

Buyer Initials: \_\_\_\_\_ Seller Initial: \_\_\_\_\_



**CONDOMINIUM PURCHASE AGREEMENT**

GarageTown USA® Chandler-Ocotillo  
By  
FRIENDSHIP CONSTRUCTION ENTERPRISES, LLC  
A Licensee of GarageTown USA®

Date: \_\_\_\_\_, 2010

Name(s) of Buyer(s) (Insert names as they should appear on deed):

\_\_\_\_\_  
\_\_\_\_\_

Buyer's Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Buyer's Telephone:

(Office) \_\_\_\_\_  
(Fax) \_\_\_\_\_  
(Cell) \_\_\_\_\_

Buyer's E-mail:

\_\_\_\_\_

Seller:

Friendship Construction Enterprises, LLC  
Attn: Mike McDaniel  
920 E. Javelina Ave Suite #1  
Mesa, Arizona 85204

Telephone: 480-926-2844  
Fax: 480-926-8107  
Email: Arizona@garagetown.com

Project:

Seller has constructed upon the real property described on Exhibit "A" four (4) commercial warehouse buildings containing approximately 110,560 square feet of floor area ("**Building**"), a clubhouse containing approximately 1,000 square feet of floor space ("**Clubhouse**"), plus driveways and parking areas (collectively the "**Project**"). These improvements are in accordance with the site plan, unit, and project amenities attached hereto as Exhibit "B," Exhibits "A" and "B" are incorporated herein by reference as though fully made a part hereof.

1. Purchase and Sale of the Unit.

A. Subject to the terms hereof, Seller agrees to sell and convey, and Buyer agrees, on the terms and conditions provided in this Agreement, to purchase

**Unit Number** \_\_\_\_\_ **Unit Size** \_\_\_\_\_

(the "Unit") of GarageTown USA® Chandler-Ocotillo as shown on the Project Plans and more specifically defined in the Condominium Documents. As used in the prior sentence, "Condominium Documents" shall mean the Declaration of Commercial Condominium and Covenants, conditions, and restrictions for GarageTown USA® Chandler-Ocotillo, A Condominium Project (the "Declaration"), as amended; the Articles of Incorporation (the "Articles") of Chandler Ocotillo Condominium Association (the "Association"), an Arizona not-for-profit corporation; the Bylaws of the Chandler Ocotillo Condominium Association (the "Bylaws"). Seller has recorded the Declaration in the Maricopa County real estate records, filed the Articles, and adopted the Bylaws as of the date hereof.

**Buyer acknowledges receipt of the Condominium Documents and has reviewed and accepted the same as satisfactory to Buyer in all respects. Furthermore, Buyer acknowledges that numerous obligations are imposed upon the Owner of the Unit pursuant to the Condominium Documents and applicable Arizona laws. Buyer understands that by becoming a Unit Owner, Buyer will also become a Member of the Association and that further obligations are or may be imposed upon Members pursuant to the Condominium Documents.**

**Recorded Copy**        **x**        **Initials** \_\_\_\_\_

2. Purchase Price; Terms of Payment; Deposits. Buyer agrees to pay to Seller as the purchase price of Unit \_\_\_\_\_ the sum of \_\_\_\_\_ (the "**Base Unit Purchase Price**") which price includes all of the amenities set forth on Exhibit "B," but does NOT include any options set forth in Exhibit "C".

Please Review and Check Appropriate Financing Option:

**Buyer has chosen to finance through Garage Town USA®'s preferred lender, Shelter Mortgage Company, LLC.**

Buyer is required to make an initial earnest money deposit into escrow with the Title Company equal to Five Percent (5%) of the total cost of the base unit purchase price.

**Buyer has chosen to pay by Other means for the unit.**

Buyer is required to make an initial earnest money deposit into escrow with the Title Company equal to Ten Percent (10%) of the total cost of the base unit purchase price.

**The Purchase Price shall be paid by Buyer to Seller as follows:**

- A. Initial Ernest Money Deposit: Contingent on the selection made by the buyer (above), the deposit shall be deposited by Buyer with The Talon Group, Ocotillo Branch. \$ \_\_\_\_\_
- B. Exhibit "C" Options: All options selected and paid for under this exhibit are hereby non-refundable. \$ \_\_\_\_\_
- C. Total Deposit (A+B) \$ \_\_\_\_\_
- D. Total Purchase Price (Base Unit Price + Exhibit "C") \$ \_\_\_\_\_
- E. Due at Closing. The balance of the Purchase Price is to be paid by Buyer at the Closing (as defined in paragraph 5.A. below) \$ \_\_\_\_\_
- F. Credit at Closing. \$ \_\_\_\_\_

The sum of all deposits found under subparagraphs C of this paragraph are hereafter referred to collectively, together with any interest accrued thereon, as the "**Deposit**."

3. Financing; Termination. This Agreement is contingent upon Buyer obtaining within fourteen (14) days following the date of this Agreement, a written financing commitment from a recognized lender. Seller, in its sole discretion, may terminate this Agreement upon written notice to Buyer if the written financing commitment is not received by Seller within the time frames stated herein or if the financing commitment is unsatisfactory to Seller, in its sole discretion. This Agreement may be terminated by the Buyer by delivering written notice to the Seller within fourteen (14) days of the execution hereof in the event Buyer has not obtained financing. Buyer agrees that Buyer shall make a good faith effort to obtain financing. In the event of termination of this Agreement by Buyer or Seller as provided in this paragraph 3, the Deposit in Paragraph 2.A, above and those options that have not been installed in 2.B. above shall be returned to Buyer by the Title Company.

4. Title Matters. As soon as possible following the complete execution of this Agreement, Seller shall provide to Buyer a title insurance commitment ("**Title Commitment**") issued by the Title Company in which the Title Company shall commit to issue an ALTA form owner's policy of title insurance ("**Owner's Policy**"), showing Buyer as the prospective named insured, showing the policy amount as the Purchase Price, showing the status of Seller's title, and containing legible copies of all documents referred to in the Title Commitment. Buyer shall have a period of ten (10) business days ("**Objection Period**") following its receipt of the Title Commitment in which to examine the Title Commitment and, prior to the expiration of the Objection Period, shall advise Seller of any objections ("**Title Objections**") Buyer may have to Seller's title to the Unit or the interest in the Common Elements (as defined in the Declaration) allocated thereto, as shown in the Title Commitment. Seller shall then have a period of twenty (20) days in which to notify Buyer in writing of those Title Objections it elects to cure. In the event Seller elects to cure less than all of the Title Objections, Buyer shall have the right to terminate this Agreement by giving Seller

Buyer Initials: \_\_\_\_\_ Seller Initial: \_\_\_\_\_

written notice thereof within five (5) business days of its receipt of Seller's notice, in which case the Deposit shall be returned to Buyer and, thereafter, neither party shall have any further obligation hereunder, except as otherwise specifically provided herein. In the event Buyer does not timely terminate this Agreement according to the preceding sentence, Buyer shall be deemed to have waived any Title Objections. Seller shall have three (3) business days prior to the Closing ("**Cure Period**") in which to cure any Title Objections it has elected to cure (other than for Seller's construction financing documents referred to below, which shall be released as part of the Closing). In the event Seller is unable or unwilling to cure the Title Objections during the Cure Period, and Buyer has not agreed in writing to waive the uncured Title Objections, this Agreement shall terminate effective the end of the Cure Period, and the Deposit shall be returned to Buyer. Thereafter neither party shall have any further obligation hereunder, except as otherwise specifically provided herein.

Following the Closing, Seller will cause to be issued to Buyer a standard Owner's Policy of title insurance in an amount equal to the Purchase Price, insuring Buyer's ownership of the Unit, and the interest in the Common Elements allocable thereto, subject only to the exceptions and those additional exceptions or requirements contained in the Title Commitment to which Buyer does not object or those title exceptions which Buyer has otherwise waived (all of which shall be deemed to be included as in the definition of "**Permitted Exceptions**"); provided, however, the Condominium Documents shall in all events be Permitted Exceptions hereunder. Furthermore, Buyer acknowledges that upon the execution of this Agreement the Unit and the Common Elements are encumbered by a construction mortgage and related security instruments in connection with construction financing obtained by Seller for construction of the Project and that the existence of such financing documentation shall not be the basis for Buyer's termination hereunder so long as the same is released as to Buyer's Unit and the related Common Element interests, as part of the Closing.

5. Closing. Buyer and Seller agree that the sale and purchase of the Unit will be consummated as follows:

*Closing Date:*

Subject to the other provisions of this Agreement, this transaction shall close on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

The Closing will take place at the office of the Title Company, with the exact time for Closing to be specified by Seller. Each party's obligation to close hereunder is conditioned upon the other party's performance of its covenants hereunder.

Buyer shall have the right to inspect the Unit prior to Closing. Seller and Buyer shall make a walk-through inspection of the Unit and Buyer shall provide Seller a "punch list" of any work not performed in accordance with the Project Plans and the Standard Unit Amenities criteria, or which was not completed in a good and workmanlike manner and in accordance with all laws, regulations, ordinances and codes (collectively "**Non-Conforming Work**"). **Subject to Seller's Limited Warranty as provided in paragraph 10 below, Buyer shall be deemed to have accepted the Unit in all respects except for those items which are listed on the punch list delivered to Seller prior to the expiration of Buyer's Punch List Date.** As soon as reasonably practicable after the receipt of Buyer's punch list, Seller shall correct the Non-Conforming Work timely specified by Buyer on its punch list to the extent the same is nonconforming.

A. *Seller's Deliveries.* At the Closing, Seller shall cause to be delivered to Buyer the following items all duly executed and acknowledged where required:

- (1) A Special Warranty Deed conveying the Unit, and the Common Elements allocated thereto, to Buyer, subject only to the Permitted Exceptions;
- (2) A Non-Foreign Affidavit;
- (3) Such other documentation, approvals or certificates as may be reasonably required by the Title Company or Closing Agent.

B. *Buyer's Deliveries.* Buyer shall pay the full Purchase Price as adjusted based on the prorations hereunder, less the Deposit (which shall become the property of Seller as part of the Closing) to Seller by cash, certified check, or wire transfer of funds. Buyer shall execute all documents, approvals, and/or certificates as may be reasonably requested by the Title Company or Closing agent.

C. *Costs.* Seller shall pay the premium of the standard Owner's Policy (provided, Seller shall have the benefit of any reissuance credit available from the Title Company); one-half (1/2) of the Closing fee and cost reimbursement charged by the Title Company; and all of its legal fees and accounting fees. Buyer will pay the following costs: all premiums and costs associated with any special endorsements to the standard Owner's Policy, if any; one-half (1/2) of the Closing fee charged by the Title Company; all of its legal fees and accounting fees; and the cost of recording the deed conveying title to the Unit to Buyer. Additionally, any expenses, charges and fees of the Closing not specifically allocated herein shall be borne by the parties in accordance with the general custom applicable in Maricopa County, Arizona.

6. Possession; Prorations.

A. *Possession.* Possession of the Unit, subject to the Permitted Exceptions, will be delivered to Buyer on the date of Closing.

B. *Taxes; Certain Declaration Assessments.* All ad valorem real estate taxes, annual installments of special assessments, and other city, county, state and school taxes and other assessments or impositions levied (collectively "**Real Estate Taxes**") and the portion of the assessments and charges, if any, under the Declaration assessed to the Unit and the interest of the Unit in the Common Elements for the period in which the Closing occurs shall be prorated as of the date of Closing.

Buyer acknowledges familiarity with the assessments and charges applicable to the Unit under the Declaration. In addition, Buyer shall pay to Seller on the date of Closing for the working capital of the Association an amount equal to Five Hundred Dollars (\$500.00), and which amount shall not be considered a prepayment of assessments.

7. Default; Remedy. In the event that either party fails to perform such party's obligations hereunder including failure to promptly close (except as excused by the other's default), the party claiming default shall make written demand for performance upon the defaulting party. If the defaulting party fails to comply with such written

demand within five (5) business days after receipt of such notice to perform, the non-defaulting party shall have the option to: (A) waive such default; or (B) if the non-defaulting party is the Buyer, and Buyer has performed all conditions required to be performed by Buyer, Buyer may, as its sole and exclusive rights and remedies terminate this Agreement, in which event the Deposit shall be promptly returned to Buyer, or (C) if the nondefaulting party is the Seller, and Seller has performed all conditions required to be performed by Seller, Seller may elect to terminate this Agreement in which event the Deposit shall be delivered to Seller as liquidated damages for Buyer's default, or Seller may exercise all rights and remedies available at law or equity, including the right to seek specific performance of Buyer's obligations hereunder. The rights and remedies specified in this paragraph shall be the exclusive rights and remedies available to the parties hereunder.

8. Condition of Unit and Common Elements. Buyer is a sophisticated purchaser who is familiar with this type of property. Except as expressly set forth in this Agreement or the deed of conveyance, neither Seller nor any of its agents, brokers, officers, directors, owners, affiliates or employees has made or will make any representations or warranties of any kind whatsoever, whether oral or written, express or implied, with respect to the Unit; and except as expressly provided herein and in the deed of conveyance, Buyer will be purchasing the Unit and related Common Elements in "AS IS, WHERE IS" condition and "WITH ALL FAULTS." Except as expressly provided herein, Seller expressly disclaims and negates: (A) any implied or express warranty of merchantability, (B) any implied or express warranty of fitness for a particular purpose, and (C) any implied warranty with respect to the condition of the Unit, or the uses permitted on, the development requirements for, or any other matter or thing relating to all or any portion of the Unit or the related Common Elements. In addition, but without limiting the generality of the foregoing: (i) all documents, reports, studies, and other information or materials delivered or disclosed to Buyer by Seller, including, without limitation, any environmental reports, surveys and other information provided to Buyer by or on behalf of Seller, are being provided to Buyer for informational purposes only and only as an accommodation to Buyer, without any representation or warranty; (ii) Seller has not made, is not making, and will not make any representation, warranty, or promise of any kind, express or implied, concerning the accuracy or completeness of all or any part of such documents and/or other information; and (iii) any inaccuracy, incompleteness, or deficiency in any part of such documents and/or other information shall be solely the risk and responsibility of Buyer, shall not be chargeable in any respect to Seller, and shall not form the basis of any claims by Buyer against any person or entity that prepared, authored, compiled, or created any part of the information, such claims being expressly waived and relinquished by Buyer.

9. Damage to Unit. Until Closing, risk of loss to the Unit by fire or other casualty is retained by Seller. If between the date of this Agreement and Closing, the Unit is damaged or destroyed by fire or other casualty, the following shall apply:

A. *Seller's Election to Repair.* Seller shall have the right, but not the obligation, to repair or replace such loss or damage to the Unit, in which event Seller shall be entitled to a reasonable period of time within which to complete repairs or replacement, the date for the Closing shall be automatically extended accordingly. If Seller so elects, this Agreement shall continue in full force and effect, and Buyer shall not have the right to reject title or receive a credit against or abatement of the Purchase Price.

B. *Seller's Election Not to Repair.* If Seller notifies Buyer that it does not elect to repair or replace any such loss or damage, then this Agreement shall be deemed cancelled and of no further force

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or effect, and Seller shall refund to Buyer the Deposit, whereupon the parties shall be released and discharged of all claims and obligations hereunder, except as otherwise specifically provided herein.

C. *Proceeds.* Any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss of damage shall belong entirely to Seller (subject to the rights of the Association) and if such proceeds shall be paid to Buyer, Buyer shall promptly upon request turn any proceeds over to the Seller.

10. Limited Warranty. Seller and Buyer hereby agree that Seller shall be responsible to repair or replace any defects in construction or materials performed or provided on behalf of the Seller in connection with the Unit only to the extent the same are reported by Buyer in writing to Seller on or before one (1) year following the Closing (the "**Limited Warranty**"). The Limited Warranty is specifically limited by the provisions of this paragraph. THE LIMITED WARRANTY SHALL BE THE SOLE WARRANTY CONCERNING THE PROJECT AND UNIT. THERE ARE NO EXPRESS OR IMPLIED WARRANTIES COVERING THE SELLER'S DESIGN OR CONSTRUCTION OF THE PROJECT OR UNIT EXCEPT AS SPECIFICALLY PROVIDED IN THIS LIMITED WARRANTY, AND TO THE FULLEST EXTENT PERMITTED BY LAW, SELLER SHALL NOT BE RESPONSIBLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES RELATING TO, OR RESULTING FROM, ANY DAMAGE TO OR DEFECT IN THE PROJECT OR UNIT.

**THE LIMITATION OF THE IMPLIED WARRANTIES AS SET FORTH HEREIN IS NOT INTENDED IN ANY WAY TO DIMINSH THE EXPRESS WARRANTY OF THE SELLER AS SET FORTH ABOVE.**

11. Miscellaneous.

A. *Time.* Time is of the essence of this Agreement.

B. *Brokerage.* Buyer and Seller each represent and warrant to each other that they have not engaged the services of any broker, sales agent or real estate consultants in connection with this Agreement or the transaction contemplated hereby and that no other person or entity can properly claim a right to a real estate commission, real estate finder's fee, real estate acquisition fee, or other real estate brokerage type compensation (collectively "**Real Estate Compensation**") based upon the acts of that party except R.D.K. Capital, Inc. ("**Agent**"), acting as the agent of Seller, and \_\_\_\_\_ ("**Agent**"), acting as the agent of Buyer whose Real Estate Compensation of \_\_\_\_\_, a commission of 3% of the total Base Unit Purchase Price less pricing incentives, shall be paid by Seller at Closing. Each party hereto agrees to indemnify and defend the other against and to hold the other harmless from any and all costs, loss, liability or expense (including attorneys' fees) resulting from any claim for Real Estate Compensation by any person or entity based upon such party's acts. The indemnity contained in this provision shall survive the Closing of the transaction contemplated by this Agreement.

Disclosure: Stefanie Janelle McDaniel, an Arizona real estate licensee with RDK Capital Inc., is related to the seller of this property.

C. *Notices.* Any notice pursuant hereto shall be given in writing by (i) personal delivery, or (ii) expedited delivery service with proof of delivery, or (iii) United States Mail, postage prepaid, registered or certified mail, return receipt requested, or (iv) fax transmission (provided that such fax transmission is followed by expedited delivery service or by mail in the manner previously described), sent to the intended addressee at the address set

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forth below, and shall be deemed to have been given either at the time of personal delivery or, in the case of expedited delivery service or mail, as of the date of first attempted delivery at the address or, in the case of fax transmission, upon receipt. Any such notices may be under the signature of the Seller's or Buyer's (as the case may be) Agent, attorney, or representative.

Seller's address for notice:

Buyer's address for notice:

Friendship Construction Enterprises, LLC  
Attn: Mike McDaniel  
920 East Javelina #1  
Mesa, Arizona 85235

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D. *Entire Agreement.* This Agreement constitutes the entire understanding between Buyer and Seller, and there are no agreements, understandings, warranties or representations between Buyer and Seller except as set forth herein. This Agreement cannot be amended except in writing executed by both Buyer and Seller.

E. *Attorneys' Fees for Prevailing Party.* In the event Seller or Buyer shall bring any suit or action to enforce this Agreement or any term or provision hereof, the party prevailing in any final, unappealed proceeding shall be entitled to a reasonable sum as attorneys' fees and all costs and expenses incurred in connection with such suit or action or any appeal thereof.

F. *Binding Effect.* This Agreement will inure to the benefit of and bind the respective successors and assigns of the parties hereto; provided, Buyer may not assign this Agreement without the prior written consent of Seller, which may be granted or withheld in Seller's sole discretion.

G. *Excuse of Seller's Performance.* Anything in this Agreement to the contrary notwithstanding, Seller should not be deemed to be in default with respect to the performance of any of the terms, covenants or conditions of this Agreement if Seller's nonperformance shall be due to weather conditions, strikes, Acts of God, delays or omissions of governmental agencies or their employees, failure to obtain any required governmental approval, change orders hereunder, fires or other casualty lost, unavailability of qualified subcontractors, shortages of materials, back orders of materials or other causes beyond the reasonable control of Seller.

H. *Execution.* This Agreement has been executed by the parties on the dates set forth below their respective signatures.

I. *Governing Law.* This Agreement is to be governed by the laws of the state of Arizona.

Buyer Initials: \_\_\_\_\_ Seller Initial: \_\_\_\_\_

J. *Severability.* If any term or provision of this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and each such term and provision hereof shall be valid and enforceable to the fullest extent permitted by law.

K. *Recommendation of Counsel.* This Agreement has important legal consequences and Buyer has had every opportunity to seek and obtain legal and tax consultation before executing this Agreement.

L. *Ownership of Plans, Specifications.* It is agreed that the Project Plans, as amended from time to time, and any change order thereto, are the sole property of Seller and Seller hereby licenses to Buyer the right to use the same solely in connection with the Unit and for no other purpose, and Buyer may not transfer any rights thereunder to any person or entity for use in connection with any other Unit.

M. *Right to Show; Photograph.* Buyer agrees that Seller may exhibit the Unit to prospective customers of Seller for other building projects, without cost therefor, at any time prior to the Closing and at any time prior to the Closing, Seller may photograph the interior and exterior of the Unit and use the same anytime thereafter for promotion by Seller for other building projects without any cost therefore.

N. *Square Footage Deviation.* The actual number of square feet to be included in the Unit after construction thereof may vary depending upon construction techniques and materials used. The Seller shall have no liability to Buyer on account of minor discrepancies between the actual square footage of the Unit following construction and the number of square feet shown on the plans and specifications therefore.

Buyer Initials: \_\_\_\_\_ Seller Initial: \_\_\_\_\_

**ORAL REPRESENTATIONS AND WARRANTIES**  
**CANNOT BE RELIED UPON BY BUYER**

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto as of the date first written above.

BUYER:

SELLER:

\_\_\_\_\_  
(Signature)

Friendship Construction Enterprises, LLC  
A Licensee of GarageTown USA®

\_\_\_\_\_  
(Print)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print)

\_\_\_\_\_  
(Print)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Title)

R.D.K. Capital, INC.  
Designated Broker, Bob Kerley

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Phone)

\_\_\_\_\_  
(Date)

Exhibit A  
**Project Plan**  
**GarageTown USA® Chandler-Ocotillo**



That portion of the northwest quarter of section 22, township 2 south, range 5 east, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northwest corner of said section 22, from which the north quarter corner of said section 22, bears south 89 degrees 43 minutes 50 seconds east (Basis of Bearings), a distance of 2640.64 feet;

Thence, south 89 degrees 43 minutes 50 seconds east, along the north line of the Northwest Quarter of said section 22, a distance of 843.08 feet;

Thence, south 00 degrees 55 minutes 08 seconds west, a distance of 33.00 feet to the northwest corner of Lot 1;

Thence, south 89 degrees 43 minutes 50 seconds east, a distance of 205.19 feet;

Thence, south 00 degrees 55 minutes 08 seconds west, a distance of 323.99 feet to the Northwest corner of Lot 2, Said point being the true point of beginning.

Thence, south 89 degrees 05 minutes 27 seconds east, a distance of 269.03 feet;

Thence, south 00 degrees 55 minutes 02 seconds west, a distance of 840.00 feet;

Thence, north 89 degrees 43 minutes 50 seconds west, a distance of 269.07 feet;

Thence, north 00 degrees 55 minutes 08 seconds east, a distance of 843.01 feet to the northwest corner of lot 2 and the true point of beginning.

Exhibit B

**GarageTown USA® Chandler-Ocotillo**

**Standard Unit Amenities**

- 16' x 14' Insulated overhead door;
- Electric Garage door Opener w/ 2 handheld remotes, 1 wireless keypad;
- 3'x7' man door on all 24' and wider units;
- 100A, 3-Phase electrical panel and Meter;
- 4 – 120 Volt Double Duplex outlets;
- 50 amp RV outlet located at the electrical panel;
- 4 – 2 tube, 8 ft fluorescent lights;
- Telephone and & Cable stubbed to the unit; (Cable Service might not be available at the site)
- Monitored Security system
- Electrical pre-wire and curb for optional roof mounted heat pump
- Fire Sprinkler System

**Standard Project Amenities**

- Large Drive Isles
- RV Dump
- Dumpster Enclosure
- Clubhouse w/ Restrooms
- Additional Restrooms located on facility
- 24/7 Access Security Gate (Keypad/Handheld)