

## Rice Ranch RV Park Narrative

Our family purchased Rice Ranch RV Park in April 2022 and have run it ourselves until the present. Unfortunately, new medical issues are making it very difficult for us to run the park anymore, forcing us to place it for sale.

It has 242 full hook-up sites with water, sewer, and electric that are currently reservable on our website, but a total of 256 full hook-up sites exist. The property card does show that it is permitted for a total of 284 sites. Of these, 232 are 30/50 AMP and 24 are 30 AMP only. The park is on city water and sewer, and all sites are connected to both.

There are also two mobile homes on the property: The first house is 2,280 sqft, 4 bd 2 bath plus an XL bonus room, fully furnished. The second house is 1,330 sqft, 3 bd 2 bath, currently under renovation.

The office is an 1,100 sqft steel building with a bathroom, shower, and storage area. It could easily be a camp store or hold a laundromat. There is also a mobile office building that is 160 sqft. This could be used for a security station or many other purposes. There are two bathrooms, each of which has two stalls, for a total of four stalls. There are also two 40 foot shipping containers full of tools, maintenance supplies, and miscellaneous parts for plumbing and electrical etc.

There are two billboards on the property along the I-95 frontage. These are just finishing the first year of a five-year contract with Outfront. There is also a cell tower on the southwest corner of the property that is used by a local cell provider called Fastnet, but no contract exists with them – it needs to be made with the new owner.

Our family had a well drilled in 2023. It is 1,000 feet deep and produces 102° water at 12 gallons per minute. We also had a 1,200 foot Mexican brick wall with three sliding metal gates (an entry and an exit gate by the front office, as well as a pedestrian/utility gate, all of which are 20 feet wide) placed along the Kuehn Road frontage to ensure the security of our guests. We had Moon Valley Nursery plant approximately 100 palm trees, of which about 90 are still surviving. These trees were planted in April 2022.

During our clean-up process, we removed over 150 tons of garbage, legally evicted all the remaining residents so that work could begin. There is ongoing clean-up and removal of abandoned RVs and vehicles from the property.

We poured concrete slabs for two full-sized pickleball courts. We put in a 40x100 foot fenced dog park as well as installing 12 dog clean-up stations throughout the park with bag dispensers and waste cans at each one.

We cleaned and restored the dyke on the west side of the property and remedied the drainage issue that existed (in which a river of water would flow diagonally through the park – now the water follows the southern border of the park to the gutter along I-95). We had the entry and some of the main road in the park chip sealed to avoid dust and mud. We also moved our ingress and egress 1000 feet to the east of the intersection which remedied the major traffic backups that were occurring on the corner of Kuehn St and I-95.

We had a high-powered security camera installed on a 40 foot tower that is centrally located in the park that can be viewed live and controlled remotely on a cell phone. We installed Ring cameras at the front office. There are four golf carts on the property – currently, two need some maintenance.

In addition, we have created a website for the park under the domain name [www.riceranchrvpark.com](http://www.riceranchrvpark.com) as well as creating business profiles for the park with most of the prominent internet search engines, RV apps, and websites. Our Firefly reservation software allows guests to book and pay online after viewing an interactive map of the park that we integrated in with the booking program.