

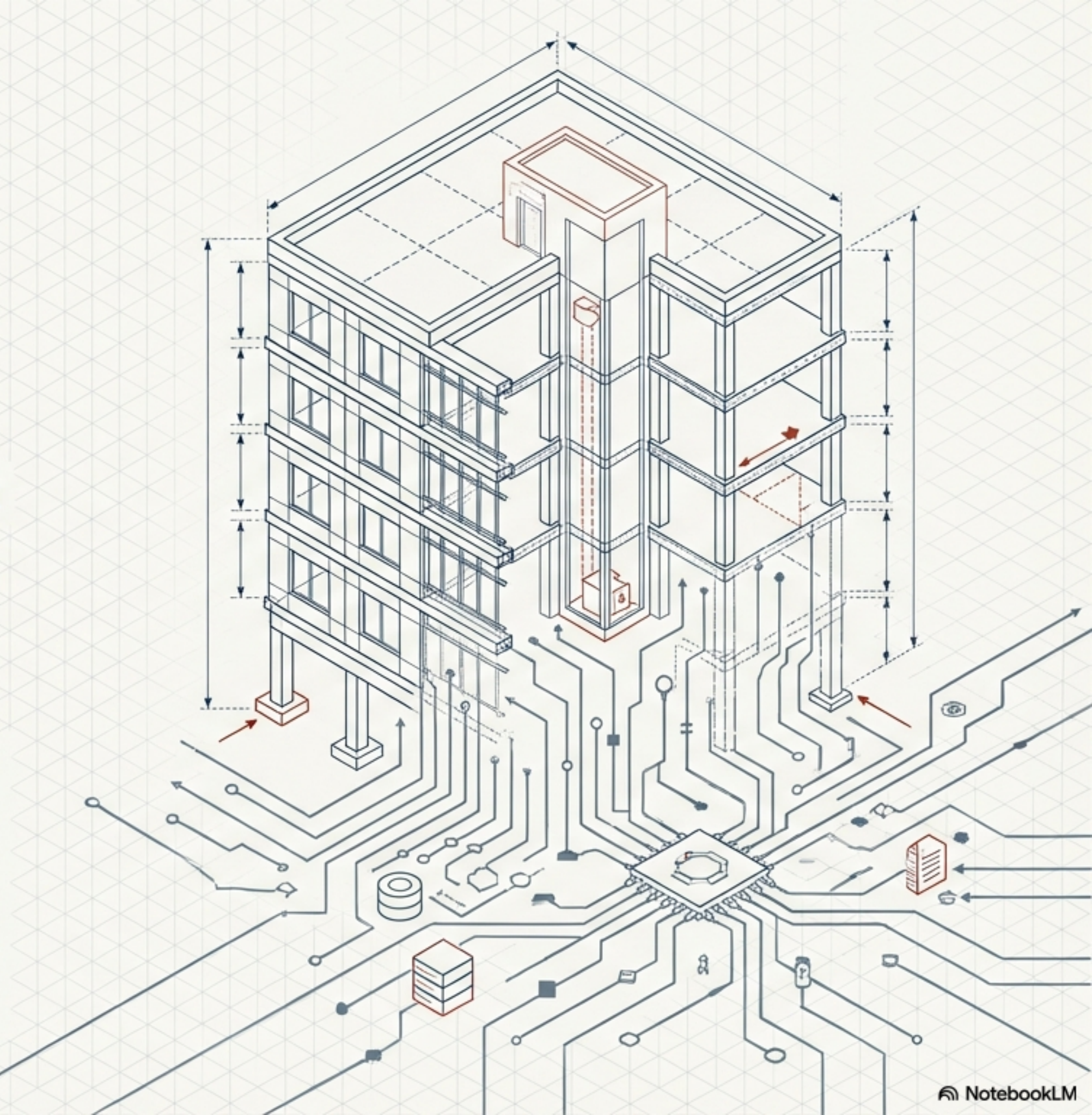
Architectural Foundations of a Real Estate DAO

A Tripartite Framework for Multi-Class Governance, Legal Compliance, and Asset Tokenization.

THE OBJECTIVE: To construct a hybrid organization where **physical assets** and **digital governance** interact seamlessly.

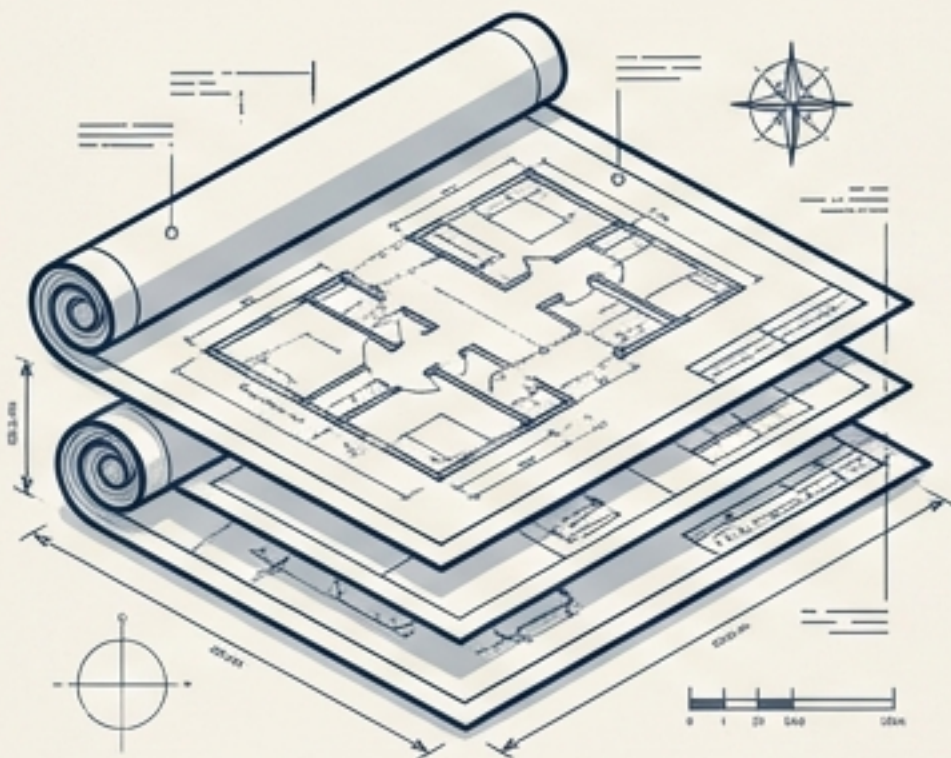
THE CHALLENGE: Fusing **tangible property**, **legal entities**, and **blockchain logic** into a unified system.

THE SCOPE: Defining the "**Contract Stack**"—from the **Legal Wrapper foundation** to the **Ricardian framework**.



The 'Two Blueprints' of Hybrid Organizations

GOVERNMENT VAULT (LLC)



- Written in Ink
- Stored in State Records
- Recognizes Legal Personhood

THE MIRROR



SMART CONTRACT (EOS)



- Written in C++
- Stored on Blockchain
- Controls Treasury & Access

CRITICAL REQUIREMENT: For the building to stand, these blueprints must mirror each other perfectly. If the digital system moves a wall, the legal blueprint must recognize the change as valid.

The Legal Hull: The Special Purpose Vehicle (SPV)



Structural Options

- 1. Delaware Series LLC - Description:** "Ideal for portfolios. Isolates liabilities between different assets (e.g., Red Door Digital vs. Great Hall)."
- 2. Wyoming DAO LLC - Description:** "Explicitly recognizes on-chain voting. Operating Agreement designates smart contract executions as 'member votes'."
- 3. Michigan LLC - Description:** "The local physical nexus required for holding title in the target jurisdiction."

Navigating Michigan Statutory Requirements

Compliance with MCL Section 450.4204

MANDATORY

- ✓ Must contain: 'Limited Liability Company', 'L.L.C.' or 'L.C.'
 - ↖ Check availability
 - ↙ required variations
- ✓ Must be distinguishable on state records.
 - ↗ unique name check required
 - ↖ Avoid conflict
- ✓ Foreign LLCs must register 'Assumed Name' if conflict exists.
 - ↖ register as DBA

PROHIBITED

- ✗ Cannot contain: 'Corporation', 'Incorporated', ~~'Corp'~~, ~~'Inc'~~.
 - ↖ forbidden terms
- ✗ Prohibits misleading public regarding liability structure.
 - ↖ avoid corporate confusion
 - ↖ Statutory Requirement

NOTE: THE PHYSICAL NEXUS

Operating a physical asset in Detroit requires strict adherence to the Michigan Limited Liability Company Act (Act 23 of 1993).

The Ricardian Contract: A Notarized Translation Layer



LEGAL PROSE
(Human-Readable)

THE PROBLEM

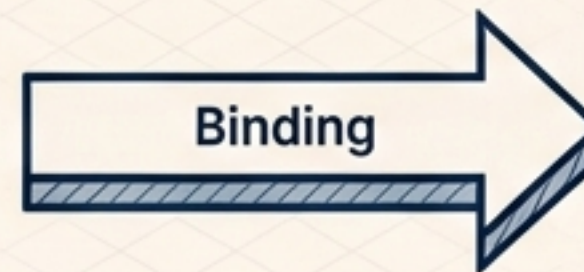
Code is blind to legal nuance;
Law is too slow for blockchain
execution.



RICARDIAN CONTRACT

THE SOLUTION

A document that is
simultaneously readable by
lawyers and parsable by code.

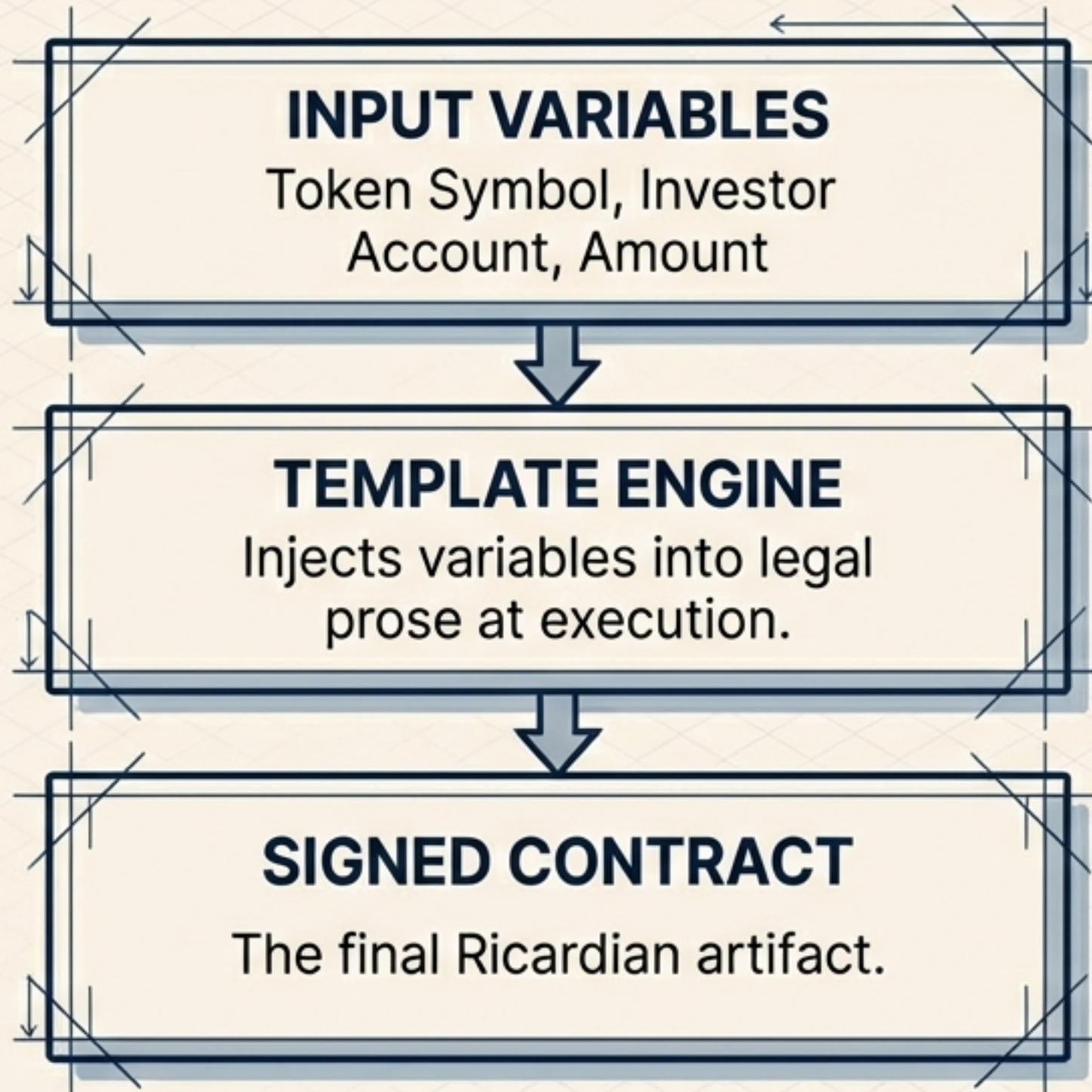


SMART CONTRACT
(Machine-Parsable)

THE TRACEABILITY

Courts can trace an on-chain
token action back to the specific
legal promise that authorized it.

Technical Execution on the EOS Stack



GOVERNANCE COMPONENTS



- **Token Contract:** Mints, transfers, and locks assets.



- **Governance Contract:** Manages proposals, quorum thresholds, and permissions.



- **Distribution Contract:** Automates revenue allocation based on snapshots.

IDENTITY: Requires whitelisting of EOS accounts (KYC/AML) for Regulatory Compliance.

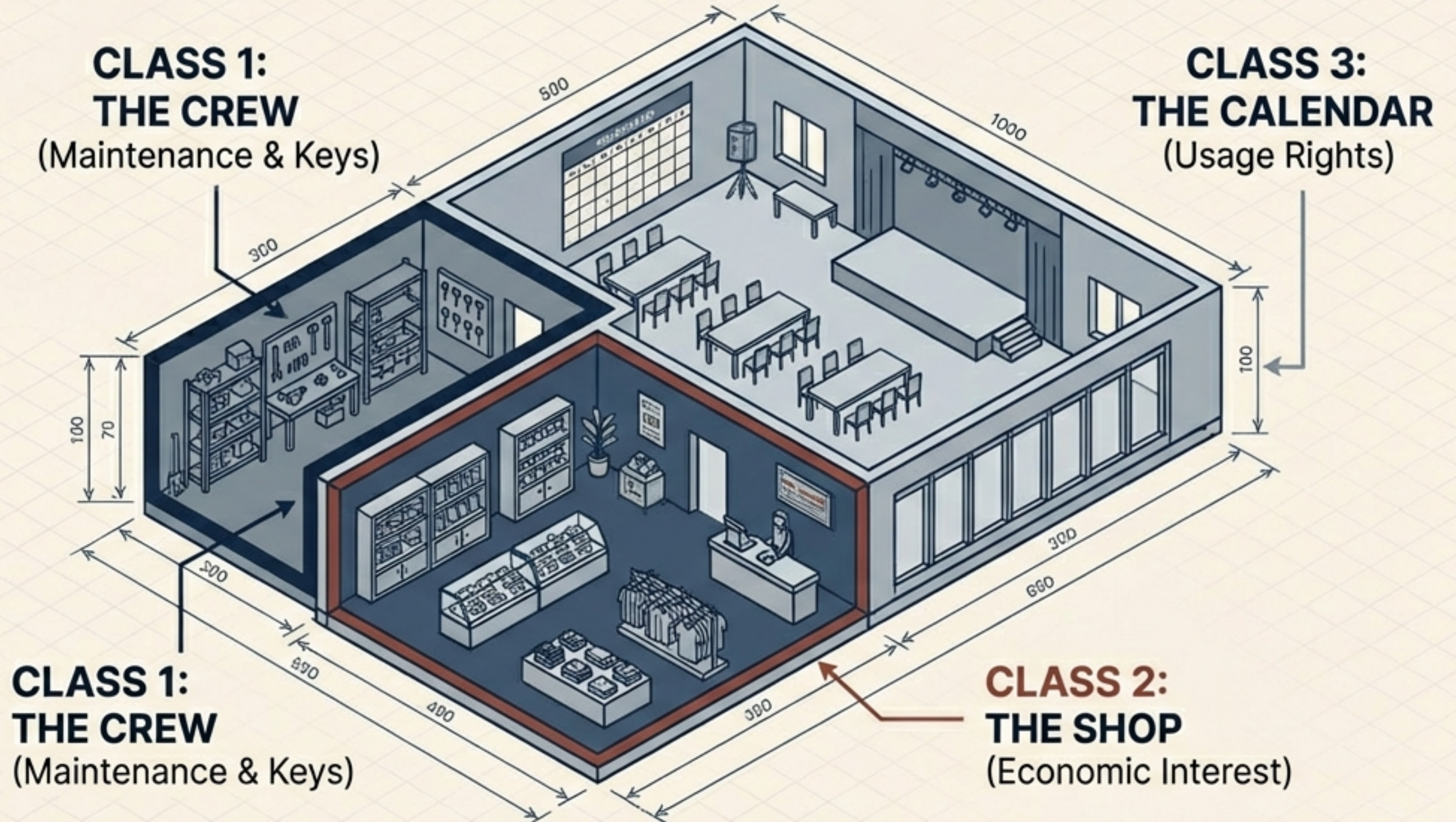
The Project Model: A “Modular Community Center”

THE CHALLENGE:

A mixed-use asset requires managing three distinct, overlapping interest groups.

THE GOAL:

A governance model where these three classes coexist without conflict.



Class 1: Tenant Owners (The Onsite Crew)



ROLE: Active management and facility maintenance.

ON-CHAIN AUTHORITY:

- Governance contract grants role-based permissions.
- Authority to propose/vote on Capital Expenditures (Capex).

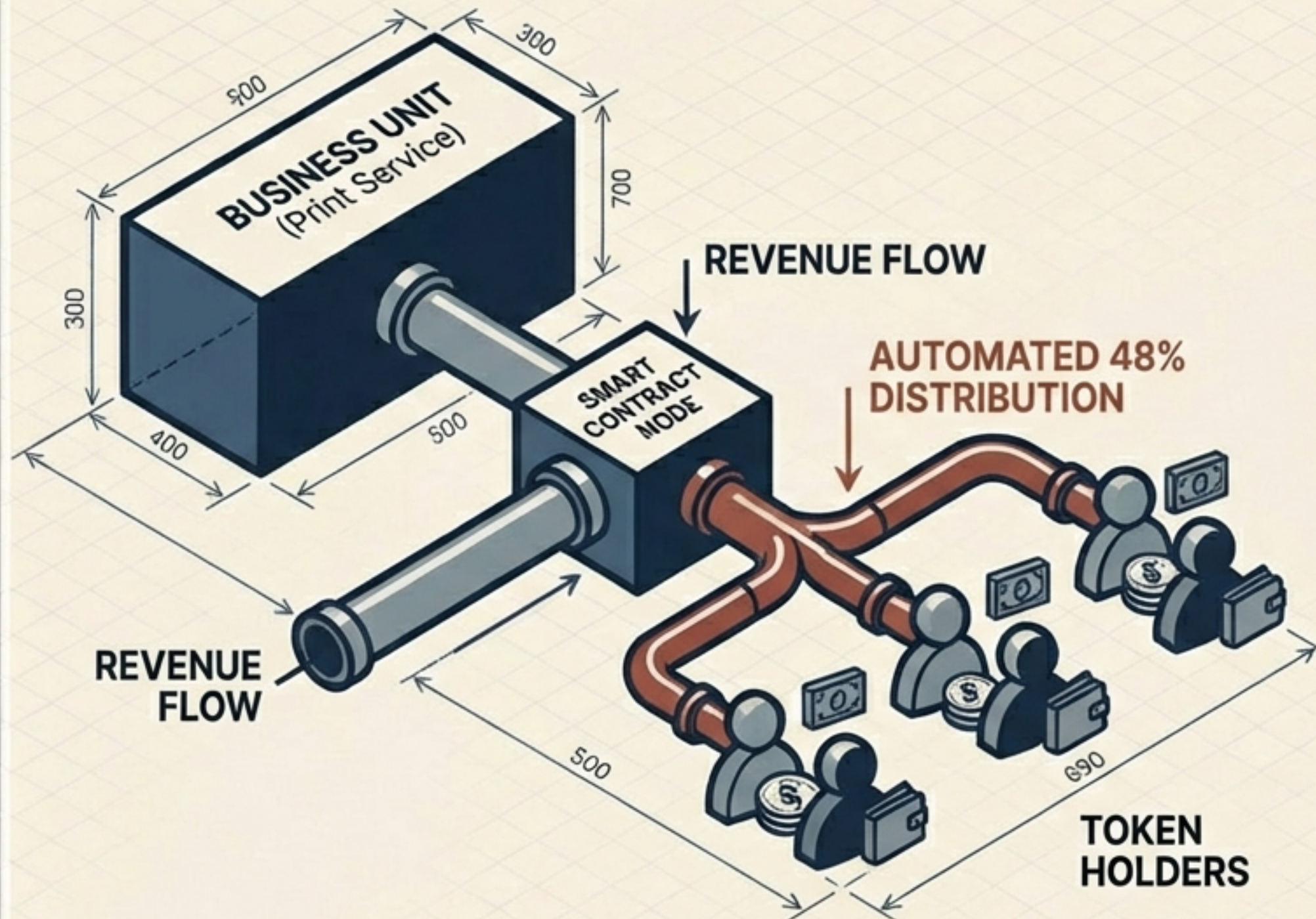
OFF-CHAIN DUTY:

Physical facility management and vendor coordination.

RICARDIAN BOUNDARY:

Defines the limit of 'human discretion' (e.g., authorizing a plumber vs. requiring a DAO vote for a new roof).

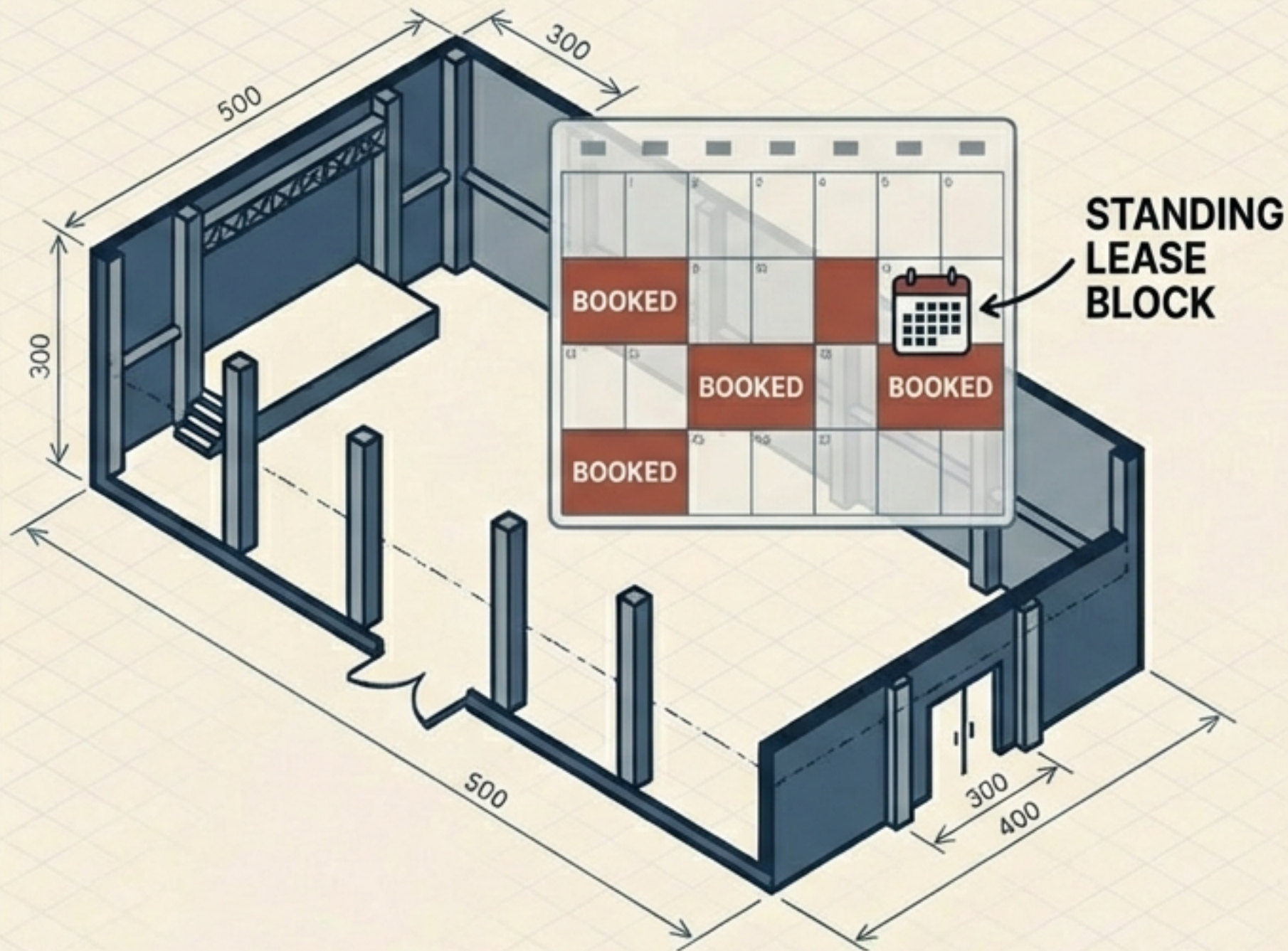
Class 2: Economic Interest (Red Door Digital.com)



Text Details:

- **ROLE:**
The Silent Partners / Investors.
- **STRUCTURE:**
48% Ownership stake in the CLT / Print Service Business.
- **TOKEN FUNCTION:**
Represents pure economic interest (revenue share), not daily operational control.
- **AUTOMATION:**
Distribution Smart Contract routes revenue directly to wallet addresses.

Class 3: Standing Lease (The Great Hall)



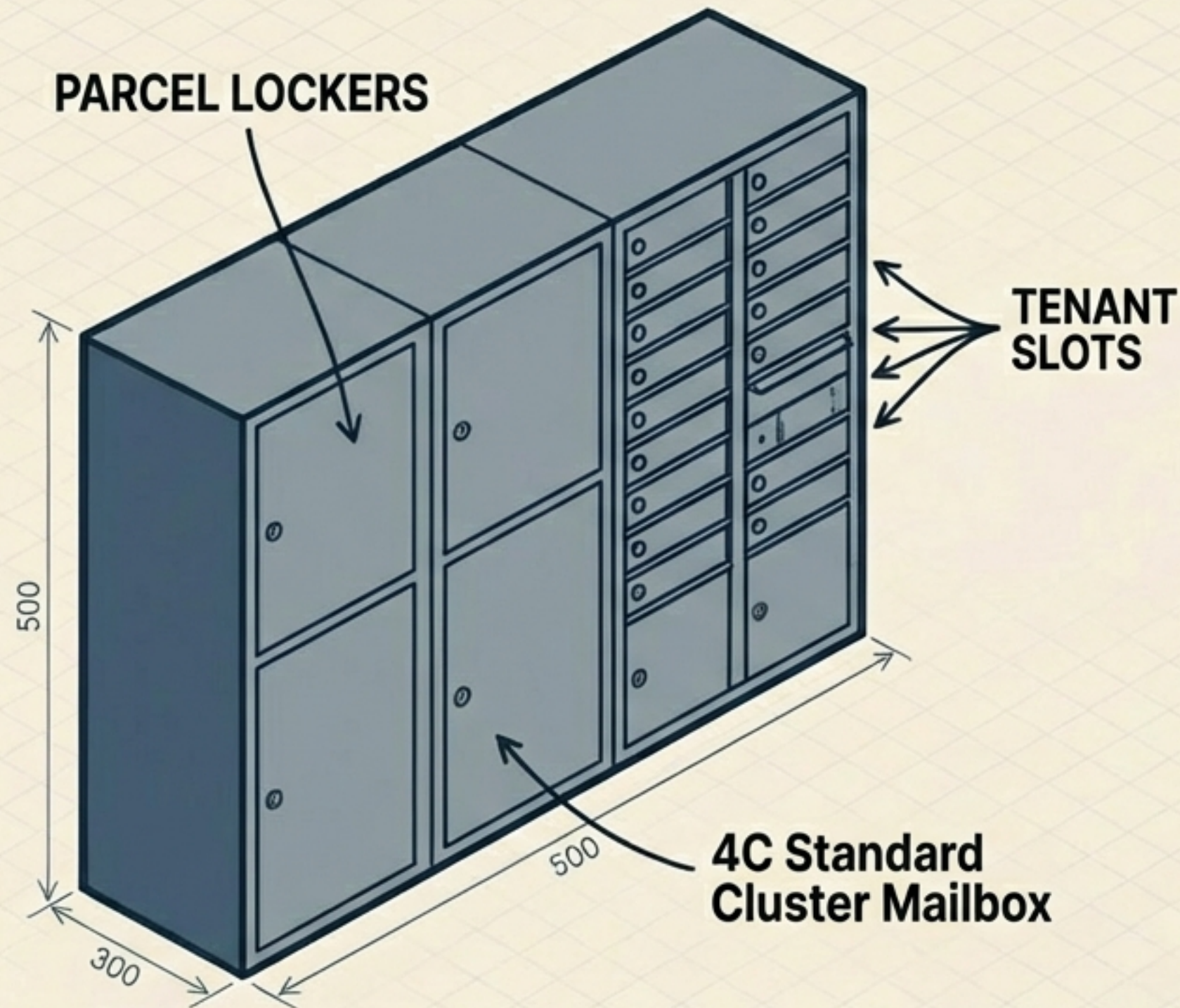
Text Details:

- **ROLE:** The "Permanent Reservation" holders.
- **MECHANISM:** Tokenization of specific usage rights and event dates.
- **RICARDIAN FUNCTION:** Standing Lease terms are cryptographically bound to the smart contract.

THE BENEFIT: RADICAL TRANSPARENCY.

- Prevents accidental double-booking.
- Lease rights are visible to all members.
- Rights are legally traceable in court.

Bridging the 'Last Mile': Physical Logistics in Detroit



THE CONSTRAINT: A digital entity must still handle physical mail.

USPS COMPLIANCE:

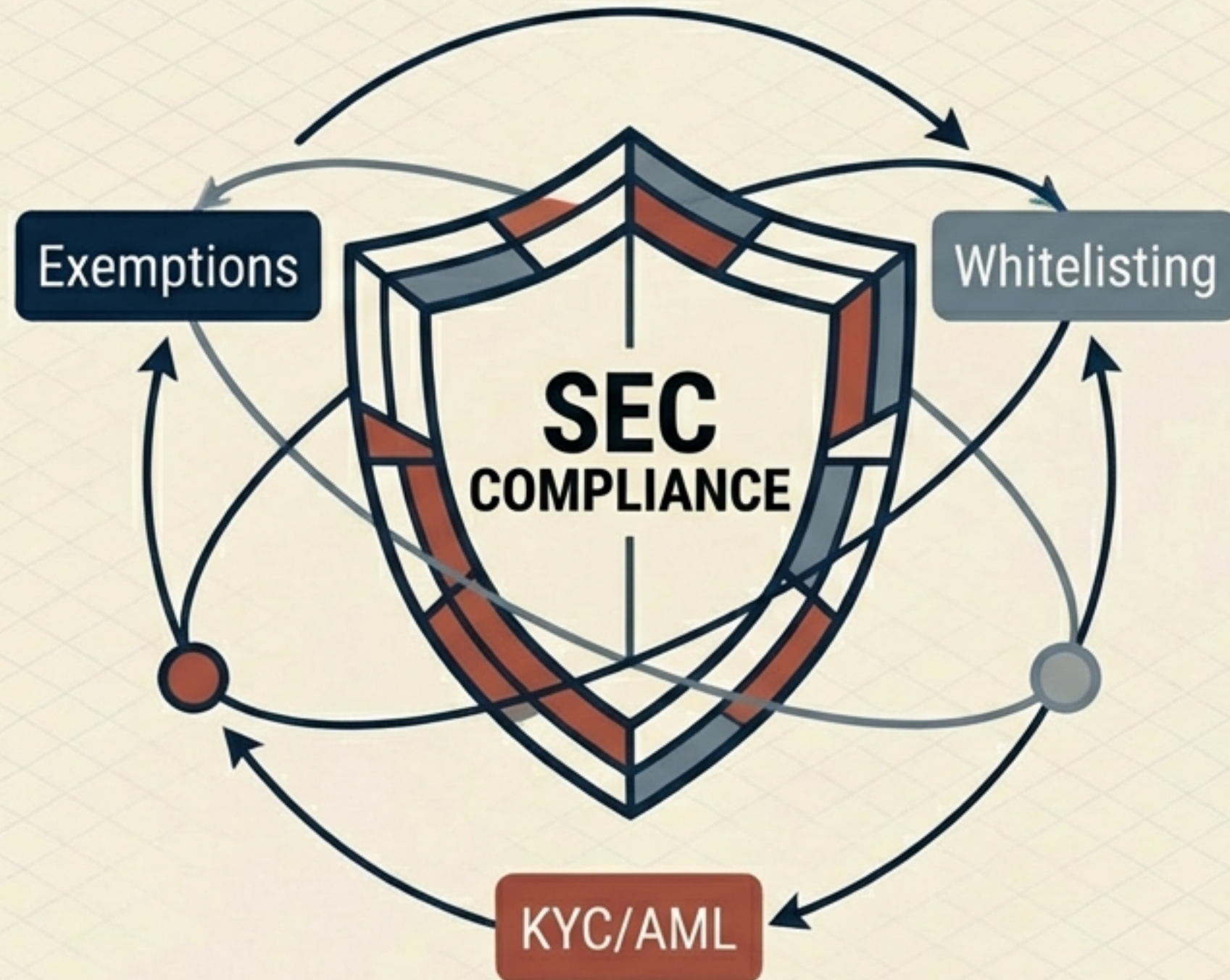
- Must utilize 4C Standard Cluster Mailboxes (CBU).
- Parcel Locker Ratio: 1 locker per 5 tenant compartments.
- ADA Compliance: Mandatory height/reach standards.

PACKAGE OPERATIONS:

- Partnering with carriers (e.g., UPS Access Point) for logistics.
- Requirements: Extended hours, secure storage, chain-of-custody.

INTEGRATION: Physical duties assigned to "Tenant Owner" Ricardian obligations.

Regulatory Compliance Strategy



THE REALITY: Interests involving shared ownership and profit-sharing are treated as Securities.

THE PATHWAY:

- Reg D (Accredited Investors) or Reg CF (Crowdfunding).
- Mandatory KYC/AML checks for all participants.

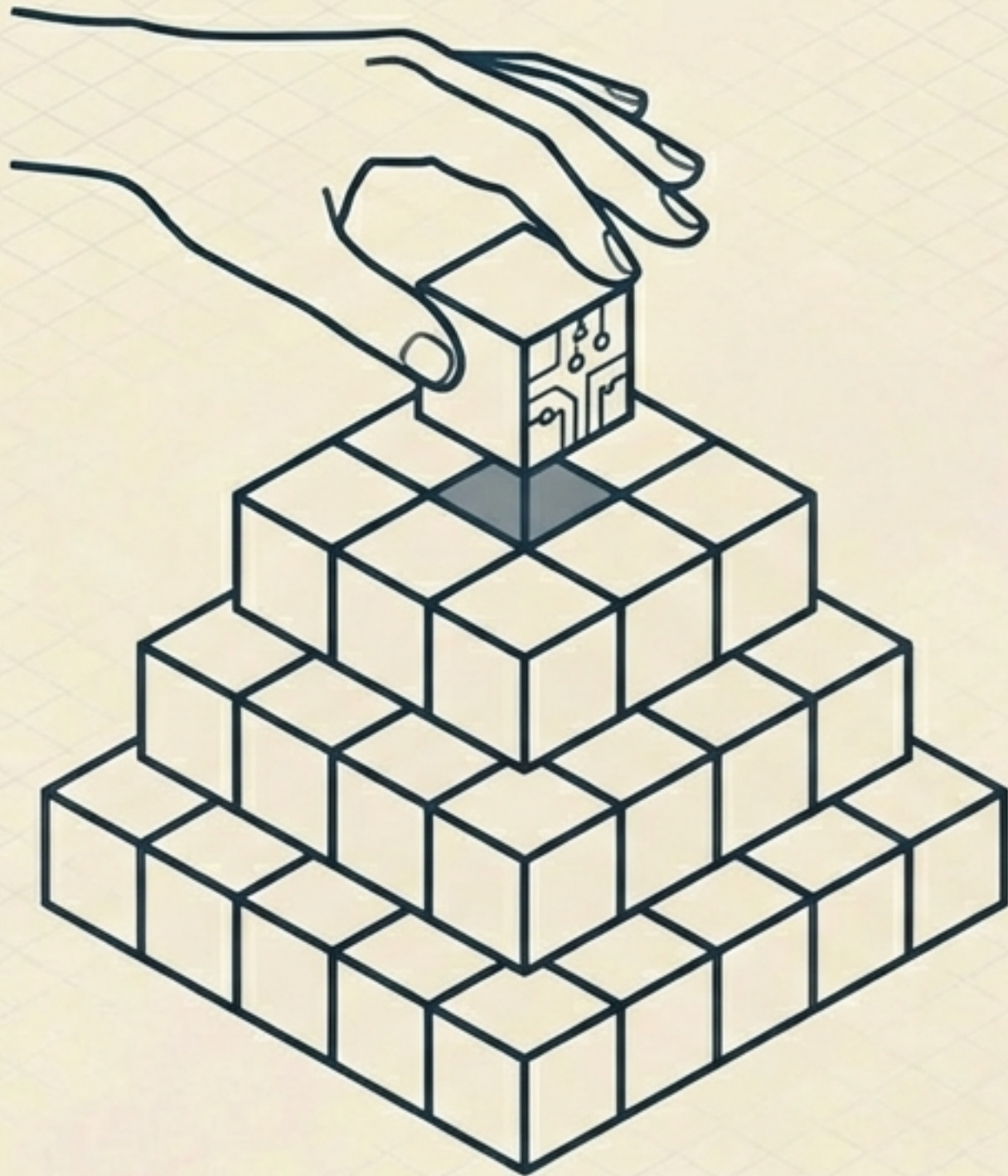
THE MECHANISM:

- Whitelisting: Only verified wallets can hold tokens.
- Legal Alignment: Operating Agreement explicitly recognizes blockchain votes as valid 'Member Votes'.

The Complete Contract Stack



From Architecture to Construction



CORE MESSAGE:

The strength of a Real Estate DAO is not defined by the code alone, but by the **enforceability of the link** between the code and the physical world.

NEXT STEPS:

1. Select the specific **Legal Wrapper** (Delaware vs. Wyoming).
2. Draft the Ricardian templates for the three ownership classes.
3. Finalize the 'Contract Stack' variables.

CONCLUSION:

Building a structure where the crew has the keys, the partners get the profits, and the users have their space—guaranteed by law and code.