



Case Study: Tech House One (2014)

GPS: 19°03'22.2"N 70°36'09.1"W | Version 0.0.1

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CONTENTS

1	Release Notes and Notices	2
2	Background (2013)	3
3	Plan vs Performance (2014)	5
4	Issues, Risks & Concerns (2014)	10
5	Plans Moving Forward (2015)	12
6	Document Author(s):	13

This document is case study of the DATRO Consortium “Campus One”: A dedicated, off-grid, technology campus for our Consortium. The document features releasenotes, which discuss administration of this document itself e.g. changes, version control, issues, etc. The layout of the document closely resembles a Prince 2 (project management methodology) highlight report - which as standard includes:

- *plans vs performance*
- *issues, risks and concerns*
- *plans moving forward*

Situated in the “Dominican Alps” - A group of ski lodge style villas, 6km beyond Jarabacoa town in the Dominican Republic. First visited by our consortium in 2011. This document is a brief report about the activities at what we now refer to as “Campus One”.

RELEASE NOTES AND NOTICES

This section provides information about what is new or changed. It also contains urgent issues, documentation updates and new releases.

1.1 This Release (Version 0.0.1)

- **2014-Aug-14** - *First Draft*

1.1.1 Older Versions

In the table below the last entry displays a link to an archived copy of the last report. To keep the filename from overflowing in the table below the name displayed may differ from the file name. The date the file was archived will differ from the date of the document label, which is its creation date. If you're viewing this document on a subdomain of *.datro.world* you may need to right-click and select 'open link in new tab'. In the interim of a bug fix, you can avoid right-clicking all together, by viewing our document library at its original location datro.xyz/static/library

Table 1: Older Versions of this Document

Archive Date	Version	Description	Download Link
yyyy-mm-dd	0.0.0	n/a	<i>no older versions of this report yet</i>

1.1.2 Version 0.0.0

- **yyyy-mm-dd** - *first draft - merely a template document at this stage*

1.2 Known and Corrected Issues

Below is a table of pending issues that have been reported to our team. These issues will be cleared from this list as and when they are remedied.

Table 2: Known Issues

Date	Version	Subject	Description
2014-10-01	0.0.1	designs	<i>pencil sketch designs missing from this report - need to find and include them</i>

BACKGROUND (2013)

This property is situated 6km South of Jarabacoa town centre, heading up towards Constanza. The GPS co-ordinates, as detailed in the document title, are: 19°03'22.2"N 70°36'09.1"W.

Purchase: \$250,000 USD **Rental:** \$30,000 USD (per year)

2.1 Landscape

Campus One has 4 levels: **Ground Level:** The road into this gated property. **First Level:** A guard dog/kennel, parking and the groundkeepers house. **Second Level:** The main house, garden and “Eagles Nest”. **Top Level:** Formerly a large greenhouse.



2.2 Property

6 Bedroom Property (1 downstairs, loft bedroom and 4 rooms on the first floor).





2.3 Surroundings

Less than a kilometer from the villa (heading towards Konstanza) is “Salto de Jimenoa Uno” (the waterfall featured in the original Jurassic Park Movie). A few kilometers in the other direction, via the town, is “Jamaca de Dios Restaurant” - A rotating restaurant. Also in town is everything you’d expect from a mountain town e.g. police station, petrol station, a supermarket, banks/ western union, hotels, restaurant etc The main attraction in this region is the cool temperatures, mountain views and rivers.

PLAN VS PERFORMANCE (2014)

3.1 Plan

3.1.1 Associated Parties

	Lessor & Seller	Lessee & Buyer
Title	Manuel Pacheco	Sion H. Buckler
Office	Director of Investments at Ministry of Tourism, DR	Founder & CEO of DATRO Consortium
		

3.1.2 Deal Plan

- **6 months lease in lieu of a purchase agreement:**
 - **Leasehold Terms:** x6 month leasehold @ \$2.5k per month.
 - **Purchase Terms:** x5 amortization installments @ \$50k every 6 months thereafter

Lease In Lieu of Purchase: - Lease installments pay into escrow. Escrow balance deductible from amortization as credit towards sale

Assurances: This purchase deal was assured by way of a soft probe of DATRO's working capital for that year, which was in the region of \$200k+ USD. The source of a significant portion of this fund was in lieu of the sale of a UK asset (45 Gregory Ave, Breaston, England, DE72 3DJ), which sold for £135,750 GBP. This provided the seller of this property with sufficient assurances for said terms, which resulted in the lease/purchase payment plan in the tables below:

Table 1: Leasehold - Payment Schedule/ Rent Book (USD)

Date	Details	Debit	Credit	Lessee	Lessor
2014-05-28	Opening Balances				
2014-05-28	Sec. Dep. Bill	-5000			
2014-05-28	Lease - Bill 1/6	-2500			
2014-06-01	Sec. Dep. Payment		5000	-5000	5000
2014-06-01	Lease Payment 1/6		2500	-7500	7500
2014-06-28	Lease Bill 2/6	-2500			
2014-07-01	Lease Payment 2/6		2500	-10000	10000
2014-07-28	Lease Bill 3/6	-2500			
2014-08-01	Lease Payment 3/6		2500	-12500	12500
2014-08-28	Lease Bill 4/6	-2500			
2014-09-01	Lease Payment 4/6		2500	-15000	15000
2014-09-28	Lease Bill 5/6	-2500			
2014-10-01	Lease Payment 5/6		2500	-17500	17500
2014-10-28	Lease Bill 6/6	-2500			
2014-10-01	Lease Payment 5/6		2500	-20000	20000

Table 2: Purchase Plan - Amortization (USD)

Date	Details	Debit	Credit	Buyer	Seller
2014-10-01	Opening Balances			-20000	20000
2014-10-01	Lease Escrow/Amor. Credit		-20000	0	0
2014-12-01	Amortization Bill 1/5	-50000			
2014-12-01	Amortization Pay 1/2of1/5		20000	-20000	20000
2014-12-01	Amortization Pay 2/2of1/5		30000	-50000	50000
2015-06-01	Amortization Bill 2/5	-50000			
2015-06-01	Amortization Pay 2/5		50000	-100000	100000
2015-12-01	Amortization Bill 3/5	-50000			
2015-06-01	Amortization Pay 3/5		50000	-150000	150000
2016-12-01	Amortization Bill 4/5	-50000			
2016-06-01	Amortization Pay 4/5		50000	-200000	200000
2017-12-01	Amortization Bill 5/5	-50000			
2017-06-01	Amortization Pay 5/5		50000	-250000	250000

3.1.3 Team Plan

Full-Time:

- Programmers (3-5) (+ onsite accomodation inc.)
- Head of Security (+ onsite accomodation inc.)
- Security Staff (2+)
- Event Organiser/ Local Relations (1)
- Housekeeper/ Manager (1 + offsite accomodation inc.)
- Groundkeeper (+ onsite accomodation inc.)
- Cleaner(s) (x2)
- Cook (2nd duty, rotation/ schedule between above personel)

Part-Time:

- Programmers (visiting)
- Onsite contractors (bees, fumigators, plumber, electrician etc)

3.1.4 Naming

The DATRO Consortium will name the property **Casa Llandovery**. The name Sion gave his former private residence, where his son Milo was born (back in Stockeld Park, Yorkshire (North England)) the previous year. Llandovery originates from the name of the Welsh town and private boarding school where Sion studied before attending college/ the military and becoming an engineer.

3.2 Performance

3.2.1 Deal Performance

Table 3: Leasehold - Payment Performance/ Rent Book (USD)

Date	Details	Debit	Credit	Lessee	Lessor
2014-05-28	Opening Balances				
2014-05-28	Sec. Dep. Bill	-5000			
2014-05-28	Lease - Bill 1/6	-2500			
2014-06-01	Sec. Dep. Payment		5000	-5000	5000
2014-06-01	Lease Payment 1/6		2500	-7500	7500
2014-06-28	Lease Bill 2/6	-2500			
2014-07-01	Lease Payment 2/6		2500	-10000	10000
2014-07-28	Lease Bill 3/6	-2500			
2014-08-01	Lease Payment 3/6		2500	-12500	12500
2014-08-28	Lease Bill 4/6	-2500			
2014-09-01	Lease Payment 4/6		2500	-15000	15000
2014-09-28	Lease Bill 5/6	-2500			
2014-10-01	Lease Payment 5/6		2500	-17500	17500

The first half of the agreement between the two parties (Lessor and Seller & Lessee and Buyer) went as expected. The final weeks went as follows (to the best of our recollection):

- All dogs poisoned in the neighbourhood. Dog that came with the property (Jaws) was poisoned to death and found in a nearby ditch (a common act of thieves prior to thefts).
- Uninvited guests/ trasspassers entered the main gates of the property, at night, causing a security drill to be triggered e.g. bugging out and heading up to the 3rd level and beyond until the all clear was given over radio and the team could return to the property.
- The bug-out ended up being a false alert. A negligent member of staff (the same one who crashed the vehicle) thoughtlessly invited an unauthorised person onto the property and was in the vehicle which followed. The unauthorised visitor took it upon themselves to enter the main gates not aware of the silent alarm and protocols they triggered.
- Electricity went off to the whole street for weeks. And battery and generator experienced issues. Lessee had to all go stay in a hotel in Santo Domingo.

- It was reported that Electricity didn't come back onto the area for the remainder of the lease and worse still, quarrying began next door to the property and was very noisy e.g. trucks struggling up the hills, hammer action digging into rockfaces etc.
- The 6 month lease was expiring and purchase agreement date was approaching, while the Lessee was in a hotel in Santo Domingo, because of the inhability of the property.
- A new 6 month lease was signed, but under 'Vi Coactus (V.C/ duress) and in lieu of electric to the town coming back on, quarrying schedule explaining & full legal discovery (title deeds, lien clearance, easements etc)).
- The Lessor made no discounts or satisfy the above concerns with supported evidence. Instead there was an insistance and even aggression for the Lessee to proceed with the deal, regardless of the properties inhabitable nature and the Lessees unfulfilled queries and concerned.
- The Lessee made no payment towards the renewed leasehold agreement as a consequence of the above. The final payment of the lease may have also been neglected as a consequence of the above. Which would have resulted in the Lessor using some of the security deposit (what it's there for), especially in light of the fact no damage was caused to the property.
- When stated no damage was caused to the property, there was one alteration which was viewed as a damage by the Lessor. The Lessee installed steps from the vehicle driveway to the front door as the grass hill was very steep and hazardous (slippery) when wet. Steps had to be installed into the grass verge, but the contractors workmanship was very poor.
- It all ended very confusingly because of the language barrier and the fact the Lessee was having to stay away in a hotel for week, in addition to other concerns and complexities (quarrying, purchase agreement signing with missing documents etc)

Conclusion: Both parties went their seperate ways rather amicably, both equally dispositioned by the final month of dealings. It is the conclusion of the Lessee, had the quarrying not begun or the electric gone off to the area, there would have been no questions asked and no undisclosed hotel/safe distance from which to negotiate from. Without the unfortunate events that placed the Lessee on the defensive during the final weeks of the leasehold, the Lessee may have continued forward, purchasing a property with a greater risk of undisclosed liens, easements and years of noisy quarrying and electricity cuts for weeks on end.

2014-10-05 - Updated

- Moved directly from Hotel in Santo Domingo (via Casa Llandoverly to grab our stuff)
- Ended up Reorganising ("ReOrg"ing) at Los Gringos, Playa de Magante, Gaspar Hernández on the north side
- Gaspar Hernández is 40 minutes drive east of Cabrera (the North West/ beginning of the 'Scottish Bay' Coast-line).
- Our arrival to Playa de Magante is the beginnings of **Campus Two** (see the seperate 'Campus Two' Case Study/ Document for details).

3.2.2 Team Performance

Full-Time:

- Programmers (1) (Armani returned to London and continued working remotely)
- Kept Head of Security/PMC (Leon - and kept providing accomodation)
- Disgarded x2 Security Staff (Jose & 'Jeff ?')
- Aquired a 2nd PMC (Curtis)
- Kept Event Organiser/ Local Relations (Lee)
- Disgarded Housekeeper/ Manager (+ offsite accomodation tenancy agreement)

- Disgarded Groundkeeper (Junior - at his request)
- Disgarded Cleaner(s) (x2)

Part-Time:

- Armani continued to work remotely (from London)
- Visiting Programmers (DD-WRT) was a success. Deal signed and technology developed.
- Leon & Curtis (PMC's) continued to provide security/security services.



Fig. 1: DD-WRT after visiting Campus One, staying at Casa de Campo

The team generally worked together well to create a campus that ran like clockwork. The main development and productivity happened in the loft, with Armani and Sion. Outside of developing there was BBQ's in the evening, walks to the waterfall in the day. We also went out in the local town for food and ordered takeaways from time to time. Movie nights and friends and family visiting was also helpful to our wellbeing. Sadly there was a lot of security concerns and attacks at the time.

ISSUES, RISKS & CONCERNS (2014)

4.1 Concerns

4.1.1 Campus Concerns

4.1.2 Team Concerns

4.1.3 Concerns with Key Assets

4.2 Risks

4.2.1 Campus Risks

4.2.2 Team Risks

4.2.3 Risks with Key Assets

4.3 Issues

4.3.1 Campus Issues

- **2014-08-01** - *Electric to town went off for WEEKS - Forced to move into a hotel (Santo Domingo)*
- **2014-09-01** - *Quarrying began next to campus - No end-date to work. Trucks struggling up hills make infuriating noise*
- **2021-01-05** - *It was reported the house caught fire in January of 2021*



4.3.2 Team Issues

4.3.3 Issues with Key Assets



4.4 Ideas

4.4.1 Campus Ideas

4.4.2 Team Ideas

4.4.3 Key Asset Ideas

4.5 Opportunities

4.5.1 Campus Opportunities

4.5.2 Team Opportunities

4.5.3 Key Asset Opportunities

PLANS MOVING FORWARD (2015)

5.1 Campus

Move

5.2 Team

DOCUMENT AUTHOR(S):

6.1 The Team @ DATRO Consortium