

## FRANCHISE DISCLOSURE DOCUMENT



**MULTIVISTA SYSTEMS LLC**  
A Delaware limited liability company  
129 S. Main Street, Suite 200  
Grapevine, TX 76051  
Telephone: (888) 811-8477  
Email: [info@multivista.com](mailto:info@multivista.com)  
Website: [www.multivista.com](http://www.multivista.com)

4299 Canada Way, Suite 101  
Burnaby, British Columbia,  
Canada V5G 1H3  
Telephone: (604) 988-4280  
Facsimile: (604) 988-4280

Multivista Systems LLC is offering franchises for the operation of a business which provides construction and existing facilities documentation and other approved products and services.

The total estimated initial investment necessary to begin operation of a Multivista franchise ranges from \$232,825 to ~~\$651,650~~661,150. This includes \$27,325 to \$167,150 that must be paid to the franchisor or its affiliates.

This Disclosure Document summarizes certain provisions of your franchise agreement and other information in plain English. Read this Disclosure Document and all accompanying agreements carefully. You must receive this Disclosure Document at least 14 calendar-days before you sign a binding agreement with, or make any payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

You may wish to receive your Disclosure Document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact us at 129 S. Main Street, Suite 200, Grapevine TX 76051, (888) 811-8477 or 4299 Canada Way, Suite 101, Burnaby, British Columbia, Canada V5G 1H3, (604) 988-4280.

The terms of your contract will govern your franchise relationship. Don't rely on the Disclosure Document alone to understand your contract. Read all of your contract carefully. Show your contract and this Disclosure Document to an advisor, like a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this Disclosure Document can help you make up your mind. More information on franchising, such as "*Buying a Franchise: A Consumer's Guide*" which can help you understand how to use this Disclosure Document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, D.C. 20580. You can also visit the FTC's home page at [www.ftc.gov](http://www.ftc.gov) for additional information. Call your state agency or visit your public library for other sources of information on franchising.

There may also be laws on franchising in your state. Ask your state agencies about them.

**Issuance Date: April 29, 2025**

## Special Risks to Consider About *This Franchise*

Certain states require that the following risks be highlighted:

1. **Out-of-State Dispute Resolution.** The franchise agreement requires you to resolve disputes with the franchisor by arbitration or, as applicable, litigation only in our then current home state (which currently is Dallas, Texas). Out-of-state arbitration or litigation, as applicable, may force you to accept a less favorable settlement for disputes. It may also cost more to arbitrate or, as applicable, litigate with the franchisor in our then current home state (which currently is Dallas, Texas) than in your own state.
2. **Sales Performance Required.** You must maintain minimum sales performance levels. Your inability to maintain these levels may result in loss of any territorial rights you are granted, termination of your franchise, and loss of your investment.
3. **Mandatory Minimum Payments.** You must make mandatory minimum royalty or advertising fund payments, regardless of your sales levels. Your inability to make the payments may result in termination of your franchise and loss of your investment.

Certain states may require other risks to be highlighted. Check the “State Specific Addenda” (if any) to see whether your state requires other risks to be highlighted.

MVS, and franchisees, (i) franchisees may refer qualified leads to HGT for the potential sale of HGT services, (ii) HGT may refer qualified leads to franchisees for the potential sale of services to a client project located in the franchisee's territory, and (iii) franchisees may be approved to sell HGT Solutions in the franchisee's territory. The terms and conditions and existence of these programs are subject to change.

Agtek Development Company Inc., a California corporation ("Agtek"), was incorporated on June 17, 1981. Its principal address is 396 Earhart Way, Livermore, CA 94551. In March of 2018, an affiliate of Hexagon AB acquired Agtek. Agtek develops shareable, modular solution software for takeoff, global positioning system modeling, ~~impletation~~ implementation planning, and production control for earthwork, paving and pipe to construction industry ("Agtek Solutions"). At the option of Agtek, MVS, and franchisees, franchisees may be approved to sell Agtek Solutions in the franchisees territory. The terms and conditions and existence of this program is subject to change.

We have entered into a Services Agreement with MVS Canada dated January 1, 2018 under which we have engaged MVS Canada to provide certain training and support services owed by us to you under your Franchise Agreement. Under the Services Agreement, we have also agreed to provide certain training and support services owed by MVS Canada to its franchisees under their Franchise Agreements. However, as the Franchisor, we will always be responsible for meeting our obligations to you under your Franchise Agreement.

### **Our Business Experience**

Our predecessor, MCDI, operated a MULTIVISTA Business providing construction and existing facilities documentation services in the greater Vancouver, British Columbia, Canada region from September 2003 to October 2016. MCDU, our affiliate, has operated a Business of the type to be operated by you since October 2016. Since April 2011, our affiliate, MDT, has operated a Business of the type to be operated by you. Leica Geosystems AG, our affiliate, has operated a Business of the type to be operated by you in Switzerland since July 2018. Our affiliate, Hexagon Metrology Qingdao Co., Ltd., 4FP2+24 Licang District, Qingdao, Shandong, China, has operated a Business similar to the type to be operated by you in China since approximately 2020. We do not currently operate a Business of the type to be operated by you. We have offered franchises for MULTIVISTA Businesses since July 6, 2007. Neither we nor any affiliate or predecessor have offered franchises in any other lines of business. No predecessor or affiliate has offered franchises in the United States for the same type of business to be operated by you, although MCDI entered into certain web hosting agreements under which the hosting customers operated businesses similar to a MULTIVISTA Business in Arizona, Washington and Oregon (converted to franchised Businesses). In addition, MVS Canada, our subsidiary, has offered MULTIVISTA Business franchises in Canada and certain other countries since inception. MVS, our former affiliate, offered MULTIVISTA Business franchises outside the United States, Canada and Columbia, from April 29, 2013 to March 15, 2017.

### **The Franchise**

We offer franchises for the establishment and operation of a business ("MULTIVISTA Business" or "Business") which provides construction and existing facilities documentation services and other approved products and services to all stakeholders in the construction and facilities management industry, including developers and owners, contractors, project managers, facilities managers, engineers and architects, insurance companies, lenders, and others. MULTIVISTA Businesses operate using our distinctive business format, construction and existing facilities documentation techniques and other techniques, systems, methods, trade secrets, procedures, designs, advertising, promotional and marketing methods, and operational standards and specifications (collectively, the "Licensed Methods"). A

**Table 5**  
**PROJECTED NEW FRANCHISED OUTLETS**  
**AS OF DECEMBER 31, 2024**

State	Franchise Agreements Signed But Outlet Not Opened	Projected New Franchised Outlets In The Next Fiscal Year	Projected New Company Owned Outlets In The Next Fiscal Year
Hawaii	0	1	0
Kentucky	0	1	0
<b>TOTALS</b>	<b>0</b>	<b>2</b>	<b>0</b>

A list of the names of all Franchisees in the United States and its territories, Canada, Australia, Bahrain, China, England, Panama, Scotland, and Serbia, as of December 31, 2024 and the addresses and telephone numbers of their MULTIVISTA Businesses are listed as Exhibit E to this Disclosure Document. A list of the name, current business address and telephone number (or, if unknown, the last known home telephone number) of every Franchisee in the United States and its territories, Canada, Australia, Bahrain, China, England, Panama, Scotland, and Serbia, who has had a Business terminated, cancelled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under the Franchise Agreement during fiscal year 2024 or who has not communicated with us within 10 weeks of the date of this Disclosure Document is listed on Exhibit F to this Disclosure Document. If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

During the last three fiscal years, in some instances, current and former franchisees signed provisions restricting their ability to speak openly about their experience with us or the MULTIVISTA franchise program. You may wish to speak with current and former franchisees, but be aware that not all such franchisees will be able to communicate with you.

No independent franchisee organizations have asked to be included in this Disclosure Document.

## **ITEM 21**

### **FINANCIAL STATEMENTS**

Attached to this Disclosure Document as Exhibit G are our consolidated audited balance sheets as of December 31, 2022, 2023 and 2024 and the related statements of income, comprehensive income and member's equity and cash flows for the years ended December 31, 2022, ~~December 31, 2023~~ and ~~December 31, 2024~~. ~~The consolidated~~ Also attached are unaudited financial statements as of March 31, 2025. All financial statements have been prepared using the U.S. Dollar.

**EXHIBIT G  
(TO DISCLOSURE DOCUMENT)**

**FINANCIAL STATEMENTS**

**THE FOLLOWING FINANCIAL STATEMENTS ARE PREPARED WITHOUT AN AUDIT. PROSPECTIVE FRANCHISEES OR SELLERS OF FRANCHISES SHOULD BE ADVISED THAT NO CERTIFIED PUBLIC ACCOUNTANT HAS AUDITED THESE FIGURES OR EXPRESSED HIS/HER OPINION WITH REGARD TO THEIR CONTENT OR FORM.**

**Multivista Systems LLC**  
**Unaudited Consolidated Statement of Income, Comprehensive Income and Member` s Equity**  
**January 2025-March 2025**

**March 31,2025**

<b>Revenue</b>	
Initial Franchise fee and training fee	68,818
Royalties and other	3,990,262
Marketing	318,869
	<b>4,377,949</b>
<b>Expense</b>	
General and Admin	2,283,074
Marketing	299,767
Depreciation	224,248
Operating Lease	43,081
	<b>2,850,169</b>
<b>Income before undemoted</b>	<b>1,527,779</b>
<b>Other Income (expenses)</b>	
Interest Income	152,974
Other income	
Other expenses	
Gain(loss) on foreign currency	1,281
<b>Income before provision for income taxes</b>	<b>1,682,034</b>
Provision for income taxes	442,248
Net Income	1,239,786
Other Comprehensive Income	-
Foreign currency translation adjustment	140,657
Comprehensive Income	1,380,443
<b>Member` s equity, beginning of year</b>	<b>16,764,897</b>
Distribution	-
Share reserve	-
<b>Member` s equity, end of year</b>	<b>18,145,340</b>
<b>Assets</b>	
<b>Current Assets</b>	
Cash and Cash equivalents	15,041,243
Accounts Receivable	4,740,082
Due from related party	1,402,331
Prepaid expenses	391,437
Notes Receivable	107,808
	<b>18,878,238</b>
<b>Non-current Assets</b>	
Equipment and leasehold improvement, net	80,626
Right of Use assets	162,646
Intangible assets	1,799,487
Notes receivable - non-current	
Deferred tax assets	862,922
Other assets	
	<b>2,905,681</b>
	<b>21,783,919</b>
<b>Liabilities and Member` s Equity</b>	
Current Liabilities:	
Accounts Payable and accrued liabilities	2,833,027
Current portion of unearned revenue	176,842
Lease obligation - Current portion	110,221
	<b>3,120,091</b>
Non-current liabilities:	
Unearned revenue	
Lease obligation, non-current portion	158,568
Deferred tax liabilities	359,921
	<b>518,488</b>
	<b>3,638,579</b>
<b>Member` s equity</b>	<b>18,145,340</b>

**EXHIBIT K  
(TO DISCLOSURE DOCUMENT)**

**RELEASE**

**THIS RELEASE (“Release”)** is made effective as of the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_ (“**Franchisee**”) in favor of MULTIVISTA SYSTEMS LLC, a Delaware limited liability company (“**Franchisor**”) (collectively referred to as “**Parties**”).

A. The Parties have entered into that certain Franchise Agreement dated \_\_\_\_\_ (“**Franchise Agreement**”) (to the extent not otherwise defined herein, all initial-capitalized references shall have the same meaning as set forth in the Franchise Agreement);

B. The Franchisee has requested that the Franchisor consent and agree to either: (i) the transfer of the Franchise Agreement, the ownership of the Franchisee, or the MULTIVISTA Business or any assets of the Business, or (ii) the renewal of the Franchise Agreement; and

C. The Franchisor desires to consent to the Franchisee’s request subject to the Franchisee’s compliance with the terms and conditions set forth in the Franchise Agreement including, without limitation, the execution and delivery by the Franchisee to the Franchisor of this Release.

**NOW, THEREFORE**, in consideration of the foregoing, the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties hereby agree as follows:

1. **Release.** The Franchisee, for itself and its affiliates, and their respective current and former successors, assigns, officers, shareholders, directors, members, managers, owners, partners, agents, employees, insurers, heirs and personal representatives (“**Franchisee Affiliates**”), hereby fully and forever unconditionally release and discharge the Franchisor and its parents and affiliates, and their respective successors, assigns, agents, representatives, employees, officers, shareholders, directors, members, managers, partners, owners and insurers (collectively referred to as “**Franchisor Affiliates**”) from any and all claims, demands, obligations, actions, liabilities and damages of every kind and nature whatsoever (“**Released Claims**”), in law or in equity, whether known or unknown, which the Franchisee or the Franchisee Affiliates may now have against the Franchisor or Franchisor Affiliates or which may hereafter be discovered. Without limiting the foregoing, Released Claims includes, but is not limited to, all claims, demands, obligations, actions, liabilities and damages, known or unknown, in any way arising from or relating to: (i) any relationship or transaction with the Franchisor or Franchisor Affiliates, (ii) the Franchise Agreement or any related agreements, and (iii) the franchise relationship, from the beginning of time until the date of this Agreement. In addition, to the extent California ~~or~~<sup>3</sup> South Dakota<sup>4</sup> or Washington law applies to the release, the Franchisee, on behalf of itself and Franchisee Affiliates, agrees as follows:

1(a) **California Law.** The Franchisee and the Franchisee Affiliates acknowledge that they are aware and informed that the laws of California may purport to limit or reduce the effect of a general release with respect to claims not known or suspected by them at the time of execution of the release, such as Section 1542 of the Civil Code of the State of California, which provides as follows:

“A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.”

The Franchisee and the Franchisee Affiliates waive and relinquish every right or benefit which they have, or may have, under Section 1542 of the Civil Code of the State of California, and under any similar provisions of any other law (as may be applicable to this Release), to the fullest extent that the Franchisee and the Franchisee Affiliates may lawfully waive such right or benefit pertaining to the subject matter of this Release. In connection with such waiver and relinquishment, with respect to the Released Claims, the Franchisee and the Franchisee Affiliates acknowledge that they are aware and informed that they may hereafter discover facts in addition to or different from those that they now know or believe to be true with respect to the subject matter of this Release, but that it is the Franchisee's and the Franchisee Affiliates' intention to settle and release fully, and finally and forever, all Released Claims, disputes and differences, known or unknown, suspected or unsuspected, which now exist, may exist or heretofore existed, and in furtherance of such intention, the release given herein shall be and remain in effect as a full and complete release, notwithstanding the discovery or existence of any such additional or different facts that would have affected the release of all Released Claims. The Franchisee and the Franchisee Affiliates agree to defend, indemnify and hold harmless the Franchisor and the Franchisor Affiliates from any and all Released Claims arising out of, directly or indirectly, the assertion by the Franchisee and the Franchisee Affiliates (or any person or entity by, through, or on their behalf) of any Released Claims, positions, defenses, or arguments contrary to this Section 1(a) of this Release.

1(b) South Dakota Law. ~~Release of Unknown Claims and Waiver of South Dakota Law.~~ The Franchisee and the Franchisee Affiliates acknowledge that they are aware and informed that the laws of South Dakota may purport to limit or reduce the effect of a general release with respect to claims not known or suspected by them at the time of execution of the release, such as South Dakota Codified Laws § 20-7-11, which provides as follows:

“A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor.”

The Franchisee and the Franchisee Affiliates waive and relinquish every right or benefit which they have, or may have, under § 20-7-11 of the South Dakota Codified Laws, and under any similar provisions of any other law (as may be applicable to this Release), to the fullest extent that they may lawfully waive such right or benefit pertaining to the subject matter of this Release. In connection with such waiver and relinquishment, with respect to the Released Claims, the Franchisee and the Franchisee Affiliates acknowledge that they are aware and informed that they may hereafter discover facts in addition to or different from those that the Franchisee and the Franchisee Affiliates now know or believe to be true with respect to the subject matter of this Release, but that it is their intention to settle and release fully, and finally and forever, all Released Claims, disputes and differences, known or unknown, suspected or unsuspected, which now exist, may exist or heretofore existed, and in furtherance of such intention, the release given herein shall be and remain in effect as a full and complete release, notwithstanding the discovery or existence of any such additional or different facts that would have affected the release of all Released Claims. The Franchisee and the Franchisee Affiliates agree to defend, indemnify and hold harmless the Franchisor and the Franchisor Affiliates from any and all Released Claims arising out of, directly or indirectly, the assertion by the Franchisee and the Franchisee Affiliates (or any person or entity by, through, or on behalf of Releasor) of any Released Claims, positions, defenses, or arguments contrary to this Section 1(b) of this Release.

1(c) Washington Law. ~~The Franchisee and the Franchisee~~ This Release does not apply with respect to claims arising under the Washington Franchise Investment ~~Protection~~Protection Act, RCW 19.100, and the rules adopted thereunder.

**EXHIBIT O**  
**(TO DISCLOSURE DOCUMENT)**

**State Effective Dates**

The following states have franchise laws that require that the Franchise Disclosure Document be registered or filed with the state, or be exempt from registration: California, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington, and Wisconsin.

This document is effective and may be used in the following states, where the document is filed, registered or exempt from registration, as of the Effective Date stated below:

<b>State</b>	<b>Effective Date</b>
California	<i>Pending</i> <a href="#"><u>July 14, 2025</u></a>
Hawaii	<i>Pending</i>
Illinois	<i>Pending</i> <a href="#"><u>April 30, 2025</u></a>
Indiana	<i>Pending</i> <a href="#"><u>April 29, 2025</u></a>
Maryland	<i>Pending</i> <a href="#"><u>May 2, 2025</u></a>
Michigan	<i>Pending</i> <a href="#"><u>May 2, 2025</u></a>
Minnesota	<i>Pending</i>
New York	<i>Pending</i> <a href="#"><u>April 29, 2025</u></a>
Rhode Island	<i>Pending</i> <a href="#"><u>May 23, 2025</u></a>
South Dakota	<i>Pending</i> <a href="#"><u>May 1, 2025</u></a>
Virginia	<i>Pending</i> <a href="#"><u>June 9, 2025</u></a>
Washington	<i>Pending</i> <a href="#"><u>May 13, 2025</u></a>

Other states may require registration, filing, or exemption of a franchise under other laws, such as those that regulate the offer and sale of business opportunities or seller-assisted marketing plans.