

# Principals, Bios & Organizational Chart

**Outback RV Resort & Outback Tiny Homes Development**

**Wenden, Arizona | Qualified Opportunity Zone**

**Date: July 29, 2025**

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## 1. Principal Bios

### **Richard Stephenson – Property Owner & Co-Developer**

Richard Stephenson is a long-time Arizona landowner, entrepreneur, and the principal owner of the Outback RV Resort property. With extensive experience in land development, operations, and hospitality management, Richard has overseen multiple phases of improvements on the Outback RV Resort site. His contribution includes \$1.5M in equity toward the project and oversight of the land improvement process. Richard will retain a 15% ownership stake in the final asset structure.

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### **Thomas Dobczyk – Managing Partner, Titan Impact Group**

Thomas Dobczyk is a veteran developer, investor, and manager of real estate assets, with over 20 years of experience across real estate acquisitions, construction, finance, and operational management. Thomas has led more than 20 outdoor hospitality and mixed-use development projects nationally. As Co-Developer and Managing Partner of the Outback Tiny Homes SPV and Qualified Opportunity Zone Fund, he directs strategic planning, capital raising, and the project's long-term financial model. Thomas will retain a 15% ownership stake in the final asset structure.

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## **Roman Rubio – Partner, Imperium Construction**

Roman Rubio is a licensed contractor and co-founder of Imperium Construction (AZ ROC RLC 331806). With deep experience in vertical and horizontal construction, Roman has led the build-out of residential, industrial, and commercial projects across Arizona. He oversees field operations, quality control, and regulatory adherence on all Outback construction phases.

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## **Thomas Dobczyk – Partner, Imperium Construction**

In addition to his role with Titan Impact Group, Thomas also serves as co-founder of Imperium Construction. He bridges strategic planning with construction execution, ensuring vertical construction efficiency, cost control, and integration of tiny home manufacturing and assembly.

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## **Camber & True Design + Engineering – Architectural & Engineering Partner**

Camber & True is a Phoenix-based architectural and engineering firm specializing in residential, specialty structures, and custom commercial developments. With over 30 years of combined experience, the husband-and-wife led firm provides structural engineering, site layout, architectural design, code review, and building permit services for the Outback Tiny Homes project.

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## **Andrew Doup, Esq. – Legal Counsel & SEC Compliance**

Andrew Doup is a nationally recognized securities attorney with over 20 years of experience in real estate syndication, Qualified Opportunity Zone structuring, fund compliance, and SEC regulatory matters. Based in Cleveland, Ohio, Andrew leads the legal

structuring of the Outback Tiny Homes Opportunity Zone Fund and oversees all SEC 506(c) offering documentation, PPM creation, investor subscription agreements, and compliance strategy.

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## **Arizona Real Estate Investors Association (AZREIA) – Strategic Partner**

AZREIA is Arizona's largest real estate investment community, providing investor education, industry connections, and operational support. AZREIA serves as a collaboration partner for investor outreach, capital introductions, contractor sourcing, and regional expansion initiatives for the Outback project.

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## **Independent Concepts Opportunity Zone Developers – OZ Development Partner**

Independent Concepts is a specialist Qualified Opportunity Zone developer group supporting national OZ projects. Their role includes QOZ eligibility verification, fund formation advisory, compliance reporting, and strategic long-term planning for the Outback Tiny Homes Opportunity Zone Fund.

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## **2. Organizational Chart**

Below is the structural hierarchy of entities and operational leadership within the project:

None

Outback RV Resort LLC (Parent Entity)

Owners: Richard Stephenson & Thomas Dobczyk



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Camber & True  
(Architecture, Blueprints, Engineering)  
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Legal & Compliance  
Andrew Doup, Esq.  
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AZREIA & Independent Concepts  
(Strategic Partners – Investor Outreach & OZ Compliance)

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## 3. Summary Statement

The Outback RV Resort & Outback Tiny Homes development brings together a robust team of industry professionals—developers, engineers, contractors, legal counsel, investor associations, and OZ compliance specialists—to execute a vertically integrated, scalable outdoor hospitality project.

This team collectively ensures:

- Construction delivered on time and on budget
- Full Opportunity Zone compliance
- High-quality architectural and engineering execution
- Investor transparency and lending readiness
- Strong long-term operational and commercial performance

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**Prepared by:**

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Outback RV Resort Development Team