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Introduction

Background

This Community Development Agreement (the "Agreement") is made and entered into as of August 9, 2025, by and between DocuPal Demo, LLC, a company organized in the United States, with an address at 23 Main St, Anytown, CA 90210 ("DocuPal"), and Acme Inc. ("ACME-1"), a business entity organized in the United States, with an address at 3751 Illinois Avenue, Wilsonville, Oregon, 97070.

Purpose

The purpose of this Agreement is to set forth the terms and conditions under which DocuPal and ACME-1 will collaborate on a community development project. This initiative aims to improve infrastructure and foster community engagement through sustainable development efforts. The project will specifically target underserved areas within Willow Creek.

Collaborative Framework

This Agreement defines the roles, responsibilities, and financial commitments of each party. It also establishes a framework for project timelines, progress monitoring, and dispute resolution. This Agreement ensures a structured and accountable partnership between DocuPal and ACME-1. The base currency for all financial transactions related to this Agreement is USD.

Definitions and Interpretations

For the purposes of this Community Development Agreement, the following terms shall have the meanings ascribed to them below:

Key Definitions

- **Community:** Refers to the residents and stakeholders within the Willow Creek area who are intended to benefit from the Development Project.



- **Development:** Encompasses the activities, initiatives, and improvements undertaken as part of this agreement, aimed at enhancing the quality of life and economic vitality of the Community.
- **Project Scope:** Defines the boundaries, objectives, and specific deliverables of the Development Project, as detailed in Exhibit A.
- **Contributions:** Represents the resources, including financial, in-kind, and personnel support, provided by both Docupal Demo, LLC, and ACME-1, towards the Development Project. Specific contributions are outlined in Exhibit B.
- **Equitable Distribution:** Signifies the fair and just allocation of benefits and opportunities arising from the Development Project among all members of the Community, with particular attention to addressing historical disparities.
- **Success:** Is measured by the achievement of the Project Scope objectives, positive and sustainable impact on the Community, and the fulfillment of the obligations outlined in this agreement. Specific success metrics are detailed in Exhibit C.

Interpretation

In this Agreement, unless the context otherwise requires:

- Words importing the singular include the plural and vice versa.
- References to persons include corporations and other legal entities.
- "Including" means "including without limitation".
- All exhibits referred to are incorporated by reference and form an integral part of this Agreement.

Roles and Responsibilities

This section defines the roles, duties, and obligations of each party involved in this Community Development Agreement. This includes DocuPal Demo, LLC, Acme, Inc (ACME-1), and any community groups or partners. All parties commit to performing these responsibilities in good faith to ensure the project's success.



DocuPal Demo, LLC

DocuPal Demo, LLC will provide project management and technical expertise for the community development project. This includes, but is not limited to:

- Developing and maintaining project plans.
- Coordinating project activities and timelines.
- Providing technical guidance and support.
- Monitoring project progress and performance.
- Ensuring compliance with all applicable regulations.
- Managing project-related documentation.

Acme, Inc (ACME-1)

ACME-1 will contribute funding and local resources to support the project. ACME-1 will also oversee community liaison and resource allocation. Specific responsibilities include:

- Providing the agreed-upon financial resources as outlined in the Funding and Disbursement Schedule.
- Allocating local resources, including personnel and equipment, as needed.
- Serving as the primary point of contact for community stakeholders.
- Facilitating communication and collaboration between the project team and the community.
- Ensuring that the project aligns with community needs and priorities.
- Participating in project review meetings and providing feedback.

Community Groups and Partners

Community groups and partners will play a vital role in ensuring the project's success and community buy-in. Their responsibilities include:

- Providing input on project design and implementation.
- Participating in community consultations and workshops.
- Assisting with outreach and engagement activities.
- Monitoring project impacts and providing feedback.
- Promoting the project within the community.
- Adhering to the principles of collaboration and mutual respect.



Resource Commitments and Funding

DocuPal Demo, LLC and Acme, Inc. commit specific resources to ensure the successful execution of the Willow Creek community development project. These commitments encompass financial, technical, and logistical support.

Stakeholder Resource Allocation

DocuPal Demo, LLC will contribute its technical expertise in community development projects, including project management, needs assessment, and implementation oversight. Acme, Inc. pledges financial resources and access to local resources.

Funding from ACME-1

Acme, Inc. will provide \$500,000 in funding for the project. These funds will be disbursed quarterly, contingent upon the successful completion of pre-defined project milestones.

Funding Disbursement and Monitoring

A joint finance committee, with representatives from both DocuPal Demo, LLC and Acme, Inc., will oversee the disbursement of funds. This committee will also monitor the appropriate allocation and utilization of resources. Regular financial reports will be provided to both parties, ensuring transparency and accountability.

Benefit Sharing and Community Impact

This section details how the benefits of the community development project will be shared and the expected impact on the Willow Creek community. DocuPal Demo, LLC and ACME-1 are committed to ensuring that the project's benefits are distributed equitably and contribute to positive social and economic outcomes.

Types of Benefits

The benefits to the Willow Creek community will include:



- **Infrastructure Improvements:** Enhancement of local roads to improve accessibility and transportation.
- **Community Center:** Construction of a new community center that will serve as a hub for social activities, meetings, and community events.
- **Job Training Programs:** Implementation of enhanced job training programs to equip residents with skills for employment.

Equitable Distribution

ACME-1 and DocuPal Demo, LLC will ensure the equitable distribution of benefits through:

- **Community Needs Assessments:** Conducting thorough assessments to identify the most pressing needs and priorities of the community. This will involve surveys, focus groups, and consultations with local leaders and residents.
- **Targeted Programs:** Developing specific programs designed to address the needs of underserved populations within Willow Creek. These programs will be tailored to provide support and opportunities for those who may face barriers to accessing benefits.

Social and Economic Impacts

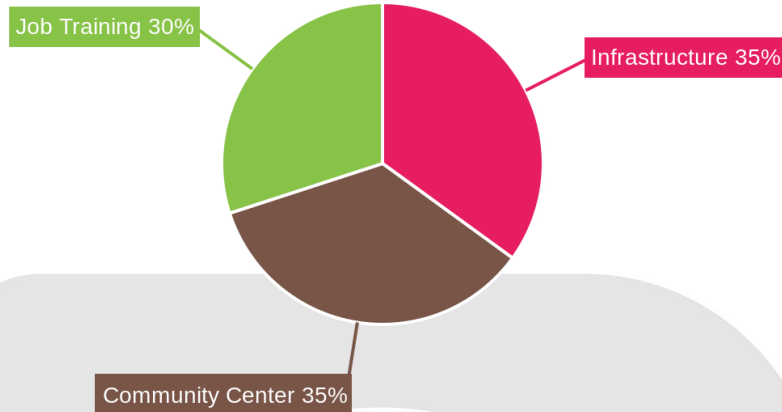
The anticipated social and economic impacts of the project include:

- Improved quality of life for residents through better infrastructure and community facilities.
- Increased employment opportunities and economic growth due to enhanced job training programs.
- Stronger community cohesion and social networks fostered by the community center and related activities.

Benefit Allocation Breakdown

The following chart illustrates the allocation of project benefits across different areas:





Implementation Plan and Timeline

DocuPal Demo, LLC, and ACME-1 will follow this plan to make the community development project successful. The project includes four key phases: Planning, Construction, Implementation, and Evaluation.

Project Phases and Milestones

The project will progress through these phases to achieve its goals. Key milestones with target dates are listed below:

- **Planning:** This initial phase involves detailed project design, resource allocation, and securing necessary permits. Completion is expected by the end of Q1 2024.
- **Construction:** This phase focuses on building the physical infrastructure, including the community center. Construction is scheduled to begin in Q2 2024.
- **Implementation:** This phase involves setting up programs, training staff, and launching community services. The community center should be operational by Q4 2025.
- **Evaluation:** This ongoing phase assesses the project's impact, gathers community feedback, and makes necessary adjustments.

Timeline Visualization

The following chart shows project milestones over time:

Monitoring, Evaluation, and Reporting

ACME-1 and DocuPal Demo, LLC will track the project's progress and impact in Willow Creek. This ensures accountability and helps improve future community development efforts.

Success Indicators

Success will be measured using these key indicators:

- Increased community engagement.
- Improved infrastructure ratings.
- Job placement rates.

Data Collection

We will gather data through several methods:

- **Surveys:** To gauge community sentiment and gather feedback.
- **Progress Reports:** Regular updates from project teams on milestones achieved and challenges encountered.
- **Community Feedback Sessions:** Public forums for open discussion and direct input from residents.

Reporting Protocols

Monitoring data will be shared regularly to maintain transparency:

- **Quarterly Reports:** Comprehensive summaries of project activities, progress against goals, and financial updates.
- **Public Forums:** Opportunities for the community to receive updates and provide feedback.



Dispute Resolution and Amendments

Dispute Resolution

DocuPal Demo, LLC and ACME-1 agree to resolve any disputes arising from this Community Development Agreement through good faith negotiations. If negotiations are unsuccessful, both parties agree to first attempt to resolve the dispute through mediation. Should mediation fail to produce a resolution, the parties agree to submit the dispute to binding arbitration. The arbitration shall be conducted in accordance with the rules of the American Arbitration Association, and the decision of the arbitrator shall be final and binding on both parties.

Amendments

This Community Development Agreement may be amended or modified at any time by mutual written consent of both DocuPal Demo, LLC and ACME-1. Any such amendment must be in writing and signed by authorized representatives of both parties. The amendment will become effective on the date specified in the amendment, or if no date is specified, upon the date of its execution by both parties. No verbal agreements or informal communications will be considered as valid amendments to this Agreement.

Legal Terms and Confidentiality

Confidentiality

Both DocuPal Demo, LLC and Acme, Inc. agree to protect confidential information shared during this Community Development Agreement. The specifics of this protection are detailed in a separate Non-Disclosure Agreement (NDA). The NDA governs the use and disclosure of any proprietary or sensitive data exchanged between the parties.

Liabilities and Indemnification

DocuPal Demo, LLC assumes liability for the proper execution of the community development project. Acme, Inc. holds liability for the provision of resources as outlined in this agreement. Each party agrees to indemnify and hold harmless the



other from any claims, losses, damages, or liabilities arising from their respective responsibilities.

Term and Termination

This Community Development Agreement will commence on 2025-08-09 and continue until the completion of the project as defined in the project timeline. Either party may terminate this agreement with 30 days written notice if the other party breaches any material term of this agreement, and fails to cure such breach within the 30-day notice period. Upon termination, both parties will cooperate to ensure a smooth transition and settlement of any outstanding obligations. All confidentiality obligations will survive termination.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflict of laws principles. Any legal action arising out of or relating to this Agreement shall be brought in the state or federal courts located in California.

