



Tect App, Inc.
A Delaware Corporation
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VIA EMAIL

A COMMITMENT TO SERVICE

Stamper Residence Fire Rebuild

15303 Earlham Street, Pacific Palisades, California 90272

Date: January 26, 2026

To: Project Team Members and Key Partners

From: Bob Habian, Architect of Record and Owner's Representative

Purpose

This letter confirms our shared commitment to professional service and team collaboration for the **Stamper Residence Fire Rebuild** (the "Project").

Mr. Stamper is a Vietnam Veteran who has served our community and helped protect the freedoms that allow all of us to live and thrive in this country. It is an honor to support him in rebuilding his home.

We also recognize that Mr. Stamper has recently experienced a significant and unexpected challenge with a prior project team. Moving forward, we intend for this rebuild to be defined by steadiness, professionalism, and a higher level of care.

Project Description

The Project is a **single-family residence with a detached two-car garage**. The home is **two stories** and roughly **4,600 square feet**, with a **rooftop deck** and a **three-stop elevator**.

The structure will be built using a **pre-insulated concrete masonry exterior wall system**, with **primarily cold-formed steel interior framing** for walls, floors, and the roof deck. **Low-slope roofs** will exist over the **garage**, the **roof deck**, and at the top of the **stair and elevator tower**.

The remaining sloped roofs will be built in **heavy timber**, exposed to the interior, with **tongue-and-groove decking above** and **exterior insulation** topped with a **natural slate roofing system**.

We are also intending to incorporate a **swimming pool** with a capacity of roughly **8,000 gallons**, to serve both as a residential amenity and as **emergency water storage** in the event of any future fire. The pool system is intended to connect to a **water pump**, **fire hose**, and a proven **mobile water cannon system** designed to protect the entire site using what is commonly referred to as a **“vapor dome”** approach—helping elevate humidity around the structure to reduce fire threat. The pool restrictions for placement and required safety measures makes it a challenging amenity that may or may not be preserved in the final project scope.

All construction materials and systems must meet the approval requirements of the **Los Angeles Department of Building and Safety (LADBS)** and all related agencies with jurisdiction over this Project.

Owner’s Desired Level of Finish & Systems

The Owner desires an outcome that fits the **general market standard of the Pacific Palisades neighborhood**, including **reasonably smart systems** that leverage technology and current best practices.

However, the Project is **not** intended to pursue highly advanced or specialty control systems that exceed what is reasonable for this type of home. For example, lighting, sound, safety, water, and air systems should follow **current best practices** without moving into extreme high-end specialty territory (such as an ultra-fidelity sound system or a fully automated home management platform).

At the same time, this Project is **not** intended to be treated like a production-style home with basic, disconnected systems and minimal integration. This is a **custom home in a high-end neighborhood**, and it deserves proper attention, coordination, and professional care accordingly.

Our Shared Commitment

By participating in this Project, each team member acknowledges that we are capable building professionals—and that we can commit to a higher standard of service, grounded in:

1) Proactive Communication

Communicate early, clearly, and consistently—especially when questions, conflicts, or delays arise.

2) Friendly Collaboration

Work as one team, treat one another with respect, and solve problems constructively.

3) Staying Ahead of the Jurisdiction

The **City of Los Angeles** can be a demanding jurisdiction. We agree the best path is to **inquire early and often**, clarify requirements quickly, and avoid unnecessary delays through late discovery.

Manufacturer & Industry Support

This Project will include support from select manufacturers and technical partners who are collaborating with our team to help deliver an outcome **well above the norm for this neighborhood**. We appreciate their added expertise and responsiveness and will use that support efficiently.

Basis of Collaboration / Drawings Issued

The drawings and documents issued today represent the **basis of our collaboration**. While refinements and normal updates may occur, we do **not** anticipate major changes.

If changes are requested or become necessary, we will address them transparently and respectfully. We will **happily revisit the scope of your existing contract** and work toward an amicable, mutually agreeable solution.

Acknowledgment

Please confirm your commitment to this service-focused approach by signing below and returning a copy for the Project record.

Thank you for being part of this team. We look forward to a successful collaboration and a great outcome for Mr. Stamper.

Sincerely yours,



Bob Habian, AIA | CEO
Architect of Record/Owner's Rep
Tect App, Inc.
(916) 541-8659
bob@tect.com

Acknowledged and Agreed

I acknowledge receipt of this letter and commit to supporting the Project with best efforts, proactive communication, and collaborative professionalism.

PROCESSOR/EXPEDITER

Pattern Planning & Development Inc.
By: Erik Yesayan, Principal
(818) 269-6622
eyesayan@pattern.ai

Signature: _____

Date: _____

STRUCTURAL ENGINEER

Wynn Engineering, Inc.
By: Steve Reid, S.E. 5850, Managing S.E.
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Signature: _____

Date: _____

MEP ENGINEER

Building Solutions Group
By: Roger Nite, Principal
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Signature: _____ Date: _____

CIVIL ENGINEER

Joseph C. Truxaw and Associates, Inc.
By: Craig Di Bias, PE, President (Matt Ersek)
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Signature: _____ Date: _____

GENERAL CONTRACTOR

Dolphin Ten Development
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Signature: _____ Date: _____