

Bottom 2 acres where big shop is located:

1. 5 RV spaces, plumbed for septic, electrical, and water, ready to be used.
2. 1 1000-gallon septic system
3. 1 8x20 storage container with an overhead door
4. 6' metal privacy fence with 2 entry points that have privacy gates as well on roadside.
5. 5' mesh fence in other 2 sides, the south and the west side of the bottom section
6. 6" compacted caliche and 2" of millings in the bottom 2 acres
7. 1 8x12 storage building built new in April 2021.
8. 1 2014 36' bunk house RV in one of the RV spaces
9. 1 14'x36' cabin finished out nice on the inside with full restroom and kitchenette.
10. 16 truck parking spaces numbered, labeled, and divided by dimensions of 12x75.
11. 60x40 Shop/Office

The 60x40 shop will include the following.

Finished office area.

1. 8x10 Full restroom, vanity, stand up shower, water closet.
2. 8x12 Full kitchen, 36" Samsung refrigerator, GE over the range microwave, Whirlpool electric range and oven, and kitchen sink.
3. 2 10x10 offices
4. 22x25 main/common area receptionist and conference area.
5. 8 camera with 2 terabyte surveillance system with 1 32" TV for monitoring for bottom 2 acres.
6. 1 54" big screen TV in common area

Shop area:

1. 3- 12x12 overhead doors
2. 1 36" walkthrough door
3. ~~1-10-H.P.-Ingersoll-Rand-80-gallon-compressor-and-plumbed-air-hoses.~~

Top 3 acres where Truck parking lot is located includes:

1. 52 truck parking spaces, numbered, labeled, and divided with dimensions of 13x 75.
2. The 52 spaces can easily be converted into 58 by converting the spaces from 13x75 to 12x75.
3. The parking lot has 125' from the front of the trucks on 1 row to the front of the trucks on the row directly across the lot.
4. The parking lot is completely fenced on all sides with 6' metal privacy fence and 2 gates, 1 is the entrance and 1 is the exit for added safety and prevent accidents.
5. The entrance is on the east side on County Road 1144 due to minimal traffic preventing any accident while truck is turning in to the parking lot, it is opened by the authorized person's phone such as a customer or other

authorized personnel. People can be added or removed from gate entrance at any given time from the phone of the authorized administrators.

6. The exit is on the north side of lot, in the center making it easy for exit from anywhere in the lot it opens automatically when approached and it allows the gate to open while the truck is waiting safely inside the premises and not exposed in the street awaiting a tragedy.
7. There is also a lit sign installed new in March 2021, it is backlit, and it is all LED, and the graphics in the sign can be replaced or swapped if wished with only a couple of hundred dollars.
8. There are stadium lights installed throughout the lot making sure the lot is lit up at night for safety and security purposes.
9. There is a 16 camera with 4 terabyte surveillance system installed for the parking lot top 3 acres.
10. There is an 8x12 utility storage building that houses all cleaning supplies, all maintenance supplies, and the commercial water filtration system.
11. There are 3 air/water stations that work with an APP (PayRange) app for vended compressed air, water, trash cans, and long squeegees for the 18 wheelers pre trip, post trip stations.
12. There is a short fenced green area with a 20x20 sail shade and 2 heavy duty picnic tables with 2 BBQ pits, 1 propane and 1 charcoal for our customers use and convenience.
13. There is a professional created website that offers most of the services in an automated form such as taking payments and making reservations.
14. There is a 1-800 number that is purchased and would go with the lot, the number is 1-833-4PARKLOT.
15. A Water well.
16. A 1000-gallon septic system for top 3-acre section.
17. Privacy perimeter fencing around restrooms and picnic area.
18. Built in 2019 so all HVAC, electrical, plumbing, and all construction is very recent and almost new.
19. All stained concrete floors for ease of cleaning and maintenance.

There is a building that houses many amenities provided at the truck parking lot.

1. There are 2 coin and APP (PayRange) operated washers and dryers that provide additional income and amenity at the parking lot for all the customers.
2. There are 4 full bathrooms that are professionally cleaned, maintained, and built, the showers have tiled walls and provide shampoo, conditioner, and body wash from wall mounted dispensers.
3. All of the restrooms also include a fold down seat for changing, clothes hooks on the wall, vanity sink with mirror, toilet, and hand soap from wall mounted soap dispenser.
4. Shower curtains are all of the best quality and materials, odorless, BPA free, and mold and mildew resistant.
5. 1 of the showers is equipped with a coin and APP (PayRange) pay box for non-subscribed shower customers.
6. All the vending and automated amenities at the lot are controlled by the APP PayRange.
7. A 6x7 operations room that houses the technology and the surveillance monitors.
8. A 7x10 mechanical room that contains the furnace, water heater, attic entry, and the 80-gallon Ingersoll Rand air compressor.

There is a Drivers lounge that includes the following:

1. Drink vending machine.
2. Snack vending machine.
3. Candy vending machine.
4. Plenty of comfortable lounge seating.
5. 60" big screen TV with satellite channels.
6. Microwave
7. Coffee maker
8. Espresso Machine
9. Tractor Truck themed furniture and décor
10. 4G phone booster

Summary:

1. All automation including, PayRange, the website caddtruckparking.com, 1-800.com, the parking lot email, and the gate is controlled by the dashboards that the administrators have access to and can all be controlled remotely. The dashboards give you a complete break down of who bought what and when, perfect for creating reports and being able to create targeted marketing strategies moving forward.
 2. The parking lot requires extremely limited manpower to operate allowing for a great ROI.
 3. All tools, equipment, supplies, hardware, software, instructions and training will be provided for a quick and smooth operations and transitions process.
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