer and fewer visitors, and eventually becoming a ghost town. Vibrancy fades. Stores close down. Companies are left bankrupt. Investors move on to other places. Workers lose their jobs and have to rely on unemployment. Welfare programs start eating a huge chunk out of the government's budget. The government's spending increases, while its revenue from taxes decreases. Finally, the government debt starts to snowball out of control. What a terrible situation! Around 15 years ago, many visitors, both international and domestic, came to visit Chinatown. The stores were all bustling, and customers came and went like a huge dust cloud. But for whatever reason—perhaps only to satisfy a few greedy families who wanted a quieter neighborhood—travel buses were rejected, and not allowed to come to Chinatown. Buses could no longer stop on the main Southern and Northern paths leading into the community. We lost hundreds and thousands of visitors on a daily basis. Eventually the city tour buses also canceled their stops in Chinatown, and from then on, the stores and businesses in the community were like rocks dropping from the heavens. Even today, business is terrible. I truly hope that all members of non-profit organizations will think carefully about this scenario, and think about how to benefit the whole community, for this generation and generations yet to come. I hope they think about how to bolster the local and national economies, and how to return the region to prosperity. Please: do the right thing. Do the right thing for all of society.

The 105th floor will house the offices for promoting "Capitalism with American Characteristics," those that oversee the special regional conditions for the new system, meant to revive the American industry and economy. I have full confidence in America, which was once indisputably the most powerful country in the world, because the strength of its founda-

tion is very solid. But we must discover the reasons why America's industry is fading, her commercial sectors declining, and her debt expanding. In the new "special districts," we won't institute any bad or negative policies; instead, we will employ only new, healthy economic policies in these regions, which will serve as a starting point for economic revival and opening-up reform. The office overseeing these new policies will employ federal, state and city officials, who will study and design a complete, harmonious plan of construction. Then, when it is ready, they will be granted the authority to take their theories out for a test drive. The opening-up reform of "Capitalism with American Characteristics" special districts will begin with the Zhongshan Center; and, after its complete success is assured, these policies will definitely spread all over the U.S., allowing America to return to its place as a strong economic country.

This floor will also house the offices for the Chinatown Partnership. In the past ten years, they have worked tirelessly to give Chinatown a complete makeover. Not only have they swept her streets, but they've painted over graffiti, organized the telephone poles, and tidied up street corners. Recently, they've also focused on BID—a program for improving Chinatown's business district. To honor the wonderful job this organization has done in improving Chinatown over the last decade, we will award them 10,000 sq. ft. of space on the 105th floor of the Center, and hope that they can use their new office in the sky to think of new and better ways to improve Chinatown. I also would like to take this time to wish them luck for developing their BID "American Partnership" program as soon as possible. This is a most appropriate name indeed—not only will work together to develop Chinatown, but also to make its development a true "American Partnership."

This floor will also have a Community Board office (approx. 10,000 sq. ft.) with large and small meeting rooms. I believe that, with their new sky offices, the members of the Community Board will proceed with renewed energy. Not only will they have enough light to work properly, but they'll also be able look out over beautiful city views while they are working, which should help them make the tough decisions about the future of generations of the community to come with a clear mind. In addition, every program that helps us lobby to get the zoning laws changed in order to start construction of the Zhongshan Center will be given space on this floor, allowing them to each continue to better serve the public and the community. Indeed, the 105th floor of the Zhongshan Center will become a vital place for all community business. We will also ask the old owners and tenants, who were displaced by the construction of the Zhongshan Center, to come back and have a space for their businesses here. They will certainly be provided with better business opportunities and living conditions. We will build luxurious apartments for low- and medium-income families, greatly benefiting the community at large. Investors and construction experts who help the Zhongshan Center's planners apply for the change in zoning laws (allowing an extra 1,000,000 sq. ft. to be built here) will have 333,000 of those sq. ft. returned to the community. In fact, it would be better to have the extra zoning room planned for by building vertically, and increasing it to 2,000,000 extra sq. ft. — this way, the community could receive 666,000 sq. ft. in return. In most of Manhattan, a new house will cost \$1,100 per sq. ft.; therefore, this project should net the community a total value of \$732,600,000, free-of-charge. That is an unbelievable service to the community! And when the Community Board Members hold their meetings in some of this newly acquired space, it is certain that they will redouble their efforts to serve the community too.

The Chinese-American Planning Council (CAPC) will also be housed on the 105th floor. It will have an area of 10,000 sq. ft. There are those who joke that the real mayor of Chinatown is not the NYC mayor, but rather the chairman of the Chinese Consolidated Benevolent Association (CCBA). Why do you think that is? It's because the CCBA is a non-governmental, non-profit association that also works without donations. But even though the CAPC is non-governmental, they still receive a certain amount of funding from the government. The range of activities within their purview is enormous. For example, they run elderly centers, teenage and youth centers, English-learning classes and all kinds of job-training seminars, etc. They also grant small-business loans, which provides a lot of support and growth to the Chinese community here. With their leaders sitting in their new offices in the sky, at such a fantastically high altitude, they can see far, and clear, and conduct their work happily. In this way, they can make better plans for Chinatown, and hopefully continue its progress and improvement. Every leader in this community should be working together toward the betterment of Chinatown, making it ever more rich and peaceful. The CAPC will also be able to receive more money from the government, so I expect their role in Chinatown to continue growing in the future.

The office for Asian-Americans for Equality will also be housed on the 105th floor. This is another non-governmental, non-profit organization, which has been working toward improving Chinatown for over 40 years. Since its founding, it has helped new immigrants, many of whom didn't understand America's laws well, and many of whom were too conservative to adapt to their new country. These immigrants worked hard to make a living, but often they were bullied by Chinese or American bosses and landlords. For example, some immigrants worked extremely hard for inordinately low pay, or were

forced to perform overtime free-of-charge, or were made to live in poor living conditions, with pipes and electric wires that don't work and won't be fixed because of the landlord's negligence, or a lack of heat in the winter, or a lack of running hot and cold water. Often, when the immigrant would try to talk to the landlord, some landlords would turn the tenant away without addressing the problem. Some of the elderly were forced to live in poverty after they retired, due to bad financial decisions they made in their youth. All of the people in these situations may have turned to the Asian Americans for Equality to complain, and this benevolent organization would do their best to fight for the rights of these immigrants, and to help them engage in negotiations. For instance, they may educate the boss on worker's rights to ensure they won't continue overworking their employees, or force them to pay the minimum wage, pay them fair overtime wages, and generally treat them like proper employees should be treated in America. Then, after a compromise has been reached, the Asian-Americans for Equality will check in to make sure the boss can't fire the employee because they don't want to follow through on their word. For tenants, the group educates landlords about various laws concerning New York State housing. For instance, most buildings that contain more than 5 rentable apartments in them are subject to New York City's rent control or stable rent laws. In order to protect the public interest, once a tenant is accepted inside an apartment, there are strict laws against driving them out for no reason; and, if they want to increase rent, there are also strict laws regarding the process and amount. Landlord laws also state that problems with amenities and utilities should be fixed immediately, that hot water be provided 24 hours a day, and that heating be provided between the 1st of October and the 31st of May. If landlords don't follow these laws, they will be penalized. For many years, the Asian Americans for Equality helped tenants and employees in these bad situations. If the elderly asked for help, they would also help those elderly immigrants living in squalor and poverty with the application process for welfare payments, free medical insurance, free housing, food stamps, as well as specialized elderly care, so that their life in America would be much improved. Because they've done such a great job for such a long time, and because they have earned such well deserved public esteem, we will give them a "sky office" as a token of our appreciation, and a measure of encouragement. If they sit at such a high altitude, if they're able to see far and wide and conduct their business happily—this way, they can not only concentrate on serving the public, but can also join our efforts to build a better American society. Remember: a good economy is a great resource for improving social welfare.

The Zhongshan Center Conflict Resolution and Negotiation Management Office (CRNM) will also be on the 105th floor, and will occupy an area of 10,000 sq. ft. After the Zhongshan Center has been fully erected, fund allocations for management, maintenance, security and revenues from rent will be put under the control of the regular management office. Because the "Capitalism with American Characteristics Movement" is primarily aimed at stimulating growth through benefit-protection across classes, there will naturally be a number of highly detailed negotiations to be worked through. Therefore, this office is of the utmost importance. After the Zhongshan Center has gone into operation, everything outside of this purview (that is, security, maintenance, management and rent) will be put under the control of the CRNM. After negotiations have taken place, of course, the regular management office can once again be asked to step in and take control of implementing the decided-upon compromise. The CRNM will also work closely with the housing department, the stores, offices, as well as the government and surrounding community, and should attempt to keep all negotiations friendly and in good spirits. Solving various problems while keeping the Zhongshan Center operating efficiently and effectively should be their top priority.

There will also be a large conference room built on the 105th floor. It will occupy an area of 10,000 sq. ft., and will be able to comfortably seat a meeting of up to 800 people. Before every meeting, I would ask everyone to take a good look out the window, to see far and see clear, as we say at the Center, because the view will be magnificent. It will make everyone feel calm and peaceful, with clear heads for learning and negotiations—this way, they can do their best to improve and develop our community. If several small meetings, rather than one large one, are called for, the large meeting room can be divided into six smaller meeting rooms, or a few mid-sized meeting rooms, or any mix therein. As for energy conservation, the heat, air conditioning and lights will be easy to switch off, for when no meetings are scheduled. The remaining 20,000 sq. ft. of the 105th floor will be given over for community use; or, if another important organization is shown to warrant it, can be given to the offices of that organization. At this moment, I don't have all the details, so when it's put to use this issue will need to be reexamined. One plan would be to rent the space to another organization, and to donate the proceeds to the other 7 organizations on the floor, boosting their operating budgets. However, if the space is being used by a deserving recipient by the time the building is fully operational, then we must forego the extra revenue and give it to that organization, in which case all organizations must cover their own operating fees. I truly hope that all organizations operating out of the Zhongshan Center will have bright tomorrows making our society more prosperous.

44. Super Galactic Sky Hotel between the 106th and 110th floor: the greatest 8-star hotel in the world

The 106th to the 110th floors will each have an area of 90,000 sq. ft., for a total of 450,000 sq. ft. between five floors. This space will play host to a 150 room super-luxurious 8-star hotel. There will be 2 presidential suites, 48 regular suites, and 100 double bedrooms. Because suites consist of 2 double bedrooms apiece, they can be split in two to be used as doubles if the need should arise. The presidential suites' décor will be, definitively, the best in the world, and the suites and double suites will be, likewise, incomparable. Naturally, they would all follow universal 8-star standards of service and building quality, and would be run by the same internationally famous management company running the 86th to the 95th floors. Not only can the guests at the Super Galactic Sky Hotel enjoy all the amenities of the Galactic Sky Hotel, but they will also have special access to certain amenities not available to the lower floors. There will be a café/financial center, a café, and restaurants/sightseeing areas on the 110th floor, along with full-service rooms. Employees will be available at your beck and call. They can plan trips for you, shop for and deliver your groceries or other items, etc. As long as you ask, they will do their best to accommodate you. Guests at the Super Galactic Sky Hotel may be members of royal families from various countries, CEOs of large corporations, or A-list celebrities. Therefore, the hotel will not only give you the best service possible, but will also make your safety and security a top priority. You can stay in the Zhongshan Center, seeing as far as the eye can see, all the beautiful scenery in this precious, safe haven, and return as often as you'd like.

45. Super Galactic Sky Apartments between the 111th and the 125th floors: the best super apartments in the world

The 111th to the 125th floors will each have an area of 90,000 sq. ft., totaling 1,350,000 sq. ft. between 15 floors. Every apartment will be decorated to the specifications of the owner (although residents must submit their floor plans to the housing office for permission in advance)—the Zhongshan Center will try its best to comply with his requests. If you'd prefer, you can also ask the Zhongshan Center's superb design department to come up with a design for you; they will help you finish decorating your new home. All super apartments will use the very best materials, and only the finest hand-picked, quality art will be used to match each room's design.

With the luxuriousness of the building, and the rare scenic views, I believe that the Zhongshan Center Super Galactic Sky Apartments will be absolutely unique in this world. I can think of seven kinds of people who will live in these super apartments: 1.) European royalty and their extended families, CEOs of large European corporations, European officials and the rich, famous and successful of Europe. 2.) North American officials and politicians, and the rich, famous and successful of North America. 3.) South American officials, politicians, nobility, CEOs, retired leaders and other famous and successful South Americans. 4.) Asian royalty, officials, politicians, nobility, and famous and successful people from Asia. 5.) Australian officials, politicians, CEOs and celebrities. 6.) African officials, nobility, tribal chieftains, CEOs and African celebrities. 7.) Officials, nobility, and the rich and famous from mainland China, Hong Kong, Taiwan and Macau. 8.) New York's prominent Chinese Americans: retired officials, wealthy business owners, and generally famous and successful people. Residents of these apartments will be successful people from all corners of the globe, come to settle down in the Zhongshan Center. They will have already achieved their success elsewhere in life, and will come together in this rare and precious place, to live an even better life from the moment they move in, forward. Only through living in the very best space can you make sure your vision is as clear and far-reaching as possible. One can see all five bureaus of New York, and even Long Island, New Jersey, Connecticut, and upstate New York. Possibly even Washington D.C. and the Washington Monument can be viewed from this great height. Being surrounded by blue skies and white clouds day after day, along with bright light, the green ocean and green grass—this, truly, is heaven. The elderly will become young again, and young people will have more and more energy. It will be particularly convenient for young people: if you want to go out, simply tell the apartment manager and a car will be made ready for you. Even for an elderly man or woman who may not want to leave the apartment for whole months at a time, life will be colorful and full of joy and beauty. Under one roof, one can see a medical specialist, taste a number of exotic dishes, shop for famous brands of clothing and cosmetics, and even take in a Chinese opera! One can find everything one needs to sustain a comfortable life, as well as solve medical and legal troubles. One can culture or educate oneself! And all without taking a step outdoors. The Zhongshan Center is the sort of place where peace and quiet can be found among the bustling and noisy, and prosperity can be found among the peaceful and the quiet. Zipping down to the 1st

floor, we can see the International Food-Tasting Center. Thousands of people are eating, having a good time. The dishes look amazing. The smell is great, and I'm getting hungry. Aren't you? Walk toward the outlet now. What beautiful clothes! Cheap prices! What a lovely place: the Zhongshan Center.

46. On the 126th and 127th floors, we will build four Super Galactic Sky Restaurants, a Sky Bar and one rotating Super Galactic Sky Restaurant.

On the 126th and 127th floors, the area of each floor will be decreased to 55,000 sq. ft., making a total of 110,000 sq. ft. over two floors. On the 126th floor, four Super Galactic Sky Restaurants and a Sky Bar will be built; on the 127th floor, there will be a rotating Super Galactic Sky Restaurant. The restaurants on these two floors will spare no expense: they will be the absolute pinnacle of service and gourmet luxury.

The 126th floor will have no stores, offices or hotels; just four excellent, international restaurants. Each restaurant will be able to sit up to 250 guests. According to a certain international survey, a restaurant can only seat a maximum of 300 guests if it wants to retain a first-class quality of food. Therefore, the Zhongshan Center four international restaurants will each seat up to 250 guests, go guarantee the quality of the food. These four restaurants will become the four most famous restaurants in the entire world, and will consistently fill the top four slots on the global top 100 list. Each restaurant will be 10,000 sq. ft. in area, divided into a sitting area (3,500 sq. ft.), a kitchen (2,500 sq. ft.), a bar (1,000 sq. ft.), a restroom area (800 sq. ft.), a lobby (800 sq. ft.), and an office / storage facility (1,400 sq. ft.). In addition to the four restaurants, there is another 10,000 sq. ft. available for use as an open, standing-room bar. 2,000 sq. ft. will be used as a luxurious lobby, another 2,000 sq. ft. will be used as a waiting area, 1,500 sq. ft. will be used for another set of restrooms, and 500 sq. ft. for offices, along with 3,000 sq. ft. as a standing-room bar and snack bar – it will be a truly agreeable arrangement.

The four famous international restaurants will be as follows: a.) The Galactic Sky Chinese Restaurant. This should be a restaurant already well laden with fame in China. The special menu at this restaurant will offer up 8 appetizers, 4 soups, 25 famous courses, and 4 desserts. The most popular dishes will be standard items on the menu, while the other 25% of the menu will rotate between specials, too promote variety and depending on the season. A full bar and wine selection will be available. b.) The Galactic Sky French Restaurant. It should be a restaurant already laden with fame in France, and one that offers all the finest dishes French cuisine has to offer. The menu will also consist of 8 appetizers, 4 soups, 25 famous courses, 4 desserts, and a large selection of cocktails and wine. This menu will also rotate roughly 25% of its contents annually. c.) The Galactic Sky American Restaurant. This should be an already very famous American steakhouse, or a famous restaurant that offers other American fare. The menu will also consist of 8 appetizers, 4 soups, 25 famous courses, and 4 desserts, and a number of wines, cocktails and beers to choose from. Again, every year roughly 25% of the menu will change.

d.) The Galactic Sky Italian Restaurant. Just as famous in Italy as the others in their countries. Its menu will also have 8 appetizers, 4 soups, 25 famous courses, and 4 desserts, and plenty of cocktails and wines. Every year, 25% of the menu will change. These four restaurants will each be selected from the most popular fine dining establishments in their respective home countries, and each day there will be long lines waiting for tables. The four top restaurants in the world, along with the Zhongshan Center's forward-thinking, creative management? Now that's a match made in heaven.

The whole of the 127th floor will be used as the Zhongshan Galactic Sky Rotating Restaurant, which will be the biggest and finest restaurant of its kind in the world. The area will be divided as follows: there will be a dining room (18,000 sq. ft.), a kitchen and storage area (15,000 sq. ft.), a reception and waiting area (5,000 sq. ft.), a restroom (2,000 sq. ft.), a standing-room bar (4,000 sq. ft.), offices (1,000 sq. ft.), a large coat and hat room (600 sq. ft.), and a staff resting and dining area (1,000 sq. ft.). This leaves 3,400 sq. ft. available for other uses. Because it will be a most luxurious restaurant, seating will be very spacious. Therefore, it is imperative to seat no more than 800 guests at a time. Every day, at meal time, there will be 50 waiters on the restaurant floor, along with 15 waiter's assistants, 15 captains, a manager, an assistant manager, 4 ushers, 50 kitchen workers, and 3 bartenders. All restaurant employees will work 8 hours a day and shifts will be divided into morning, noon and night shifts. Each shift will be worked by 200 employees. It will naturally be very busy, being a world-famous restaurant, so all guests are encouraged to arrive 15 minutes in advance of their reservation, or risk losing their table. The lunch course will be 1.5 hours long, and will be served in unison at exactly 11:30, 1:00 and 2:00. Diner time is 2 hours

and 15 minutes long, and will likewise be served in unison at 6, 8:15 and 10:30. Not only can you see incredible night and day views of the city and vast surrounding area, but meanwhile you can experience the absolute pinnacle in flavor, texture and service, as well as the excellent management the Zhongshan Center is known for—I do believe we will have a huge number of return customers. This restaurant will not only be for tourists. I think, on average, 60% of the customers will be repeat customers or, better, regulars.

47. The 128th floor will house the Galactic Sky Observation Deck, along with the Catch-A-Star Deck.

The 128th floor is the top floor of the Zhongshan Center. It will have an area of 55,000 sq. ft., and will be called the “Catch-A-Star Deck.” The tallest building in the world is the Dubai Tower, which is 168 stories high. However, the observation deck of the Dubai Tower is only on the 124th floor! The Zhongshan Center’s observation deck will be on the 128th floor—the highest and most exquisite stationary view in the world. The floor is to be designated only for observation and scenic viewing, not for any other purpose. In addition, ...

it will have a café and snack bar, as well as gift stores, and a professional photographer and videographer. There will be 3 elevators built directly from the 1st to the 128th floors, and they will be very quick and convenient, taking only one minute in transit from the bottom to the top. The elevators can each carry up to 100 people at a time. A free headphone tour will be provided free-of-charge in many languages, explaining the history and other information behind the beautiful sights. These tours will be made available in English, Chinese, French, Japanese, Spanish, and Russian, as well as 15 other widely spoken languages. We will have 12 tour guides available to offer explanations, hand out brochures and generally solve issues that might arise. They will also provide information about the plan, design and structure of the Zhongshan Center, among other things. 360 degrees of visible scenery, beautiful nature, the weather of every season, and morning, noon and night views. Paradise.

See the gorgeous views while listening to the tour guide’s helpful information. Further North you can see the Bronx, Connecticut, the East River, and Flushing, Queens—New York’s second Chinatown. You can also see Corona Park, the former location of the World’s Fair in New York. And then you can see Brooklyn as well, and New York’s third Chinatown, Sunset Park. Then there are the three BMW bridges spanning the East River, and in the distance, you can see the Verrezano-Narrows Bridge connecting with Staten Island. The beautiful Statue of Liberty rests on the New York Harbor, and the Dutch Tunnel, New Jersey, the Freedom Tower (the former World Trade Center), Times Square, the Aeronautical Museum, huge ships in the docks, Columbus Circle, the Washington Bridge and Columbia University—all are within view! You can also see upstate New York, Connecticut, Long Island, and the skyscrapers of midtown and downtown that make up New York’s iconic skyline. Tourist attractions and famous streets can also be seen. The night view is even more spectacular. The moon and the stars appear so close, it feels like you can reach out and touch them. Look down: You can see thousands of golden dragons gathering, flaring their lights at the ocean. When it rains, the skies are foggy and vast. When it snows, everything is a charming, pure blanket of white.

The 128th floor is the crown jewel of the Zhongshan Center. Approximately 11,000 visitors will visit the observation deck daily, and each person will be charged \$15.00 for admission. Therefore, the observation deck should rake in a daily profit of \$160,000, or a monthly profit of \$4,800,000. These proceeds will all go back to the community, divided as follows: 20% to the government (\$960,000/mo), 80% to support the maintenance and rental difference for the rent-stabilized and rent-controlled low-income housing within the Center or senior apartments. The decision will be left up to a community vote. If there is still some profit left over, we can save it in the form of a Zhongshan Center Fund. The managers of the Zhongshan Center should practice the virtues of saving and frugality, and this would be a great way to start. The details are up in the air, but the bottom line is: give this golden goose to the community, free-of-charge. The usual issues of paying huge management and maintenance fees are solved in one easy stroke! What an excellent way to give back to the community. On the roof of the 128th floor, there will be an outdoor observation deck included in our plans. We can build a 40-foot-wide path around the edge of the building for sightseeing purposes, so that tourists can see and move around in 360 degrees. However, this area will not be open to the public when it is snowing or raining, as safety is our highest priority. In the center of the outdoor observation deck, we will build a cutting-edge communications antenna, which will extend the height of the building by another 150 ft. The antenna will be used for research and scientific purposes, and will be built for sturdiness and reliability so that it won’t be knocked down by inclement weather—in other words, it should last a long time and be worthy

of this wonderful building. Also in the middle of the outdoor observation deck will be a Sky Garden. The total area will be 25,600 sq. ft. We should avoid planting large trees, though, because they may be knocked down in cases of strong wind or bad weather, which could cause catastrophic accidents from that height. Therefore, we will only plant seasonal flowers and grasses and a farm, making the Sky Garden incomparably beautiful and elegant.

48. Sources of money to cover the cost of the Zhongshan Center, investment profit, and return by 2011.

The present cost of a building is generally between \$300 and \$375 per sq. ft. Naturally, it all depends on the quality of the equipment, the quality of the material and the scope of the project. Because the Zhongshan Center will be built from the finest quality material, the cost will be substantially higher: around \$450 per sq. ft. The specific cost breakdown will be as follows:

6 Basement floors: 200,000 sq. ft. per floor. In total, 1,200,000 sq. ft.

1st Floor – 35th Floor: 140,000 sq. ft. per floor. In total, 4,900,000 sq. ft.

36th Floor – 126th Floor: 90,000 sq. ft. per floor. In total, 8,190,000 sq. ft.

127th Floor – 128th Floor: 57,500 sq. ft. per floor. In total, 115,000 sq. ft.

Total area: 14,405,000 sq. ft. at \$450 per sq. ft. In total, \$6,482,000,000.

Combined with the outdoor gardens (100,000 sq. ft. at \$200 per sq. ft.), which totals at \$20,000,000.

Grand total: \$6,500,000,000.

Various optional fees may or may not be included—fees like designing fees, legal fees, insurance payments, management fees, and various other professional fees.

To be safe, we should shoot for a cost at an increase of 15%. Therefore, let's say the total cost will be around \$7,500,000,000—or, to be conservative, 25% for \$8,100,000,000.

In huge, important projects like this one, naturally there will be some conflicting interests between governmental departments, community organizations, and the public. We must therefore make time for a large discussion, and of course these kinds of meetings will cost money too—and, in addition, they might lead to more expenditures regarding the building. So, I think it should be made clear from the start that this is a base estimate for the total cost of the Zhongshan Center. The price may well increase, and certainly is unlikely to decrease at all.

There are two ways by which we may come upon the investment capital for this project. Both of the options involve incorporating the Center. The first is the option of selling roughly half of the Zhongshan Center's stock to the public. If we sold roughly 50% of the Zhongshan Center to private investors (roughly \$3,500,000,000), and included the builders' investment (roughly 10%, \$700,000,000), and took out a mortgage from a prominent bank or financial institution (\$2,800,000,000), the total capital would equal roughly \$7,000,000,000. The second option would be to sell most of the stock to the public—roughly 95% to American and foreign investors, leaving \$400,000,000 for the builders to invest. Investors must be extremely wealthy, so that they can be considered qualified to run the Zhongshan Center.

I truly believe that the Zhongshan Center—this great, meaningful project that will benefit so many—will be one of the healthiest, most stable and profitable investments available. The government's main role is simply to give zoning permissions so that the project can move forward. Because this project will involve people from many walks of life—investors, architects and construction workers, the New York Housing Authority, the public and the community, the old owners who occupied the stores pre-Zhongshan Center, former tenants, etc.—the government should also strictly supervise the project to make sure that the needs of all parties involved are met sufficiently. The government should also keep a watchful eye to make sure the project is done right, isn't rushed or done too cheaply. In particular, the use of the allotted funds for the project should be monitored, in order to make sure they are only being used to better the Zhongshan Center project. We must hire reliable people through credit reports and background checks, before and after their work on the project, making sure that the keepers of these project funds are trustworthy, honest treasurers. Meanwhile, important members of the community should contribute and have an input as well—though these people, too, must go through a thorough credit check. The fund toward building the Zhongshan Center should be used responsibly, to buy the finest materials, and to avoid any slipshod construction work or second-rate aspects of the Center. These will be the guiding principles behind the construction of the Zhongshan Center, and will ensure its prosperous future.

Because this is a healthy, practically risk-free investment, selling stocks in the building will certainly be safe—possi-

bly even safer than keeping your money in a bank. Nowadays, money kept in the bank can only receive around 1% interest, which is outpaced by the nation's current inflation rate by quite a bit. The interest made in Zhongshan Center stock will be a much more reliably profitable investment. In particular, this is a great opportunity for newly immigrated families, whose income may not be very high but whose sense of finances is wise and frugal, giving them money to invest. Though I naturally can't guarantee that 100% of investors will make a profit, I think that 95% is a very respectable success rate. It's much preferable to gambling with your money (45%), investing in a restaurant (60%), investing in industry (55%) or investing in trade (60%). I'm not trying to force anyone into investing here – we must know before we invest that every investment has its own set of risks. It's just that the risk in investing in the Zhongshan Center is the lowest available.

As for the investors, we will of course need to provide them with monthly reports regarding gains and losses, as well as give them options on how to receive their profits. If the Zhongshan Center uses this method of funding itself, with private investors shouldering \$6,600,000,000 of the investment and the builders paying the other \$400,000,000, then, logically speaking, the Zhongshan Center carries literally no financial risk. 0%. Perhaps you've read recent stories about people who have had trouble with their mortgages, and have been foreclosed on by banks or financial institutions. This kind of property has usually even been remortgaged, which means a total payment of twice the interest of a regular mortgage...

The owner's rent income can't make up for the mortgage and daily expenses, then the financial company take the building away or put in on auction. A building which only has the first mortgage, no the second mortgage, the percentage of getting taken away by financial company or auction is only 1%. If there is no mortgage, that means don't owe anyone's money, so that definitely no one will take away or put it on auction, that's very safe. Tearing down all old buildings and building up the new one need time and money, but whenever it's build, can move in, it's the time to get profit. This is the long cycle, need 200 years or forever. It needs the smart, have long-term vision, generous manager and executive to do this project. We can use the method of combining selling and renting together. The first goal is to make people to use the whole building, we should especially pay attention to the sale part. If it failed to sell or rent, must be the one want to sell or rent in a very high price. Any building's price above market price usually won't attract anyone to buy or rent. The empty building is a big failure. So that we should lower the price by 5%, then people will come immediately to buy and rent, the whole building will be taken in time. Then, it starts to get prosperity. I want to ask investors a question, if a house only worth 1,000,000 dollars, ask you to buy it at 1,050,000 dollars, it definitely can't sell out, but if ask you to get it at 950,000 dollars, then naturally will have a lot of buyers. Same theory for renting, if a house only worth renting at 2,000 dollars, ask you to rent at 2,100 dollars, you won't want to rent. But if they ask you to pay 1,900 dollars per month, you will rent it. This is a very simple theory. The simple theory is also applied to the big project. Because this project is no mortgage, no interest paying, so that we can rent it by high percentage. I suggest that except for the areas to give to community use for free, the builders or investors can sell 20%, and rent 80% of the building. The rent income doesn't need to pay financial company. Besides the maintaining fee and property tax and profit tax, 65% of profit will give the dividends to investors, 35% will give save as fund for big renovation or emergency in the future. On a steady finance, investors have dividends, they will think this project is worthy and reliable.

49. The construction of the Sun Yat-Sen Center will benefit its surroundings in many ways.

1. The original land holders will not be simply selling off their land cheaply to a real estate developer, but in fact will be holding on to their property rights, and awaiting the completion of the center so that they can obtain a property 110% of the original size. For example, if someone owned a 1500 square basement, a 1500 square foot store retail, a 1500 square foot office, or a 3000 square foot residence, then in the new building they would be entitled to 110% of that square footage, namely a 1650 square foot store retail, a 1650 square foot office, or a 3300 square foot residence. As for areas that were used as storage areas or boiler rooms in the basement, original proprietors will receive 25% of the original square footage when moving into the building. For example, 1500 square foot would be equivalent to 375 square feet in the new building store retail. If bunks, offices, or residences are being rented by the landowners, then the landowners will still be required to give the previous tenants use of the building space, as well as preferential treatment. A property with a current estimated price of 4 million dollars after the construction of the new building, the original proprietors will double the worth. Issues concerning repair and building maintenance will not cause any headaches, as a capable and experienced management will take care of all such matters. This will basically eliminate the source of conflicts between landlords and tenants. If the original proprietors are not able to secure a loan, then every three months the management will reduce the proprietors costs

by distributing monies received for rent, making the lives of the proprietors cheerful and easy.

2. Enterprises that currently have a lease, including shops and offices that sell Chinese goods or do business with Chinese people, are having trouble nowadays since there are such businesses all over the East Coast, and many customers are going to places such as the developing areas of Flushing and Brooklyn Chinatown instead. Besides this, the facilities of buildings more than one hundred years old are old-fashioned. Not only are the water and electrical supplies insufficient, but water leaks are also a problem. There are all kinds of reasons for conflict with the landlord to happen. The managers of many stores and businesses complain bitterly about the lack of customers. When the center has been completed, the enormous building will contain all kinds of stores and industries competing with each other, and growth will be vigorous. Everyday there will be a huge crowd of people shopping and handling business, which will help the businesses grow, and everybody will have sufficient business. Businesses will maintain their leases in the new building, but will only have to pay the original rent, and the business people will have many new opportunities for growth. Everyone will profit and be happy.

3. If previous residents that had a residential lease with rent-control or rent-stabilization pay market price, giving the proprietor sufficient profit, then the proprietor will in return provide ample service.

But because it is an old room, even though you pay a high rent you do not live satisfactorily. Approximately 95% of the previous residents have rent-controlled or rent-stabilized apartments. Because proprietors pay close attention to costs, nowadays they have about 700 dollars in expenses each month. But with controlled rent being about 100 dollars a month, and stabilized rent about 300 dollars a month, the proprietor will stand to make a loss each month on these residents. Therefore when something is damaged, the proprietor will not repair it in timely manner, heating and hot water will be insufficient, and disputes between landlord and tenant will often arise, resulting in inharmonious relations between them. However, when the center has been finished, all previous tenants of rent-controlled and rent-stabilized residences will return and move into the center, with its luxurious facilities. Those living in apartments on floors 46 to 55 will have a terrific and unbounded view, high speed elevators to save time and effort, and will pay exactly the same rent as before. The costly administrative fees will be covered by entrance fees to the observation deck on floor 128. Households with rent control or rent stabilization will pay 2,000 dollars each month. Expenses that cannot cover will be subsidized by income from the observation deck. Common people will truly be able to live in the most luxurious residences while paying the lowest rent; it will not be just a dream. The original proprietors will indeed benefit profoundly from these arrangements.

4. Real estate developers nowadays are not part of the generation that does business through investment and relies on reform and deregulation to find business opportunities that bring development. This center's greatest project is to reach success through mutual assistance and cooperation with real estate developers. It is not to use real estate development to get rich quickly through speculative investments. Rather, it is a stable and practical project without risk. Because of this, it will not result in a loss, and accordingly the profit will be limited. Generally speaking, profits from real estate development and construction are about 10% annually of the money invested. If a real estate developer were to invest 400 million dollars, the investment would return annual profits of 10% forever. Only if one year the capital were to be withdrawn after consulting with the board of directors would the returns of 10% end. However, in the field of construction, the returns will end upon completion of the project. For this reason, real estate developers don't speculate or take risks, but instead do business in a stable, rational way, and get their profit properly.

5. Floors 36 to 45 will be given to the community in the form of 300 residences specifically for middle to low income families, and 150 residences for elderly over the age of 65. Households and elderly that qualify can register and have their information verified by the relevant department. There will be a public occasion on which all of those who qualify can enter into a lottery for a space in one of the new residences, and the lucky winners will be able to move in. At the very least, it will allow for some of those who struggle with less than ideal living conditions to move into the luxurious residences of the center, and the elderly will be able to live out their later years in peaceful happiness. Although such tenants will only pay 200 to several hundred dollars in rent each month, the actual cost for maintenance will be over 2,000 dollars per month. The difference between these numbers will be covered by ticket sales at the observation deck on floor 128. This is one of the welfare policies that will improve the community through construction and increasing the square footage. The greater the construction projects, the greater the benefit to the welfare of the community and its elderly.

6. This project has a broad scope. For example, the addition of a parking lot will reduce parking charges and increase business for local stores. Shoppers who spend over 40 dollars will be entitled to 2 hours of free parking. 50% of parking expenses associated with this will be paid by the center, and the other 50% will be paid by the local businesses. A similar arrangement will be made with the fast food stores and the restaurants. If a someone spends over 40 dollars while eating a

meal, they too will be entitled to 2 hours of free parking. Once again, half of the associated parking expenses will be covered by the center, and the other half will be covered by the restaurants. The eleven stories from floors 13 to 23, in addition to floor 105, and also floor 128 with its observation deck, will be granted to the community. In addition to members of the community, these floors will also provide space to nonprofit organizations, and will also contain a primary school, a middle school, a university, a center for the elderly, a youth center, a cultural center, all sizes of meeting and assembly halls, a church, a temple, a health center, as well as a governmental center. These spaces will be provided to give the surrounding area a sense of community.

7. Many of the residents, business people, and proprietors of the original central district participate in some of Chinatown's many organizations, and are perhaps even the leaders. Even more are family members of people who belong to these organizations, so seemingly everyone has some connection to them.

In the new center, these organizations will be continue their business. Those with leases will be able to continue their lease according to the terms outlined in the original. Although the center will not have facilities specifically for them, such organizations can use the many conference halls provided for use by the community, the rent of which is very cheap. Since the objective of the project is to serve the community, the construction of the center is a good and appropriate long term investment. Each organization will be permitted to inform members of its existence and doings, but will not be permitted to demand participation or investment on the part of members. Such organizations will also be in a position to spread the word about the center to the middle to low income households and elderly of the community, and inform them that the center's elderly center, children's playground, cultural center, and health center are all open to members of the community. Since the center has air conditioning, heating, and entertainment areas, it will be especially useful in the winter when it is cold outdoors, and in the summer when it is hot indoors. The center will also employ many laborers and office workers, so the organizations can spread the word to members of the community that there are job opportunities to be had.

8. Although the center has many fine facilities, its most wonderful one is the nursery. This nursery will allow parents to work in peace when they drop of their child of six months or older to be taken care of during the day from 8am in the morning to 6pm in the evening. When the child reaches three or four years of age, it will be eligible to attend the center's pre-kindergarten, and the kindergarten when the child is five years old. When six years old, the child can attend the primary school, and when twelve years old can attend the middle school. When eighteen, the child will be able to attend the Sun Yat-Sen University. The children of the center's residents will be able to enjoy the education provided by the center from birth through college. Moreover, when the child has grown up, settled down and retired, he or she can take advantage of the fine elderly center and the many leisure activities available. Other than this, the center will also have a cultural center with all kinds of performances, a memorial hall, and the opportunity to listen to music or watch theater every day. Additionally, there will be art exhibits, and if the residents wish, they may submit art they have created themselves for viewing.

9. Government agencies at all levels of the system will be welcomed to set up offices in the center in the areas that have been granted to the community. This will make things more convenient for the residents. For example, if a welfare agency were to set up offices in the center, then it would be convenient for residents to handle issues with pension plans, or to seek information about welfare.

This is true in particular for the Internal Revenue Service. The center will increase the tax revenue of the original area by at least 100 times. For example when retail business increases by about a hundredfold, sales tax revenue will increase by about a hundredfold. With the new theater and observation deck, there will be a growth in tourism and entertainment taxes. In the old central district, tax revenues are about 4 million dollars. When the new Sun Yat-sen center has been built, the revenues will probably increase to about 40 million dollars. In the old central district there are currently about 1000 retail workers and office workers, but after the construction of the Sun Yat-sen center there will be over 10,000. If the immigration office also sends employees to the center to do work, it will help the residents understand immigration rules and regulations more clearly, as well as all kinds of legal procedures to do with immigration, including green cards and naturalization.

10. The center will provide direct and indirect benefits to the community surrounding the center. For example, the neighbors will most likely have relatives or friends living in the center, and will therefore come to visit them. Coming to the grand skyscraper to visit friends who once lived in squalid rooms in broken-down buildings will certainly leave them with a deep impression. Seeing how advanced and beautiful it is, people will certainly band together in friendship with the aim to create similar projects in their own areas, bringing benefits to people of all social strata. This will of course require a great deal of complicated work, but the most advantageous aspect of it all is that in the three year period when the old buildings are be-

ing torn down and the new center constructed, the surrounding businesses will be saturated with new customers. All sizes of shops, offices, and residences in the BaiWen buildings will be packed, and one may even have to line up and wait for a spot. It will truly be a sight to behold, to see this area burst with prosperity. And when the center has been built, the businesses within the center and across from the center will be able to coexist because the businesses within the center will be national and international, while the buildings across from it will be regional. Furthermore outside businesses in the area will be able to come to the center to use its facilities. One will perhaps send his or her child to the center's primary school, and at the same time try the gourmet cuisine available, or rest in the flower garden. So the center's neighbors will certainly profit as well.

11. The following is an analysis of the issue of employment. The original area around the center contains about 120 houses, 100 retail shops, about 200 small office, and about 450 residences. As everybody knows, these types of small buildings basically do not employ staff, other than the owner and perhaps few others. Therefore in this area with about 100 shops and 200 small offices, there are perhaps just less than 1,000 workers total.

When the center has been built, there will be many residences, it shouldn't be necessary to hire outside staff. Some of the residents may hire housekeepers or nannies, but do not count on it. With so many shops, offices, and restaurants, there will be a great demand for workers. For example, in the international food center on the first floor there will be about 100 restaurants, and each will employ about seven workers, which will add up to about 700 workers total. The large restaurant on the second floor, which can seat about 1,800 customers, will employ 200 workers. The second floor will also have ten famous restaurants which will each seat about 200 customers, and employ at least 25 workers each. Therefore these two floors will together employ over 1,000 people, and the entire building will likely employ over 10,000 people. The center will employ technicians, laborers, office workers and other staff, giving the community a great many employment opportunities, and priority will be given to the center's residents. Working within the building will save residents the time and effort of commuting to work. The goal will be to create a community with zero unemployment and thus set a record in the United States. The construction of the center itself will employ several hundred to several thousand people, but when the center has been completed, long term employment will be made for over 10,000 people. The government, nonprofit organizations, and members of the community ought to all actively support this goal.

12. The construction of the center will result in many industries receiving contracts and purchase orders, and be advantageous for the manufacturing industry, the merchandise industry, science and technology. A 7 billion dollar pie will be rationally divided amongst the areas of design, construction, building materials, legal affairs, accounting, insurance, technology, administration, equipment, and all kinds of fields including government. This will be a team working in synthesis, and will require many wise, honest, useful, and able people. For example, tens of expert architects and surveyors will be needed for the engineering of the building, to draft a detailed design of more than 2,000 parts. In addition there will be the apartments, the restaurants, the 1,000 shops and 1,000 offices, and the 11 floors of community space. A detailed drawing of the primary school will also require the drawing of perhaps over 100 charts. The project will require tens of thousands of diagrams and charts, and so who know how many designers and architects will be required to complete the job.

13. The Sun Yat-sen Center's plan for land grants that cannot be rented out nor sold: 1. 50% of the six story underground parking garage will be granted to the community because it's fees will be especially low. With a square footage of 200,000 square feet for each level, that means that 50% of 1,200,000 square feet will be reserved permanently for low-cost parking. 600,000 sq. ft. 2. 140,000 square feet of floors 3 and 4, the market, will be granted to the proprietors of the original store or shops. 280,000 sq. ft. 3. 50% of the 140,000 square foot floor 12 will be devoted to low rent especially for attracting factories. 70,000 sq. ft. 4. Floors 13 to 23 will be granted for use by the community. 1,540,000 sq. ft. 5. Floors 25, 60, and 95 will be reserved for emergency uses and therefore cannot be rented or sold. Floor 25 is 140,000 square feet. Floors 60 and 95 are each 90,000 square feet. 320,000 sq. ft. 6. Floors 36 to 45 will be devoted to providing housing for middle-to-low income families and the elderly. Each floor is 90,000 square feet. 900,000 sq. ft. 7. Floors 46 to 55 will be reserved for housing the original residents of the area. Each floor is 90,000 square feet. 900,000 sq. ft. 8. Floor 24 will be given office space given to the original owners of office space on the land. Floor 24 is 140,000 square feet. 140,000 sq. ft. 9. Floor 105, which is 90,000 square feet, will be granted for use by the government and special organizations. 90,000 sq. ft. 10. Floor 128, which contains the observation deck, which is the greatest source of income for the center, valued at 600,000,000 dollars, and 57,000 square feet., will be granted to the community. 57,000 sq. feet. The total square footage set aside for the community that cannot be rented or sold is:
About 5,000,000 sq. feet.

A conservative estimate of the value of this land is: 5,000,000,000 dollars.

50. Public relations arrangements, making everybody understand the plans for the Sun Yat-sen Center, benefitting the people, the community, and the country.

No matter whether people are supportive, neutral, or opposed, they should all fully understand the plan. For this reason there must be an extensive and systematic public relations campaign. First of all, the support of enthusiastic, civic-minded, well-reputed personages of the community must be rallied in support of the plan. Of chief importance will be establishing a "Sun Yat-sen Center construction preparation committee. This committee will be responsible for pushing the plan forward and implementing construction. For example, it will need to explain to the original proprietors that this is not a plan for acquisition or annexation, but is rather a cooperative development. At present, there is no real estate developer that is both profitable and considerate of the needs of the people. This project will not cost the original proprietors a single cent. When they have waited for the old buildings to be torn down, and the new skyscraper erected, 110% of the building space will be returned to them. For businesses, when construction is complete they will have a space in the building, and residents will have a space in the housing reserved for the community. Everyone will receive 110% of the original space.

Since the original proprietors' basements were previously used simply for utilities or storage, just 25% of the square footage from those areas will be returned to the proprietors in the new building. For example, if a building had a 1,600 square foot basement, it would receive 400 square feet of space for it in the new center. This is because in the new building, proprietors will not have to deal with problems to do with maintenance or administration, and disputes among tenants will be eliminated. Most importantly, while the current market value of each is about 4 million dollars. The construction of this center will double to each proprietor. From the perspective of Chinatown's businesses that have experienced the prosperity of the past 40 years, since entering the twenty-first century business has really dropped off. Now the suburbs and satellite cities of New York each have their own Chinese or Asian shops that carry similar goods and have taken away much of Chinatown's business. This problem has been compounded by the quick development of Chinatowns in Flushing and Brooklyn, which have truly taken a lot of business from the Manhattan Chinatown. In the past decade of economic recession, business has been difficult. However, after the Sun Yat-sen Center has been built business opportunities will return. The center will have ample parking, brand name stores, traditional Chinatown stores, both eastern and western goods, as well as Chinatown's original stores with their existing customer base, and the rent will still be same. It cannot be predicted how many times greater the business will be than it currently is, but each business owner will certainly see their profits return. At present, business has suffered due to the fact that fewer people from the surrounding areas are coming to the Chinatown in Manhattan, especially because of the new Chinatowns in Brooklyn and Queens. Compared to thirty years ago, business is not what it used to be. It will certainly be a difficult task, full of hardships, to preserve Chinatown's current businesses and keep them profitable. Yet when the new center has been constructed, each business with a lease will be able to return to the newly built, modern, luxurious building and take on the challenge once again in a new setting. Since the center will have all kinds of products, and vast crowds of potential customers, there will certainly be boundless business opportunities. The first task for everyone will be to go to the observation deck on floor 128 to appreciate the view of the natural scenery, and plan new approaches to business problems, and strive for even greater development in the future.

With effort and appropriate management decisions, business will be several times what it is now. Everyone arriving at the new center will certainly have grounds for optimism.

As for the original residents of the area, in the past they have dealt with issues such as broken-down homes, myriad disputes with landlords, the task of climbing the stairs, the worry that in the winter there will not be enough heat or that in the summer thunderstorms there will be leaks, and fuses that break in the night when the air conditioning is being used and the manager cannot be found. When the center has been completed, however, all of them will be welcomed into the residences reserved for former residents, where they will be able to enjoy all the facilities and comforts offered. All that is required of them is that they find temporary housing in the short term while the old buildings are being demolished and the new building constructed. When they return from this housing, they will be able to enjoy a life of top-notch luxury. Not only will heating and hot water be sufficient, but there will even be elevators instead of stairs. All this is required of the residents is that they not use the center's facilities in a destructive manner, and inform management of the wear and tear that occurs naturally with use, which will be dealt with by maintenance. The scenery that can be viewed from the windows of the residences on floors 46 to 55 is as beautiful as anything that can be imagined. Although there will be real costs associated with the

maintenance and management of these areas, the revenue from the observation deck will subsidize these efforts. Rent will remain the same for the original residents, despite the fact that their original living environment will be nothing compared to the new one. All organizations in the community must be informed of this wonderful plan for a prosperous new community. It is indeed a good plan for prosperous development. If any oppose the plan, it must be explained to them fully by community organizations that opposition will bring about economic decline. Even if in the short-term there are some immigrant groups that do not completely understand the project, given a short period of time they will begin to understand it. After all, immigrants also wish to devote themselves to society, and given the opportunity the vast majority of the immigrant groups will strive to make their community prosperous and strong. As for nonprofit groups, with their semi-official nature, their objectives are invariably to serve the community, and the vast majority of the participants and leaders are volunteer workers. They wish to use their efforts to serve the people, but they also wish to make the country strong and prosperous. A nation with a surplus is able to improve the welfare of its people. The welfare of the people cannot improve with the national debt growing greater and greater. A worker at a nonprofit group is a kind of public servant, and should therefore have high hopes for society and strive to build a prosperous community. A prosperous community can make the lives of its members prosperous too.

A comprehensive public relations team will be needed to carry out exchanges with all sides concerned with the project, and to interact with all levels of the relevant government departments. This large-scale project will need to be approved by many governmental departments before any work can be carried out. Hopefully, each enlightened government official will support the development of this project. A public servant will no doubt find glory in having many successful construction projects completed, and having the economy prosper while he or she is in office. There is a clear difference between the accomplishments of a flourishing economy and inferior achievements of an economy in decline. One can only hope that statesmen and officials will strive to for constructive accomplishments. The Sun Yat-sen Center will apply to the government for special status as a zone for economic development. Although the government will not need to make an investment itself, it will need to support and monitor the massive project. The center will also seek to make some joint guarantees with financial institutions to ensure smooth progress. The center will at the same time seek space for nonprofit organizations, and lower taxes for the original residents, as well as the elderly and low income households. Lower taxes for the center will be sought in order to encourage entrepreneurship, and lower property taxes will be sought in particular. We will also need to make plans for the construction known to the masses, and let them know that we do not intend to turn away the original proprietors. All original residents, businesses, and property owners will be able to return, and we extend a special invitation to low and middle income families to live at the center. The center will welcome people from all levels of society's social hierarchy to come to the center to work and start new businesses. We will need to undertake a vigorous public relations campaign with the firm belief that this is realistic and reliable project, superior in every way. The common people will also have an opportunity to invest in this project, however, the public will not be forced to invest. Since this project will take place in a prosperous area of Manhattan, the land's usage rate is very high. Therefore the income from selling and renting the land will certainly be both stable and sufficient. When people are informed of this project, they will of course be able to decide themselves whether or not to invest. I have created this entire project, and so far I have not yet chosen who will be the real estate developer or contractor. We must be prudent and choose a developer with a good reputation, and contractor with excellent engineering quality. Only real estate developers and contractors with good reputations will be able to make this a situation in which they and the investors both win. Construction should be completed according to schedule, and we must strive for quality as well as an early completion date.

The center will need to hire a very capable public relations team because other than the original businesses, which are for the most part small offices and "mom and pop" stores, the center should attract famous stores, for example the most well known department stores in the United States, famous supermarkets, about 150 famous discount outlet stores, famous international restaurants, as well as international hotel chains and banks. There should also be well known insurance companies, securities companies, medical specialists, lawyers, accountants, designers, and real estate companies. All this will require a public relations team to find the companies, as well as a well-reputed management company to maintain everything. The public relations team should also find a good security company. The executive affairs, operational affairs, and financial affairs should all be carried out on a solid basis of order, openness and equitability.

51. The center will take care of core public facilities, such as water, electricity, and communications.

Each business will be required to decorate and furnish the interior of their space themselves. The center will take care of such matters for the main floor and the public areas of each floor. The center will also be responsible for the residences on floors 36 to 55, from the studios to the three bedrooms. The center will also be responsible for constructing areas with greenery, such as outside the residences and a public park outside of the ground floor. There will be 26,500 square feet of flowers and trees. The roof gardens on floors 35 and 128 will together cover about 100,000 square feet. There will also be greenery in the areas around the main elevator on each floor to give a sense of refined elegance. As for lighting, the lighting in the lobby of the main floor will be glorious. The corridors and main elevator areas of each floor will each have special lighting, especially the public parks outside of the rooms. Not only will there be lighting for the public park, there will also be light coming forth from the building itself so that it will appear radiant in the night sky. Every shop and office, including large-scale hotels and department stores, should have original designs and outstanding interior decoration so as to preserve the luxurious quality throughout all floors. Each household will have to report their plans for the design of their home to the administration. All facilities must be in accordance not only with government plans, but must match the center's installations. Of course, everything should be submitted to the government office floor for review, so everything will need to be ratified twice before work can begin. It will not do for anyone to surreptitiously begin work before receiving approval. When carrying out construction or renovations, it will only be permitted to bring construction materials and tools that are necessary, and debris from demolition must be cleared out in a timely manner. Furthermore, all construction workers and construction material must use the buildings service elevators. Using the passenger elevators will not be permitted in order to keep the center functioning in an orderly manner.

52. The family is a country's smallest component. A country is made of tens of millions of families.

To have a reversal of fortune is a kind of motivation to work harder and change things for some people. A family that is prosperous will it lose its prosperity if its descendants lack diligence and do not strive to improve themselves. Later generations will perhaps become impoverished too. In ancient times, if a family consumed too much, then they would eventually become landless no matter how much land they began with. The opposite is also possible. Suppose several decades ago, there was a poor person without a skill and without an education, who could only be hired as a servant by a rich family, or sell his labor to make a living, and perhaps find a spouse at the factory worker and make a family. Their children, once born, would scratch out a meager existence. Such a person would themselves live a miserable life of poverty, but pay attention only to educating his or her children, and developing diligence in them. Time flies, and twenty or thirty years later, the parents are elderly but still in good health after laboring for a living, and the children are adults. Since the children have studied hard, and become knowledgeable. They have become doctors or scientists, useful members of the global village. Or even if they have not received a high level academic degree, they have worked doubly hard in industry or in business. In the end it doesn't matter because Heaven does not turn its back on resolute people. In this way, an impoverished family can become a prosperous one. Such people form just a small part of the current age, and yet they define the age they live in.

The situation is the same with nations. Take for example the great change in modern China in the past 60 years, from 1950 to 2010. That era began just five years after the end of World War II. England, which had so many colonies, now faced many struggles for independence. Nevertheless England, the United States, and France were still the world's greatest economic powers. Their industries had not only enough to satisfy domestic demand, but also exported a great deal of goods to foreign nations. Some nations would perhaps even begin to have a large national debt due to buying those foreign goods. In this era, the United States was the leading industrial power.

In the 1950s, China lacked a foreign currency exchange, its agricultural output was declining, and industrially output was small. There were some exports, but these were merely things like pork and grain oil. Those were necessities saved by the common people who were suffering from famine. Since economically powerful nations were mistrusted, there were no imports, and therefore no opportunity to increase the national debt. In those days it was truly a country of the poor, and everybody suffered from the primitive lifestyle. The socialist government would frequently begin all types of new movements to struggle and reorganize, which caused people to pay less attention to manufacturing and construction. In 1979,

wise leaders proposed policies for economic reform, and this was the beginning of the theory of socialism with Chinese characteristics. As if through magic, the situation was turned around and all talk of socialist “struggles” ceased. The reforms gave unprecedented preferential treatment to industry and manufacturing. Most importantly, businesses were exempt from taxes, and were able to take advantage of cheap labor costs. Countless enterprises formed and prospered, a foreign currency exchange was created. Now China has the world’s greatest reserve of foreign exchange. China exports the goods that each household needs, taking 50% of the market in that area worldwide, exceeding even the rich and powerful nation. Twenty years ago, the G7 group of the world’s greatest economic and financial powers, including the United States, England, France, Canada, Germany, Japan, and Italy, dominated the world market with their products. The wealth of the world was concentrated in these seven nations. Nowadays, one rarely sees products made in these countries. Moreover, other than Germany and Japan, these countries have spent their foreign currency reserves and run up a deficit, which increases with incredible speed. These countries, which used to maintain the world’s greatest reserves of currency, now instead have deficits. According to the statistics given by the American Department of Finance on June 6, 2011, \$530,000 worth of national debt exists for each household in America. Within several decades, this once great economic powerhouse will fall. Looking back on the past 100 years, the development of capitalism has brought success to the United States, but along the way it also brought decay, which having been left untreated has turned a the country into a gross-importer of goods whereas it used to be a gross-exporter.

Once a powerful nation of industry, it has become a nation of consumers. This is certainly an unhealthy development, yet there are ways in which the nation can redeem itself. Namely it will only be possible through the completion of projects that give preferential treatment to industries of all sizes. This will spur production and make the community thrive. To reward those who study and work hard, a great market for employment must be created. Those who sit idly in their homes and receive government assistance must be hauled out and made to work. This way, the rate of production will increase rapidly and society will quickly become prosperous. At the same time, manufacturing costs must be brought lower. Not only will exports increase rapidly, but imports will decrease as well. To change from a consumer economy back into a manufacturing economy will constitute another reversal of fortunes for the nation. From the perspective of a hardworking immigrant family, this sort of thing seems natural. Take for example the many immigrants who have come here without higher education and without English skills, and have made become prosperous through hard work. It is hard to imagine a low-to-middle income family in the United States saving enough money to get out of debt, to buy a home, and to pay for the education of their children. However in community of Chinese immigrants this is common. Many children study hard and win good jobs, enter high society and enjoy their material life while their parents continue to toil with their work, or retire and live in the poverty they were used to before they started working. There are also some immigrants who work for several years when they first arrive, and then accept unemployment assistance as soon as they can, and do not pay attention to the education of their children. Some of these children perhaps rely on their own effort and strength to become educated and find a good job, while those who do not strive come to live the same lifestyle as their parents. Then there are those people who have never worked hard in their life, and find ways to become middle men for other people’s investments and charge fees. To summarize, immigrants come from all corners of the earth, and each have their own ways of doing things, and there are heroes to be found in each group.

53. The following is a discussion of related problems:

1) Socialism, and “socialism with Chinese characteristics”? Communism is about overthrowing capitalism and landlords. When the revolution has succeeded, the peasants and workers are in charge and handle the affairs of government. However, without a boss, nobody works hard and production is insufficient. There are food shortages, and everyone becomes impoverished. To bring about a system of socialism in this situation is truly a wise policy. To energetically promote investment, open businesses, lower taxes, and provide cheap land and labor makes for rapid growth in the short-term. The government helps real estate developers move people out of the inner city to clear away the slums and make way for grand skyscrapers. Suddenly, socialism seems to be even more economically liberal than capitalism. By adding these two words “special characteristics”, China went from being a nation with nothing, to the nation with the greatest reserves of foreign currency.

2) Colonialism, and “colonialism with Hong Kong characteristics”? In the history of colonialism, colonies are usually backward and poor countries where all the capital has been sent back to the mother conquering country. All countries in North and South America are like this. Even the old colonial settlement in Shanghai, the foreign concession was the only area

with trade relations with foreign countries. The foreign concessions were prosperous, whereas the Chinese areas were like slums. However, Hong Kong has been growing stronger day by day since 1950, and the British worried everyday that the Chinese government would retake the colony. Accordingly, it was best to not govern too harshly, and to give great freedoms with respect to taxes. China watched the developments closely without interfering. The leniency of the government in addition to the low taxes brought about a rapid development of industry and commerce. Before long, Hong Kong had surpassed London in terms of economic prosperity, making the only rich and powerful colony. This is what is meant by "Colonialism with Hong Kong characteristics".

3) Capitalism and "capitalism with American characteristics"? From over a hundred years ago up until 1970, the products produced by capitalist countries became popular the whole world over. These countries became rich and powerful, as did their citizens. However, the people became lazy and rarely progressed in education and research, and instead focused on enjoying the material life.

Workers made many demands despite lacking skill. This brought up cost of manufacturing, and products were not being improved upon. Entering the 21st Century, the industry of the G7 has gone bankrupt, gross-exporters have become gross-importers, and currency reserves have dried up and turned into deficits. Nowadays the capitalist countries have no more capital, only debt. Reforms must be adopted quickly. The crux of the issue lies in lowering manufacturing costs, and the aim is to become more like the great exporting countries, and to export quality goods. Government expenses must be cut, and effective tax cuts must be made to attract business interests. The cities must grow towards to skies, and parallel development must be eliminated. In Hong Kong for example, there is no telling how much business can be done in a single day's time. Welfare assistance is basically limited to children the elderly, and the handicapped. Those who are able-bodied all look for employment. If a country has a national debt problem, it should not provide assistance to other countries, and if there is a surplus it should be saved up. Every city should establish industrial parks to give as many opportunities as possible and make the industry of the country blossom. There should be no reason to rely on imports. The above methods are those of the economic reforms carried out in China. The closed down factories of industrial parks will become modern new factories, production costs will drop and quality will rise, and an economic surplus will replace the current deficit. This is what is meant by "American-style capitalism", and it is completely different from the traditional form of capitalism that has brought about decline.

4) Why should the Sun Yat-sen Center and its accompanying housing development be built? In the past thirty years, Chinese immigrants have increasingly begun to settle in the suburbs, and the Chinatowns of Brooklyn and Queens have grown quickly. The type of products that used to be sold only in Chinatown can now be bought everywhere. Non-Chinese have fewer reasons now to come shop or eat in Chinatown. Every year business gets worse. But Chinatown is located in Manhattan, New York City's most important district. Chinatown needs a new appearance and a new attitude. Non-Chinese customers must be attracted to shop here. Otherwise, in a few decades Chinatown will be forgotten by the non-Chinese. In order to stand out, Chinatown must become the world's premier shopping destination. To develop the community and make Chinatown prosperous, a special super-skyscraper must be constructed, and this building will be the first in the United States to use "capitalism with American characteristics", the types of special reforms and policies that will bring prosperity.

The skyscraper will be both tall and large. It will also be the first time that the owners of the original land will be welcomed back when the demolition and construction are finished. Everyone will struggle together to build prosperity, and enjoy the benefits of success. Each building that is constructed and granted to the community and original landowners will contain 5,000,000 square feet of space. This construction project in downtown Manhattan will benefit the community, the government, the real estate developer, and the original landowners. Moreover this project is not meant to simply be a means of getting profit, but is instead dedicated to the community free of charge, and will be carried out by a considerate real estate developer. It will be the first skyscraper in history to have more than 1500 residences, 1000 retailers, 1000 offices, a revolving restaurant on floor 127, and an observation deck on floor 128. Furthermore it will be the first to use the ample profits of the observation deck to subsidize low-income tenants, as well as the elderly. The prices in the parking lot, conference halls, and theater will all be lower than 50% of the market price for the benefit of the community. In the Outdoor areas and room there will be gardens totaling more than 120,000 square feet in size. The floors will contain Manhattan's first outlet mall as well as popular international cuisine, and will occupy 140,000 square feet. There will be a space hotel, and the residences in the building will themselves have space-like service, and be ultra-space in design. All kinds of diverse facilities will be brought under one roof. There will be a kindergarten, a primary school, a middle school, a university, and a center for the elderly, all of which will have ultramodern designs. The community will certainly prosper from such project.

5) Will it be possible to build such a multi-functional super-skyscraper?

This magnificent tower will be located in district of Manhattan, which was once known throughout the world for its prosperity. Now the buildings are dilapidated, and businesses are starting to close up. A world-class project like the Sun Yat-sen center will attract attention from all over, domestic and international. Everyone will want to come and shop there. All government officials, semi-officials, businesses, and individuals will be winners. Even the neighboring communities will derive benefit from its construction. With such a project, everyone will be able to agree on terms rather easily, and the ratification will be given quickly. Not only will it be possible to build this tower, but if everyone cooperates as a team, it can be done in just a few years.

6) What will the locations of the Sun Yat-sen Center and the Sun Yat-sen housing development be?

The location of the Sun Yat-sen housing development will be the traditional area of Chinatown, stretching from Worth Street in the south to Canal Street in the north, and from Bowery Street in the east to Mulberry Street in the West. After Chinatown's transformation into the Sun Yat-sen housing development, its fame will undoubtedly grow quickly. Everyone knows that the world is now a global village. The future Sun Yat-sen Center will be located in the area stretching from Worth Street in the south to Bayard Street in the north, and from Bowery Street in the east to Mott Street in the west, and will occupy between 26% and 28% of the area of the traditional Chinatown. While most buildings in this area are just 5 stories tall, the Sun Yat-sen Center will be 128 stories tall, with a square footage 25 times that of the original area, or about 5 to 6 times that of all of Chinatown.

7) Are you an investor in the Sun Yat-sen Center, or the real estate developer granted with the project?

I am not the principal investor, and by no means the real estate developer. I state clearly in my plan that the general public will have the opportunity to invest in this project, and that it will be a reliable and safe investment. If stock in the project is issued, I will invest 10,000 dollars. Honest and reliable real estate development and construction companies with investing capacity must be found to carry out the project. This is so that this magnificent project will not be entrusted to an inexperienced company with little capital. I will in no way be connected to investing in the project or carrying out the construction. I am granting my plan and initial designs to the community, and the selection of the company to carry out the project will be an opportunity given to the community. I have already completed my mission. All things to do with construction and carrying out the plan are in the hands of the preparations department now.

8) Why have you planned and designed the Sun Yat-sen Center if you are neither an investor nor a real estate developer?

First of all, I do not have the capital to carry out this development. Second of all I am getting on in my years, and have already passed the age of retirement long ago. I have worked for a long time, and am exhausted and need to rest. I do not wish to conduct business or work further. I have dedicated the energy I have left since retirement to serving the community. The Sun Yat-sen Center will be advantageous to the people, as well as to the nation as a whole. It will rejuvenate the economy and improve the lives of the people. I will not profit from this project in any way. The Sun Yat-sen Center represents my hopes for the community, as well as my devotion to the community.

9) How will people be convinced of the plan for the Sun Yat-sen Center?

This plan is very realistic. It truly has more substance than the sort of plans one commonly sees pitched. For example, if one wants to invest in a plan for discovering an ancient shipwreck, there is the possibility of finding treasure and antiques. However there is also a good chance than nothing will be found, and the entire investment will be a loss. The Sun Yat-sen Center, however, is in Manhattan and will have the power to bring prosperity to the government through increased tax revenues, and will benefit the community through supplying sufficient living space. The real estate developer will also receive a reasonable profit through the sale and rental of the properties, which is a very realistic source of income. This is a very dependable plan.

10) How will it be demonstrated to the original landowners that they will not be deprived of their property rights?

This is an important issue. The price of land here has been increasing for the past 30 years, even if the building situated on that land is old. Furthermore, such buildings are often the landowners' most valuable property, and they are therefore very conscious of losing their land rights. Therefore if any construction is to be undertaken, it must be considered carefully. The old buildings of the area are generally all stores, offices, and residences. The new building will have a retail area for shops, office areas, as well as residences. The original landowner's will not only benefit from being moved into a new building with modern facilities, but will also receive 110% of the building space they gave up. The preparations committee will work with the relevant government department to draft documents that entitle the original landowners the correct amount of space in the new building, without the influence of the real estate developers or construction companies. Natu-

rally, legal experts will be needed for this.

11) How will the original landowners return to the new center?

Usually in construction projects like this, the original landowners found a new place to live. The Sun Yat-sen Center, however, will not use such wicked methods to drive people out. Rather, the original landowners will be able to share the splendor of the new development. Even businesses or tenants with a lease will have their rights protected. For this purpose, a conscientious and just lawyer will be hired to draft the appropriate documents, so that the original landowners will be the first to benefit from the new development. The drafting of a legal document should give the original landowners peace of mind because legal documents cannot be changed easily.

12) What should government officials do?

In carrying out the plan, government officials and leaders should be respected. We must not make irrational requests, or tell them what to do. Political leaders are really the top of society, and so I trust that they will push society constructively towards prosperity. Only with economic reforms can industry, commerce, and banking develop, stimulate the economy, increase the government's tax revenues, and make society rich and powerful. If these plans for prosperity are not supported, then tax revenues will not increase, the welfare of the people will diminish, and there will not be enough to pay the wages of perhaps even the government officials.

13) What should nonprofit and semi-official organizations do?

The vast majority of people working in such organizations are prominent and worthy people. Generally speaking they are wise and charitable. They strive to make the nation more prosperous, and to ensure the welfare of the common people. I trust that they know that the welfare of society can only be guaranteed when there is economic development and prosperity. I also trust that they will prove to struggle heroically for the construction of a prosperous community, and will not sit back and let the government saddle its people with debt.

14) What should community leaders do?

The scope of community leaders is great. For example, there are more than 600 organizations for Chinese immigrants. Furthermore, there are many international organizations, hospital organizations, commercial organizations, labor unions, guilds, and bank organizations that all often donate money to charitable organizations. The several thousands of leaders of such organizations are invariably knowledgeable, and also willing to help the common people and build a prosperous community. It is not necessary for us to tell them what to do. They know in their hearts how to help the community, and realize that businesses are failing, and that the first requirement for creating an age of peace is creating a prosperous economy.

15) What should the original landowners do when the old buildings are being demolished?

Generally speaking, at that time the original landowners do not need to do anything, except for those who are part of the construction team or are taking part in the construction team somehow. They can go on vacation during the construction period, and await the completion of the project. Or they could perhaps encourage the workers by bringing them coffee and bagels and such. It is imperative that they not obstruct the work in any way and cause delays in the project, which would inconvenience numerous people. They could also learn to understand the project and contribute their perspectives in an amicable fashion, and correct any corrupt practices if they should appear.

16) What should residents and shop owners do when the demolition and construction are being carried out?

Generally speaking, they will not be required to do anything, except for those who have signed up to be staff members or a part of the construction team. In order for the project to be completed, a construction organization committee must be formed, and a place must be found for the merchants to live and do business peacefully while the construction is being carried out. They should not oppose or obstruct the operations in any way by making delays to the project. When the work is completed, the merchants and residents will be able to move into the luxurious and comfortable dwellings that await them. When the merchants move in, there will be crowds of customers waiting. I wish the merchants and residents good luck.

17) Where will the famous merchandise and factories come from when the project is completed?

We will hire a celebrated public relations team with the necessary connections to find famous companies to participate in the center. Both sides will benefit in this center. The Sun Yat-sen Center will be the leader of its field in many areas, and so name-brand companies will want to be associated with it by opening a store in the center. There will be great demand for the stores' products, and the center in turn will be able to attract more people. The center will become Manhattan's first outlet mall, with many famous products and retail stores. The center and the companies will be able to work and innovate cooperatively.

18) How will it be possible to make use of all the space that a building like the center will provide?

The center will utilize about 100,000 square feet of space for garden areas and 1,360,000 square feet for a parking garage. For community use, the building will be rented out or sold, from floor 1 to floor 128, an area of about 10,000,000 square feet number of feet will be reserved for use by the community, or returned to the original proprietors, or will be used for low-cost parking. The administration will not need to supervise these areas too closely. However areas of approximately 10,000,000 square feet may be rented out or put on the market for sale. In these cases, the administration will need to carefully research the correct market price. In order to invigorate and serve the community, discounts of 5 to 10 percent will be given, which will also serve to attract the interest of many tenants and buyers. Price increases of 5 to 10 percent will not be permitted, in order to prevent increasing rent or sales prices from becoming grounds for speculative investments. Perhaps you have noticed that some retail spaces sit vacant for years without being rented out. The reason for this is often that the asking price is too high, and therefore potential tenants do not make inquiries, resulting in a significant losses. In contrast, if one carries out a general analytical comparison of market prices, and chooses rent and selling prices so that they are lower than the average market price, then one will be able to complete deals very quickly. This will be the method the Sun Yat-sen Center will use to achieve its goal of full occupancy.

19.) What if neighbors object to the increase in noise and traffic associated with the construction of the center?

During the construction phase, construction will generally take place from 8am to 7pm. Since this is generally not a time during which people sleep, any inconvenience to neighbors will be minimal. In the initial phases of demolition and construction, traffic jams will indeed arise as is natural. Only through an amicable and cooperative effort will it be possible to finish construction rapidly so as to minimize the time period during which neighbors will have to deal with increased traffic. We must realize that inconveniences arising from the construction phase will be temporary. In contrast, when we welcome in the center's next phase, the resulting prosperity brought to the community will be lasting.

20.) How will rent and selling prices be decided?

First of all, rents will be calculated according to three different methods. Consider the monthly rent for retail space. In order to attract tenants, the base rent will fixed at 90% to 95% of market price. If a particular tenant's sale volume has been high that month, the tenant will pay more. If however the volume has been stable, the rent will stay at the fixed rate of 90% to 95% of market price. In the case of office and residential space, the rent will also be 90% to 95% of the market price. However, priority and preference will be given to tenants who have demonstrated responsibility and reason.

21.) What will the characteristics of The Sun Yat-Sen Center be?

The Sun Yat-sen Center will be a luxurious building ahead of its time. Those benefiting from it will include the government, the community, the inhabitants of the original land, and business.

Obtaining permission from the government and carrying out the construction should happen fairly quickly. However, because the US is a democratic country ruled by law, implementing and carrying out the plan will take some time. But when it is completed, the center will be globally oriented, a product of American-style capitalism. It will enable the government to eliminate the budget deficit and add to the surplus, as well as enrich the populace.

22.) Will the Sun Yat-sen Center be a place to "eat, drink and be merry", as well as a shopper's paradise?

It certainly will be. The scale and extent of the center's culinary amenities will be unmatched throughout the world. From fast food to luxurious international fusion, from convenient refreshment to the revolving restaurant, from luxuriant to thrifty, from fast to slow: you will be able to choose from them all. One will be able to enjoy everything from health care to opera, from libraries to the cultural and educational elements of primary school to university, from supermarkets to brand name stores, from typists to professionals, from the courtyard to the observation deck, if not to shop to go sightseeing; it would all take two full days. It will be more colorful than even DisneyWorld's "Futureland". One will be able to come to The Sun Yat-sen center to broaden one's horizons, and it will not even be necessary to incur expenses.

23.) The Sun Yat-sen center will have so many staff and visitors, as well as so many goods and materials to distribute. How will the elevator system work?

From the ground floor to the 12th floor will be the shopping center and factory, which will have two banks of elevators from which one will be able to reach every floor. There will be an additional two specifically for guests, as well as two for the delivery of goods. From the ground floor to the 13th floor there will be three express elevators. Two will be for regular use, while the third will be a reserve elevator for visitors or staff members. There will be an additional two elevators reserved for delivery of goods. For the offices and cultural schools occupying the 13th floor to the 35th floor, there will be ten elevators for general use, as well as four freight elevators. There will be three elevators operating from the ground floor to the

36th floor. Two of these will be for regular use, and the third will be a reserve elevator. For these floors, there will also be two freight elevators. There will be eight general use elevators, as well as two freight elevators for floors 36 to 55. For floors 1 to 66 there will be three express passenger elevators, and one freight elevator. For floors 66 to 85 there will be eight passenger elevators and one freight elevator. For floors 1 to 85 there will be three express passenger elevators, one of which will be a reserve elevator, as well as an additional three freight elevators. For floors 86 to 105 there will be eight passenger elevators and two freight elevators.

There will be three passenger elevators servicing floors 1 to 106, one of which will be a reserve elevator. For floors 106 to 125 there will be 8 passenger elevators and two freight elevators. For floors 1 to 128 there will be three passenger elevators, one of which will be a reserve elevator, but when it gets too busy the reserve elevator will also be used. There will also be a freight elevator for these floors. For floors 126 to 128 there will be four passenger elevators and one freight elevator. Divided this way, the elevators will be able to conveniently and promptly move people and goods between floors. From floor 1 to floor P1 there will be eight passenger elevators, as well as four freight elevators. For floors P1 to P6 there will be eight elevators. From floors 1 to 128, altogether there are 130 elevators. Therefore traffic between floors will be unimpeded.

24.) The Sun Yat-sen Center is so big and has so many lavatories. Will its presence create a stench?

All lavatories under management's control, not including those in the hotel, and shops, and office will pay special attention to hygiene. Everyday staff members will clean the facilities using disinfectants and deodorizers. Not only will it not smell, it will be fragrant. Each lavatory will possess a dedicated hot-line for guests to inform management of messes. During business hours, the lavatories will be tidied every one to hours. Records will be kept to ensure grade A hygiene in all lavatories.

25.) Will the windows in the center be closed so as to maximize efficiency of the heating/air conditioning and therefore minimize environmental effects?

We also pay special attention to issues of ventilation and environmental protection. We will consult with an expert to determine what periods of time during which it would be permissible to open windows. In the interests of safety, windows will only open partially. If laws prohibit skyscrapers from opening windows, each floor will be provided with energy efficient central heating and cooling. With one central cooling system for each floor rather than for each tenant, a great deal of energy will be saved.

26.) Will the Sun Yat-sen center take advantage of solar and wind energy?

The facade and roof of the building will be equipped to take advantage of solar and wind energy sources. Power for lighting and elevators will be supplied from these sources. With the large energy needs of a building like the center, it will be important that a portion of the energy come from renewable resources. The center will be a technologically advanced building that pays close attention to energy usage.

27.) How will you deal with proprietors who wish to put their building on the market prior to construction?

This is something that ought to be understood. Some people wish to take profit quickly and live life in peace and happiness. However a reasonable method must be established to deal with this. Surface areas in the new building will match those of the old buildings. Scientific methods will be used to estimate the current price. If some tenants' lease is not yet finished, or if rent is stabilized, then this too will be taken into estimation, with the proprietor covering the resulting losses. It is a rule in real estate that if a proprietor wishes to sell or change the property rights, but some tenants leases are still in effect, or if the rent is stabilized, then original lease takes precedence and the tenants do not need to move out. In accordance with current 2011 prices, a one to six floor property built on 2000 square feet will be appraised at a value of approximately 4,000,000 USD. This is a reasonable price that proprietors should be willing to accept from The Sun Yat-sen Center. However, to protect the common people, severe restrictions will be put into effect to prevent investors or real estate developers from acquiring these properties and evicting tenants.

28.) How will you deal with retailers and residents with a lease contract, who do not wish return and instead want money?

In principle, such people will all be able to move back and carry on doing business or residing.

Although the center will restrict the actions of investment companies, developers, construction companies, as well as private investors to protect the interests and safety of all retailers and residents, it is understandable that individual tenants will not desire not to move back and request compensation for special reasons. In the interests of a stable market, tenants may apply for compensation. For reasonable retailers as well as owners of office space, the highest compensation will be six years of rent, and the lowest compensation will be three years of rent, while the smallest amount will be \$100,000. For monthly rents between \$1000 and \$1900, the compensation will be \$300 per square foot. For rents between \$500 and

\$1000, the compensation will be \$400 per square foot. For monthly rents of \$500 and below, the compensation will be \$500 per square foot. For rent-controlled tenants with monthly rents over \$500, the compensation will be \$500 per square foot. For monthly rents under \$500, compensation will be \$600 per square foot. The above is a reasonable method of dealing with such situations. One

cannot deal with this from a market-oriented perspective. The goal is instead to create stability. Of course one must not allow real estate developers and investors to participate in the sales. However, tenants must not hang on in last-ditch attempt to save their house.

29.) Are the data and projections in this plan reliable?

Although there is no rigorous science behind the numbers, I believe about 90% to be correct. For example, the selling renting price of the building's construction cost is in general based on current prices in 2011. If construction were to start five or so years in the future, then such numbers would depend on the circumstances of that future year; real estate prices rise and fall. In the past 30 years, prices have increased greatly, yet in the past three years prices have fallen. There is really no way to predict what direction the market will take. Although the diagrams of the center's front and sides, and the overhead diagram are just simple sketches, and lack the touch of an experienced professional, the diagrams themselves are about 95% correct. It is simple to make a plan that everyone will understand, but to do it formally a professional must be hired.

30.) You say that the center will be a good and stable investment. Are you seeking investors? Will you invest in it yourself?

I believe this is a very clear-cut and stable investment. I would like society and the public to know about it, but I am not encouraging any investments, and make no guarantee that it will be profitable. Accumulating wealth through economizing, saving, and working hard is not easy. I am simply letting people know about this program whether or not they choose to invest. People must carefully think over any investment decisions. If stock in the center has already been issued, I myself have purchased \$10,000 worth of the stock, and look forward to stable profits. I will hold onto the stock for several decades and watch its value appreciate. Investments without risk return small profits.

31.) The Sun Yat-sen Center will have many activities and amenities, such as a youth center, and a low-fee theater. How will it attract people?

The center for the elderly, and the children's park will of course be free and serve as a place for the people of the neighboring communities to interact with each other. The theater is of course a gift to the community as well, but there are costs associated with building and running it. Therefore those who use it most will share some of the costs, as well as performers who use the facilities, allowing some of the costs to be recouped through ticket sales. The public will pay to see performances. Buying tickets is a way of cherishing culture and the arts. Everybody will of course want to watch performances for free, but this perfect situation would not last long, so everybody please support a healthy center and theater.

32.) The Sun Yat-sen Center will house both the common people as well as the rich and powerful. Will such different people be able to get along?

This is a global village project that will make history. In a global village, all people are villagers no matter what social stratum they are from. The goal is that poor people also enjoy the lifestyle of the rich, but it is decidedly not a program to make the rich into proletariat. Although everyone will live within the same building, people will be divided by floors, and common people will be encouraged to strive for greatness. In the luxurious environment of the building, people will learn to be clean and tidy, to cherish the center's facilities, and to say goodbye to unemployment assistance. Able-bodied people will learn self-reliance, and everybody will have equal opportunity to improve oneself. People who are rich today, may have had nothing thirty years ago. After living in The Sun Yat-sen Center for years, all families will become famous and prosperous.

33.) The Sun Yat-sen Center will have a kindergarten, primary school, middle school, university, cultural center, and library. Is this correct?

Besides being famous for its restaurants, industrial park, science and technology park, will also have a site devoted to the synthesis of culture and education, as well as a cultural health center, a library, a Sun Yat-sen Memorial Hall. It must also have a primary school, middle school, and a university. In principle, these three schools will be public. However, if the government does not approve or invest in them, they may be private. The center will prepare to give each school a gift of 140,000 square feet, a value of roughly 150 million dollars. Sun Yat-sen must be noted for its academic rigor. The schools and the community must work together and cooperate pleasantly for it to be a successful educational enterprise.

34.) 95% of The Sun Yat-sen Center's financing will come from sales of stock on the stock market. Will it be possible to raise enough capital this way?

Although industry is currently in decline and the economy is in recession, there is still some wealth left in the hands of the people. There will be no problem as long as people are convinced of the stability and superiority of this investment, believe that they will see returns within ten years, and that the investment is truly one of the best currently available. Amongst the people of New York and America, it will be possible to raise \$6,600,000,000. However if short-term goals are not reached, we can look to investors in Asia for capital. There will certainly be welcoming markets in Japan, Korea, China, and Singapore. In these circumstances, it should be possible to start work on the project immediately. In three to four years time the skyscraper will have been completed.

35.) The potential revenue from tickets to the 128th floor observation deck would be very high. Why will it be given to the community?

The observation deck will indeed be a considerable and lasting source of income. This income will be essential to subsidizing the many residents who will be unable to pay the monthly maintenance fees, such as the elderly, low-income residents, and the original tenants. This source of income will also cover 20% of tax costs. This will provide a source of revenue to the government in the form of tax dollars, and will also support the government by helping the common people, and demonstrating concern for the masses.

36.) In this overly democratic society, even the best plans will have both supporters and critics. Will this be the case with The Sun Yat-sen Center?

In a society that is too democratic, the best project too will be impeded. However, since we are part of such a society, we must endure it. We express gratitude to our supporters, and entreat them to support us until the very end. Detractors must learn that the center will be a prosperous and thriving community that will accept the original inhabitants without question, as well as accommodate 450 common households and encourage the education and improvement of the common people. It will truly be a step towards a bright future. In this way we will inform detractors of the benefits of the center, and turn them into supporters. In the face of unyielding opposition to the project, we will be indifferent. My goal is to dedicate myself to society. If others are ungrateful, I will not seek any benefit and will possess a clear conscience.

37.) The development of your plan must have taken a great deal of time and energy. What do you seek in return?

As an elderly immigrant, I look back on my ancestral country and think of how impoverished and lacking in foreign reserves it and its people were a half-century ago. Due to the reforms of the past 30 years, it has become a wealthy and happy nation. I also love my current country, which used to be a prosperous nation, but is now a withering power that imports its goods, and whose reserves of foreign exchange have turned into suffocating foreign debt. My ancestral country can reach prosperity through its own special form of socialism, while my current country can regain its prosperity through its own special form of capitalism. I have taken advantage of the time afforded to me by retirement to make this plan, and do not seek any sort of return. I have dedicated myself to the community and its people free of charge. I hope that The Sun Yat-sen Center will serve as an example, and rejuvenate the American economy. Although the investors and real estate developers will only be permitted to take 10% of the annual profits, leaving the community with 5 billion dollars of 5,000,000 square feet of free building space. This will also allow the government to raise an additional few hundred million dollars through taxation. The rent from retail space will also allow each unit to occupy space worth over one million dollars, including the 450 low-income and elderly households. The principle organization will receive 105 floors of space free of charge. In one floor we can build a primary school, middle school, university, and cultural center. There will be many additional characteristics that will make me feel pleased in my heart. I wish for this prosperous and flourishing project to be completed soon.

38.) If this majestic project is completed, and the resulting Sun Yat-sen Center is as proposed, how will it make you feel?

First of all, I do not wish for the project to be completed so that I can derive some economic benefit from it, or enjoy some special privilege. However, I will be extremely happy because my dream of helping the community will have been realized. I will wish to express my thanks to the team whose work will have made it all possible. To carry out such a superior, and therefore complex, plan is to endure many hardships. A project that promotes prosperity as well as transparent and effective management, will benefit every stratum of society. Additionally the national finances will benefit, and the deficit will turn into a surplus. Gradually all of these goals will be reached. Firstly, I will not seek any return, nor will I seek any type of honorary office or position. However in general every day I will go to the international dining center or shopping mall, as well as the center for the elderly, and take advantage of the health care, and watch the shows, as well as visit the parks and lovely homes, participate in courses, and go to the observation deck at least once a week to see the sunrise or sunset. In short, I will often patronize the center.

39.) The Sun Yat-sen center will be so majestic. What will the housing system be like?

The Sun Yat-sen Center will occupy 27% of the original Manhattan Chinatown. The Sun Yat-sen village development will occupy the entire original Chinatown, from Worth St. to Canal St., from Bowery St. to Mulberry St. In this area, four skyscrapers will be built. The center will receive precedence, as well as the Eastern Center, from Bayard St. to Canal St., from Bowery St. to Mott St.; another Mott Street center will occupy from Worth St. to Bayard St., from Mott St. to Mulberry St.; The CT Center will occupy from Bayard St. to Canal St., from Mott St. to Mulberry Street. In each of these centers, the top floor will be anywhere from floor 110 to floor 128. Assuming that the current height of buildings in Chinatown is about 5 stories, and then the total surface area of the new development will be about 20 times as great. The Sun Yat-sen center, which will be the first to be constructed, will itself be a tremendous construction with about five times the square footage of the current Chinatown. Therefore this center will be erected first, leaving the remaining three to be completed when a more concrete plan has been developed. Nevertheless they will surely be advanced and flourishing developments when they are completed.

40.) With the plan for the new Sun Yat-sen Center, will it still be necessary to construct 12 decorated archway and car-free zone at Mott Street?

The magnificent Sun Yat-sen Center will develop 27% of Chinatown, using the original space available to construct a building that will provide five times the amount of square footage of Chinatown. However, it will still be necessary to construct archways in commemoration of our ancestors founding of the original Chinatown. The archway will serve not only to commemorate our ancestors, but also the struggles the many Chinese immigrants have overcome since the dramatic increase in immigration over the past 30 years, as well as the expansion of Chinatown. The archways will represent past struggles as well as dreams for the future, and therefore must be built. It will be a distinct landmark and will attract many non-Chinese to the area, making Chinatown even more prosperous. As for the proposal for a car-free zone: it was originally planned to occupy the land from Worth St. to Canal St., from 1 Mott St. to 90 Mott Street. It would be approximately 1000 feet in length, and about 50 feet in width when considering both the road and sidewalk, in total a surface area of about 50,000 square feet. The depth of the stores on Mott Street is about 80 feet on average per side, and also about 1000 feet in length, making a total area of about 160,000 square feet. Adding the square footage of the stores to that of the street, in total it is about 210,000 square feet. Because the original stores in that area will move into the new Sun Yat-sen Center upon its completion, the many special characteristics of the street, including its food carts, Chinese medicine shops, Feng Shui professionals, and stores selling various Chinese goods, will all be absorbed into the center. With all such industry, commerce, culture, and science present in one building, the area will flourish. The estimated surface area of the shopping area of floors 1 to 11 is 140,000 square feet. The square footage here will be seven times that of the original area stretching from Mott Street to Worth Street to Canal Street, and yet it will be only about 10% of the entire building. From this the extent of things possible with this new space can be seen. Therefore the planned car-free zone will no longer be necessary.

41.) This year of 2011 is the 100th anniversary of the Xinhai Revolution. How will The Sun Yat-sen center commemorate this?

After many years of labor and resolve on the part of Sun Yat-sen, the Xinhai Revolution achieved victory in 1911, overthrowing the Qing Dynasty and putting an end to thousands of years of feudalism, and beginning a new age for China. Feudalism would surely not return to China, but the threats of colonialism and imperialism remained. Especially in the past hundred years, a number of powerful and respectable leaders have emerged from China. However, when their political parties lost power, the too would be forgotten. Only Sun Yat-sen has been held in esteem throughout time in both the Mainland and in Taiwan, as well as in the overseas communities. Looking back on the accomplishments of the revolution, I am gratified that in my humble work “中國點點美國滴滴”, I have proposed the establishment of a Sun Yat-sen Center in New York's Chinatown. After this, as the elite of our society go about their important business, we must extend our gratitude and thanks to them for their contributions to making it possible to lay the foundations for this project this November. In my plan to develop Chinatown into a reformed and prosperous place to do business, the Sun Yat-sen Center will serve as a commemoration of Sun Yat-sen's contribution. The fact that this event will take place in the same year as the 100th anniversary of the founding of the Republic of China is a coincidence. I originally expected to take a full year to complete this plan, and so perhaps the fact that it will be finished eight months early is a blessing from Sun Yat-sen himself, or perhaps it is simply my eagerness to help society. I hope that the creation of a beautiful future for China and for New York's Chinatown will serve to welcome the 100th anniversary of the success of the Xinhai Revolution.

42.) When the Sun Yat-sen Center is completed, will it be necessary to inform society and promote it amongst the people?

The plan for The Sun Yat-sen Center is a good one. Although I am in the period of advanced age and retirement, and will not be participating in the construction of this center, I wish to work to inform the community about this prosperous new project. I will publish this manuscript and the diagrams in both Chinese and English, and distribute free copies of them throughout the community. Additionally, I will have a model of the center custom made so that the people can see the planned community for themselves. I also wish for the media to report about the project in detail, and so will form a press conference and issue a statement to the community, as well as perhaps give speeches on the subject to public and private enterprise, and educational establishments. Before taking these steps, copies of this manuscript will be given free of charge to those involved so that they may understand the concept beforehand and ask questions about it. I will answer all questions to the best of my ability. Non-China related media will also be invited to take part, and I will be available to be interviewed either in my humble office or at the premises of the media organizations. If the opportunity arises, I may also consult relevant branches of government about the project.

43.) How will the Sun Yat-sen Center be promoted in Lower Manhattan and the communities of 8th Avenue in Brooklyn and Main Street in Flushing?

The plan for The Sun Yat-sen center is to rejuvenate America's economy, a plan for all people to strive to become rich, and should be promoted within the US accordingly, especially among the Chinese community. It would be ideal for this rejuvenation to begin in Manhattan's Chinatown, to demonstrate the self-reliance, openness, and drive of the community. However if it is not possible to build in Chinatown, other areas may utilize this plan. For this reason, I welcome all communities of New York to get in touch with me from 2011 to 2012. It will be an opportunity to both explain this constructive and profitable plan, and to open a dialogue with everyone concerning the improvement and strengthening of our society.

54. Initial phases of the Sun Yat-sen housing development, preface and explanation of the Sun Yat-sen Center's plan and designs.

The introduction and explanation of the Sun Yat-sen Center's initial stages of construction, and its plans and designs reflect that I came to America in my twenties, and worked hard to build a stable life. In the nineteenth century, people from China came to the United States as laborers to construct roads or mines. In the twentieth century, they came to open laundry shops, restaurants, and grocery stores. Now, in the twenty-first century, they come to seek education and pleasure, or to start businesses. I too was unable to escape a career of washing dishes and cooking, and without realizing it, I've suddenly reached my seventieth year of life. A desire to revitalize the community and make my own small contribution has emerged from within me. I worked on my humble writing from 2005 to 2009. The first chapter, "Our Chinatown", with its concern and adoration of the New York's traditional Chinatown, eventually became the first stage of "The Sun Yat-sen Housing Development", which served as the preliminary plan for "The Sun Yat-sen Center". I am fully convinced this plan has the potential to bring economic prosperity back to Chinatown, and to revitalize the United States. Although I have spend my time and energy, as well as a little money, on the creation of this plan, I did not do so with the expectation of returns. The entire plan will be donated to the community. I hope that as a result, the community will thrive, and that the masses will benefit.

I truly do not know where the inspiration for these two theories came from. Until now, I was never the sort of scholar or expert that would propose ideas such as Hong Kong's "special colonialism", or America's "special capitalism". As everyone knows, a half-century ago all nations that followed communist or socialist models were unproductive and impoverished. Due to the proposal and implementation of Deng Xiaoping's reforms more than thirty years ago, which included tax cuts and the development of technology, industry, and education, China has received investment from the entire world. Teaching the people to be hardworking and educating them has brought results beyond expectation. As if by magic, adding those two words of "special characteristics" to socialism has made the country and its people rich and powerful. Taking another look at the anomalous colony of Hong Kong, one can see that although colonies usually send all of their wealth and resources to the colonizing country, Hong Kong still prospered. The reason was that when the imperialists were driven out of China in 1949, the English government became worried, and did not dare to implement severe policies in Hong Kong. In the economic realm, there was little regulation and great freedoms, which made Hong Kong into a great tax haven and financial center. Despite lacking resources, industry, and technology, Hong Kong's economy surpassed that of London. This is the Hong Kong's "special colonialism" of which I write. As for America, it adopted the style of capitalism used in England,

France, Spain, and Germany, which produced the Industrial Revolution. That emphasized education and science to produce large numbers of goods, enough to satisfy demand in one's own country as well as to export to others.

Especially before and after World War II, by developing the greatest scientific and technological talent, and producing the greatest number of goods, America became a great economic power. Ever since then, the American dollar has been as revered as gold. However, as the people began to rely on their emotions and as the government began to decay, manufacturing costs rose and industry dried up. Unexpectedly, it became a nation of consumption and imported goods. The deficit grew quickly, and the economic crisis developed. Moreover, all major capitalist powers have become reliant on imports, and have become countries with rising deficits. Immediate reforms are needed for improvement, such as reduction of taxes, reduction of manufacturing costs, the establishment of a wide variety of industries, science education, manufacturing parks, greater productivity, supplying domestic demand, reduction in imports, the encouragement of exports, and the strengthening of foreign currency reserves. The cities should develop upwards, which will provide a steep decline in commuting times and energy consumption. The people must be encouraged to expend more effort in their studies, and to work diligently. Everyone, except for the young, old, and handicapped, should be employed. Government should be reduced, construction increased, and manufacturing developed. When economic prosperity arrives, it will be even greater than the prosperity that the United States enjoyed in the past. It will require reform and improvement to separate ourselves from the present form of decayed capitalism. What is needed is the American capitalism with "special characteristics" that I have proposed.

Dedicating my post-retirement energy to the design of the Sun Yat-sen Center has been a fulfillment of my wish to give back to the community. It has decidedly not been an effort to go back into the business world, or to make money, nor is it an effort to drive away the original landowners. It is instead a plan to give aid to the many middle and low income households, and to give homes to the elderly. Of course, all other kinds of people will be welcome to make the center their home, and to do business. The center will solve numerous employment issues, and increase the tax revenue of the nation, and moreover it will be a gift to the community, providing a great deal of space for use by the community. The center will inevitably bring prosperity to commerce, strengthen the economy. I will not be investing in the tower myself, nor will I participate in the development of the real estate or the construction. I will not receive even one dollar from anyone involved in the project. I will not be on the preparations committee, nor will I hold any honorary title. I am simply dedicating this fine and complete plan to the community free of charge, which has been my dream in undertaking this work.

I love Chinatown, a fact that is reflected in my book "A Chinese Kaleidoscope, An American Mosaic" <中國點點, 美國滴滴>, which I wrote from 2005 to 2009. The first chapter, "Our Chinatown", shows my heartfelt and sincere love for Chinatown. In that piece of writing, I made several proposals to bring prosperity to Chinatown, such as a Statute of Dr. Sun Yat-Sen, a Sun Yat-sen memorial hall, a decorated archway at the entrance to Chinatown, and a car-free zone for pedestrians; however, I am merely the proposer of these ideas, not the implementer. Due to the efforts of several members of the community, the Sun Yat-sen statue has already been erected in Chinatown in Columbus Park. I thank everyone for their work, and hope that each of the other projects will proceed similarly to completion.

Since the Sun Yat-sen center will be a prosperous community, if the model is imitated in all areas, the country will become powerful. At the center, a spirit of openness will create a synthesis of commerce, industry, technology, law, health care, culture, education, environment protection, housing, finance, and communications etc. It will prosper for certain, and moreover will be located in the world-famous district of Manhattan, making for an even more perfect situation. Although I will not be participating in the construction or operations of the center, I will help to distribute information about the center to the masses. It will benefit the people, revitalize the community, and make the nation rich and powerful. I hope that everyone will study my plan and sketches carefully, and to provide me with advice and comments.

When the Sun Yat-sen Center project has been declared to the public, one of three possible outcomes will occur. The first is that, due to the fact that the plan is beneficial to all, it will receive all the support necessary. If that is the case, then a preparations committee will be formed to carry out the work. The second possibility is that perhaps some people will perhaps misinterpret the plan or imagine that we wish to drive out the original proprietors of the land, and so oppose the project even though it will in fact help the original proprietors. However, when the details of the plan have been explained more clearly to them, they will likely become supporters of the plan. However, in the unlikely event that they continue to oppose the plan, we must treat their wishes with respect because nobody has the authority to make people move against their will. The third possibility is that some people will support the principle of plan, but believe that such a feat of engineering cannot succeed. However, since the project will bring benefit to all parties involved, and will at the same time bring economic prosperity, it will surely be possible to complete the project if everybody works together to overcome the difficulties.