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## AUSPICIOUS OPPORTUNITIES LLC

### MEMORANDUM OF UNDERSTANDING

### DIVINE GROUP

23 Dec 2021, v0.1

### BRIEF

Divine Group is a top-tier, turn-key, full-stack Commercial Construction Development Agency led by experienced, proven, and sophisticated management, headquartered out of a Qualified Opportunity Zone in Greenville, SC that has a number of present and immediate deals to capitalize on as soon as is practicable.

The business' focus is on providing services and solutions to the Opportunity Zone Ecosystem, comprising a vertical that encompasses all aspects of the execution of projects for Opportunity Zones all across the country from inception to fruition, helping to bring OZ visions to life in a way that assures maximum benefit to both the private participants and the general public.

This business interest has already identified a number of OZPs to take action on over the next five years in addition to many contracts ready to engage immediately in and around the southeast. Rapid growth is assured due roadmapping that balances internal and external expansion in a stepwise fashion, beginning with a \$25mm technology campus breaking ground in year one and followed by the planning and construction of AAA lofts in year two, other viable projects notwithstanding.

At least 242 jobs shall be created in the first five years, with a goal of 900 jobs by the end of year ten; Conservative projections suggest up to 1,350 positions may be ultimately created at an average of \$80,000 per annum per person. Practical, on-the-job vocational training programs will cooperate with local schools, organizations, and entities to bolster the workforce and strengthen the community at-large.

### ASSUMPTIONS

- Full funding allows for immediate acquisition of heavy equipment in lieu of leasing, in addition to commodity-priced raw materials at scale
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- Contractors will be immediately absorbed and integrated as wholly-owned, disregarded, trade-specific subsidiaries that comprise the proposed vertical while providing maximum flexibility
- To overcome human resource scarcity, company will internalize staffing services
- Company will provide services and support nationwide once at scale

#### CAVEATS

- Debt service disconsidered at current due to unknown financing vectors and potential mortgage/leverage scenarios
- Potential delays due to boot-up friction regarding human resources until staffing agency is fully online
- Potential delays due to unforeseen circumstances related to global supply chain issues
- Less than full funding delays vertical integration, forcing leasing and contracting costs until such time that sublimation occurs