



Discovery Agreement

Thanks for your interest in an Oasys ADU. The development of your ADU begins with a two-week ***Discovery Phase***, exploring the implementation of an ADU within the premises of your property. During this phase we work together with you to provide:

- Initial analysis of several ADU options:
 - The alternatives may include different ADU models as well as placement and orientation options within the lot
 - For each alternative, we will provide a site plan, floor plan, as well as a verification of city zoning and planning compliance
 - We may also include preliminary renders of some of the alternatives
- Assistance in selecting the best possible option for your intended use
- Further analysis for the selected option: 3D model, renderings, fly throughs, elevations and specifications, as well as recommendations for customizations and upgrades
- Turnkey pricing for the selected unit, as well as estimated construction schedule

Entry into the Discovery phase secures your place in the development queue for construction. The fee for the Discovery phase, due at signing of this agreement, is \$750.

When the Discovery Phase is completed and you decide to move on with the ADU, we'll begin with the ***Implementation Stage***, consisting of the following phases:

Implementation Phases

Documentation: 10% of total cost, ~ 4 weeks after acceptance of Discovery

Permitting: fees as per City schedule, ~ 8 weeks, contingent on City schedule.

Prefabrication: 60% of total cost, ~ 6 Weeks after Permit is approved.

Site Improvements: Demolition, grading, retaining walls, if applicable, ~ 2 weeks consecutive with Prefabrication

Ground Work: Foundations, utility hookups ~ 2 weeks consecutive with Prefabrication

On-Site Assembly and Construction: 25% of total cost, ~ 2 weeks after Prefabrication

Move-in: 5% of total cost



Discovery Agreement

This ADU Discovery Agreement (“Agreement”) is between (“Client”), specified below, and Oasys Building Technology, Inc. (“Oasys”), located at 1246 W. 2nd Street, Los Angeles, CA 90026, for services in relation to the purchase of an Accessory Dwelling Unit to be located at Client’s Property Address specified below.

A. Planning Service - Discovery Phase

This Phase will study the construction of an Accessory Dwelling Unit (ADU) within the premises of the property listed above and take into consideration site planning, unit layout, elevations and associated order of magnitude costs (the “Project”). The following milestones are projected: a) Commencement of Standard Services listed below: in accordance with Client’s schedule (the “Commencement Date”); and b) Completion of Services: Estimated at two weeks from Commencement Date.

A.1 Contact Information

Before the commencement of Standard Services, Client and Oasys will each provide the names and contact information of their key Project team members, including the primary contact person and the person authorized to make decisions.

B. Oasys Standard Services

The following services are provided by Oasys during the Discovery Phase:

- Gathering of property information
- Verification of City zoning and planning compliance
- Proposal of several alternative ADUs for the property
- For the selected option , preliminary project documentation consisting of site plan, floor plan, elevations, specifications, 3D model, renderings and fly throughs as well as recommendations for customizations and upgrades
- Cost Estimate and Schedule

Throughout the Project, Oasys will maintain project meetings with the Client (which may be by videoconference or other suitable means) to review the Project design status. This Discovery



Phase Agreement covers pre-design services only and does not include proper documentation, permitting or construction services.

C. Additional Services.

Oasys can provide services beyond the Services described in Section B above ("Additional Services") if requested by Client and confirmed by Oasys. Additional Services can include, but are not limited to: physical models, additional specific renderings; Client requested revisions or modifications outside the initial scope, such as more detailed documentation of more than one of the alternative options.

D. Compensation

Compensation to Oasys for Standard Services, Additional Services, and Reimbursable Expenses shall be as described below.

D.1 Standard Services

Compensation for Basic Services shall be the sum mentioned above.

D.2 Additional Services

Compensation for Additional Services, only when requested by Client, shall be based on Oasys' Standard Hourly Billing Rates: \$250/hr Principal; \$75/hr Draftsman.

D.3 Consultants

Additional Consultant fees for any work requested by Client shall be based on amounts invoiced to Oasys and associated costs.

E. Ownership of Design

All documents prepared by Oasys, including but without limitation, the plans, 3D models, renders, are instruments of service (collectively, "Instruments of Service") for use exclusively with respect to the Project. Oasys is and shall be deemed for all purposes the author and owner of the Instruments of Service and shall retain all common law, statutory, and other reserved rights, including copyrights with respect thereto. In case the Client purchases the ADU from Oasys and enters into the Implementation Stage agreements described below, Oasys will grant Client a non-exclusive license to use the Instruments of Service for the sole purpose of construction of the Project.



F. Additional Phases of Development

If Client elects to purchase the ADU from Oasys at the completion of Discovery, Oasys and Client will enter into a separate agreement for the Implementation Phases listed above. If Client elects not to purchase an ADU at the end of the Discovery Phase, the term of this Contract shall terminate within thirty days after the completion of the Discovery Phase

G. Limitation of Damages.

In no event shall Oasys be liable for any loss of or damage to revenues, profits or goodwill or for other special, incidental, indirect and consequential damages of any kind, resulting from its performance or failure to perform pursuant to the terms of this agreement. Notwithstanding anything herein to the contrary, the maximum aggregate amount of money damages for which Oasys may be liable to pay under this agreement, resulting from any cause whatsoever, shall be limited to the amounts actually paid to Oasys under this agreement.

Each of Client and Oasys agrees to the terms above related to this Discovery Agreement.

Oasys: COO

Client:

Date

Property Address: