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**Appendix P**  
**Parking Operations**



28 Fourth Street, Valley Stream, N.Y. 11582

(516) 825-4661

(800) 944-1424

(516) 825-3002 fax

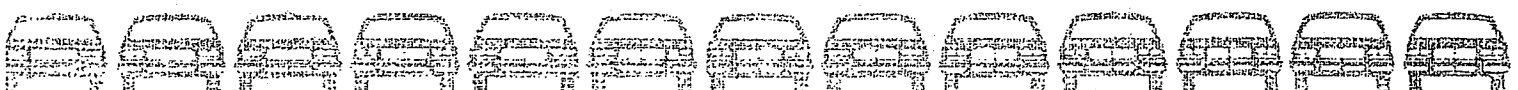
Founded on Long Island, New York in 1954, Parking Systems, a privately held company, began by providing valet services to restaurants and catering facilities in Nassau County. Since then, Parking Systems has grown to become a leader in the procurement of management and leasing agreements, valet service, operations, maintenance, revenue control, traffic directing and consulting service throughout the Tri-State area. This reputation has been earned by developing the know-how to operate locations efficiently, while maintaining a high level of service.

Parking Systems presently has a strong core of principals with over 140 years combined experience in the parking industry. Mark Baron joined the founding partner in 1971 as a managing partner and directed the company's growth from a small local parking company into a large regional organization. Ronald Spinelle has been with the company since 1976 and has made significant contributions to the growth of the sales and service aspects of Parking Systems. He now oversees construction and maintenance for the garage and parking lot division. Michael Petruzzelli joined the company in 1986 and is responsible for all field operations, including the management of regional offices and account representatives. In 1998, the company was pleased to welcome Howard Jaffe, following a 30 year career in acquisitions and operations with a major national parking company. Mr. Jaffe oversees management contracts, leasing agreements and all acquisitions.

Parking Systems' consistent record of growth is evidenced by the fact that the company currently provides services to approximately 400 locations and employs more than 2,000 parking professionals. These locations span a broad range of industries and parking needs, i.e. hotels; office complexes; garage facilities; condominiums; health clubs; hospitals; restaurants; as well as standalone garages and parking lots. Many of Parking Systems' clients have been with the company since its onset—a fact to take great pride in. These long-term relationships are indicative of the company's commitment to providing the best in parking services to its customers.

Parking Systems' facilities range in size from 20 to 6,000 spaces. Their valet services accommodate in excess of 2.5 million vehicles on a yearly basis. Parking Systems' management and leasing division most notably operates parking for nine (9) New York City Municipal multi-level parking garages, totaling over 5,000 spots as well as seasonal parking for the New York City Parks Department at Orchard Beach, containing 6,000 self-park spaces.

Parking Systems will continue to expand and professionally serve both the private and public sectors of the parking industry.



visit our world wide web site at [www.parkingsystems.com](http://www.parkingsystems.com)



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(516) 825-4661 (800) 944-1424 (516) 825-3002 fax

**Resident Valet Questionnaire**

Name: \_\_\_\_\_ Apt. #: \_\_\_\_\_

E-mail: \_\_\_\_\_

Home Phone #: \_\_\_\_\_

Cell Phone #: \_\_\_\_\_

# of vehicles : \_\_\_\_\_

Vehicle #1: Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ Plate \_\_\_\_\_

Primary Driver: \_\_\_\_\_

Contact #: \_\_\_\_\_

Special Vehicle Instructions:

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

Spare Key: Yes \_\_\_\_\_ No \_\_\_\_\_

Monday: Approx. Departure \_\_\_\_\_ Return Home \_\_\_\_\_

Tuesday: Approx. Departure \_\_\_\_\_ Return Home \_\_\_\_\_

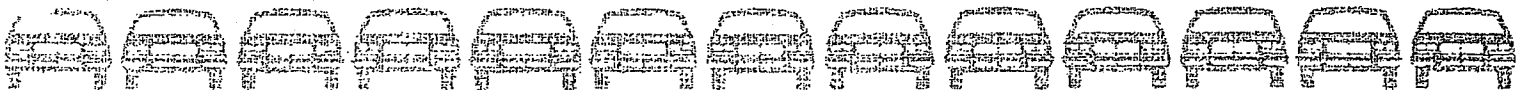
Wednesday: Approx. Departure \_\_\_\_\_ Return Home \_\_\_\_\_

Thursday: Approx. Departure \_\_\_\_\_ Return Home \_\_\_\_\_

Friday: Approx. Departure \_\_\_\_\_ Return Home \_\_\_\_\_

Scheduled Weekend Vehicle Use:

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



visit our world wide web site at [www.parkingsystems.com](http://www.parkingsystems.com)

Vehicle #2: Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ Plate \_\_\_\_\_

Primary Driver: \_\_\_\_\_

Contact #: \_\_\_\_\_

Special Vehicle Instructions:

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Spare Key: Yes \_\_\_\_\_ No \_\_\_\_\_

Monday:      Approx. Departure \_\_\_\_\_      Return Home \_\_\_\_\_

Tuesday:      Approx. Departure \_\_\_\_\_      Return Home \_\_\_\_\_

Wednesday:      Approx. Departure \_\_\_\_\_      Return Home \_\_\_\_\_

Thursday:      Approx. Departure \_\_\_\_\_      Return Home \_\_\_\_\_

Friday:      Approx. Departure \_\_\_\_\_      Return Home \_\_\_\_\_

Scheduled Weekend Vehicle Use:

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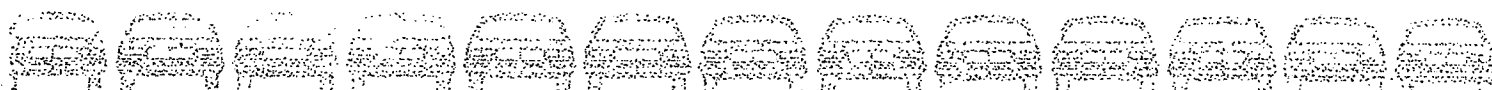
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All Information will be kept confidential.

Thank you,

Parking Systems



## MANAGEMENT AGREEMENT

MANAGEMENT AGREEMENT dated as of the 19th day of March 2013 between \_\_\_\_\_ having an office located at \_\_\_\_\_ ("Owner"), and Island Valet Services, Inc. D/B/A Parking Systems, a New York corporation ("Agent"), having its principal office at 28 Fourth Street, Valley Stream, New York, 11581.

NOW THEREFORE, in consideration of the premises and the covenants and conditions hereinafter set forth, Owner and Agent agree as follows:

1. Designation and Appointment. Owner hereby designates and appoints Agent to manage and operate the Parking Facility known as \_\_\_\_\_ (Premises") pursuant to the terms and conditions of this Agreement, and Agent hereby accepts such designation and appointment. At all times during the term of this Agreement, Agent will operate and manage the garage in a manner to take into account the needs of residents and their guests as well as the reputation of the Premises.

The parties will conduct a monthly reconciliation to review the compensation paid hereunder. In the event the reconciliation shows the Owner has underpaid Agent, the Owner shall pay Agent the amount of the reconciliation. In the event the reconciliation shows the Owner has overpaid Agent, the Agent shall credit the Owner upon the next invoice for the amount of the reconciliation.

2. Term. The term of this Agreement is \_\_\_\_\_ years beginning \_\_\_\_\_ and ending \_\_\_\_\_ and shall continue from year-to-year thereafter unless either Owner or Agent gives no less than thirty (30) days' notice to the other prior to the end of the original or any extended term if it intends not to renew this Agreement for an additional one (1) year, provided, however, that in the event Owner's right to occupy the Premises is terminated, or otherwise expires during the term hereof, this Management Agreement will no longer be effective. The term "Fiscal Year" as used herein shall mean each twelve (12) consecutive calendar month period occurring in whole, or in part, during the term hereof, with the first beginning on the first (1st) day of the term hereof, if said date is the first (1st) day of a calendar month, otherwise, if the term of this Agreement shall

commence on a day other than the first (1st) day of a calendar month, the first (1st) Fiscal Year shall commence on the first (1st) day of the first (1st) full calendar month following commencement of the term hereof. Gross Income and Cost of Operation, as those terms are hereinafter defined; for any first (1st) partial calendar month shall be included with the amounts of the respective categories generated for the first (1st) complete Fiscal Year.

3. Compensation. As compensation during the first year for the performance of its duties and obligations under this Agreement, Owner agrees to pay Agent an annual fee of \$ \_\_\_\_\_ ("Management Fee"), and an incentive fee of \_\_\_\_\_ % of net operating income ("Incentive Fee") which minimum Management Fee being payable in twelve (12) equal monthly installments 10 days prior to the beginning of each month. For each year thereafter, the Management Fee only shall increase by \_\_\_\_\_ % per year.

For the purpose of this Agreement, the term "Gross Income" shall be defined as the gross revenues derived from the operation of the Business of the Premises as a parking facility (not including sales or other taxes collected from parking patrons) and shall be due to owner after deduction of "Cost of Operation". The term Business shall also mean the parking and storage of vehicles at the Premises. The term "Cost of Operation" which shall be paid by Agent and reimbursed by owner shall include the following direct costs to operate the Premises and the Business: wages, payroll taxes, uniforms, supplies, telephone, postage, insurance required to be provided by Agent herein, parking tickets, monthly stickers and seals, keyboards, and payments made by Agent in settlement of claims occurring during the hours the lot or lots are actually attended for loss and/or damage not covered by insurance hereunder (including costs for legal fees, any deductibles, the cost of court appearances, judgments, etc.). The difference between the gross income and the cost of operations will be paid by agent if there is a net operating income. If there is a net operating loss the owner will reimburse agent on a monthly basis.

The owner will have the option after 6 months to switch from a management fee to a fixed fee of \$ \_\_\_\_\_ per attendant with no penalty. This fixed fee will increase \_\_\_\_\_ % per year beginning with the 1<sup>st</sup> anniversary of the commencement date.

4. No Joint Venture. Nothing in this Agreement shall be construed as creating a partnership, joint venture or landlord/tenant relationship between Owner and Agent.

5. Rates and Hours of Operation. Agent agrees to operate and manage the Business according to a schedule approved by Owner which hours may be changed by Owner from time to time during the term of this Agreement.

6. Duties of Agent. The Premises shall be used by Agent only for the parking of motor vehicles and for no other purpose. During the term of this Agreement, Agent shall:

- (a) maintain the highest standards in the operation of the Premises so that it shall be

operated in a fashion comparable to other parking facilities of similar type in the area.

(b) Agent will recruit properly trained or to be trained personnel in order to render prompt, efficient and courteous service to the public at the Premises.

(c) Cause all parking and directing persons employed by Agent, in or about the Premises to be neatly clothed in Agent's standard uniform.

(d) Subject to the approval of Owner, and at owner's cost, erect and maintain signs in such locations in or about the Premises as shall be necessary to identify Premises, Agent and operating hours for the Premises, except that Owner hereby approves of all signs which are required by law.

(e) Maintain at Agent's principal accounting office, true and reasonably complete records and accounts of all Gross Income and Business transactions, including, daily bank deposits, all of which shall be available on reasonable notice during Agent's regular business hours for inspection and audit by Owner or its representative, and shall submit to Owner monthly operational and accounting reports. Agent shall retain such books and records, except for parking tickets, in its principal office currently located at 28 Fourth Street, Valley Stream, New York, 11581 for a minimum period of two (2) years.

All reports to be prepared by Agent for Owner shall be sent to Owner not later than the thirtieth (30th) day after the preceding month for which said reports were prepared. Any payments required to be made by Owner to Agent shall be made not later than thirty (30) days after receipt of such reports by Owner.

7. Permits and Licenses. At Owner's request, Agent, on behalf of, and at the expense of Owner, shall or assist Owner to obtain, retain and renew all permits and licenses required by any public or quasi-public authority or agency as a condition to the use and operation of the Business as a public parking and storage facility for motor vehicles (except that it shall be Owner's responsibility to obtain and maintain the certificate of occupancy permitting such use) and Owner agrees to cooperate in the obtaining of any such permit or license.

8. Compliance with Law. Agent, on behalf of and at Owner's sole cost and expense shall comply with any Federal, State, or local laws governing the operation of parking facilities. Agent shall supply Owner with a copy of all notices which it receives from any public authority or agency concerning the Premises within a reasonable time of the receipt thereof by Agent.

9. Rules and Regulations. Agent shall comply with all rules and regulations of Owner as from time to time may be issued and shall use every reasonable precaution against fire, accident, injury to the persons and damage to property consistent with the operation of the Business.

10. Maintenance and Repair and Alterations. Owner shall take good care of the Premises and keep the same in good order and condition. During the term of this Agreement, Owner shall keep the Premises, including the floors of the Premises, clean neat and orderly and free from all grease, oil, ashes, dirt and other refuse or matter. Owner shall remove ice and snow. Agent shall make no alterations or additions to the Premises without the prior written consent of Owner. Notwithstanding the obligation of Owner to perform certain repairs, maintenance, and alterations to the Premises, Owner may request that Agent undertake such repairs to the Premises as Owner may wish to have performed, and, in the event that Agent shall agree to undertake them, such repairs shall be done at the Owner's expense.

11. Security. Owner shall be responsible for security at the Premises. Agent shall be responsible for the security of the Attendant's booth during operating hours.

12. Insurance. A. The Agent, its affiliates and subsidiaries related to the Agent, shall, at its own expense, purchase and keep in force throughout the term of this Agreement the following minimum insurance coverages with such insurers as shall be acceptable to the Owner: (a) worker's compensation coverage as required by applicable state law, employer's liability and disability insurance coverage; (b) commercial general liability coverage written on an occurrence basis, including personal injury and bodily injury (including without limitation, death and occupational sickness and disease), contractual liability coverage insuring liabilities assumed by the Agent under this Agreement, broad form property damage liability and products and completed operations coverage with a minimum combined single limit of \$1,000,000 on an occurrence basis; (c) commercial automobile liability covering all owned, hired and non-owned vehicles of the Agent with a minimum combined single limit of \$1,000,000; (d) garagekeeper's legal liability with a minimum limit of \$1,000,000; (e) umbrella or excess liability providing coverage in excess of the liability policies required in b, c, and d above, with a minimum limit of \$5,000,000. The Agent's liability policies and all certificates of insurance relating thereto, shall state that such policies are primary insurance not contributing with, nor in excess of coverage that the Owner and any additional insureds may carry. Each such policy or certificate shall contain a provision that it is not subject to change or cancellation unless thirty (30) days' prior written notice by certified mail shall have been given to the Owner and each additional insured by the insurer. The provisions of this Article are not intended to, and shall not, relieve or excuse the Agent, its affiliates or subsidiaries related to the Agent, from any of its other obligations under this Agreement, including its obligation to hold the owner harmless in the manner and to the extent provided herein or provided by law.

Prior to any work being performed under this Agreement, and prior to any subsequent policy expiration, the Agent shall deliver to the Owner certificates of insurance evidencing that the coverages specified in this section are in effect. Such certificates shall show that the Owner is named as certificate holder in accordance with Owner's insurance requirements.



Owner and Agent agree that if either has any work performed at the Premises all contractors and subcontractors who are hired to perform such services shall provide Owner and Agent with certificate(s) of insurance naming Owner and Agent as additional insureds, with minimum limits of \$1,000,000, primary coverage, non-cancelable or unalterable without thirty (30) days written notice to the Owner and Agent, and containing a waiver of subrogation for the benefit of Owner and Agent.

B. The cost of all insurance required to be provided by Agent hereunder for the operation of the Business on the Premises, the amounts of any deductibles, and the amounts of claims not covered by insurance shall be considered a Cost of Operation. Any increase in the cost of providing the insurance required hereunder will likewise be a Cost of Operation.

C. Owner agrees to look to insurance proceeds obtained under insurance policies hereunder, recognizing that both Owner and Agent are insured under the same policies, for the payments of claims, liabilities, damages, and costs to defend. Owner and Agent agree that if either has any work performed at the Premises all contractors and subcontractors who are hired to perform such services shall provide Agent with certificates of insurance naming Owner and Agent as additional insureds, with minimum limits of \$1,000,000.00, primary coverage, non-cancelable or unalterable without thirty (30) days notice to Owner and Agent, and containing a waiver of subrogation for the benefit of Owner and Agent.

13. Capital Improvements & Equipment. Should Owner direct Agent to purchase any equipment or materials in connection with any improvements or capital expenditures to be used in connection with the Business and Agent agrees to make such purchase on behalf of Owner, the costs thereof (including subsequent maintenance costs and expenses, including but not limited to service contracts), shall not be considered a Cost of Operation but shall be paid by Owner directly.

14. Patent and Trademarks. Agent represents that it is the owner of, or fully authorized to use, any and all servicemarks, trade names and trademarks it uses in the operation of the Business (collectively, "Trademarks").

15. Employees and Service Standards. Subject to Owner's prior reasonable approval as provided herein, including the approval of all operating policies, procedures, parking rates, hours of operation and expenditures, Agent shall have full authority in the management of the Business within such constraints as may be imposed by governmental regulations and applicable collective bargaining agreements, shall have full power to discipline and discharge and to control the functions of all Agents, employees. All employees, including Agent's facility manager, shall be employees of Agent and shall be paid by Agent, which shall initiate and maintain all records respecting each employee. The wage rates, fringe benefits and other terms and conditions of employment of Agent's employees, except as otherwise stated in this Agreement, shall be the sole responsibility of Agent.

Owner agrees that it shall not employ, nor permit another to employ, for a period of one (1) year after the expiration of this Agreement, in any position relating to the Premises or business, any person employed by Agent at any time during the term of this Agreement.

16. Termination. (A) With penalty, Owner shall have the right to terminate this Agreement with penalty (except for any previously accrued sums owed by Owner to Agent) for any reason by giving Agent 30 days' written notice. It is agreed that in consideration of Agent's low or non-existent profit margin during the first few years of this Agreement, Owner will upon exercising its right to terminate, shall pay to Agent prior to date of termination the sums listed in the following schedule. Should payment not be made to Agent prior to date of termination, termination date shall be extended to each successive month until payment is actually made.

The penalty for early termination of contract will be as follows:

After 12 months.....	\$ _____
13 months.....	\$ _____
14 months.....	\$ _____
15 months.....	\$ _____
16 months.....	\$ _____
17 months.....	\$ _____
18 months.....	\$ _____
After 19 months.....	no penalty

Upon the date fixed in such notice for termination and upon Agent's receipt of all sums of money due from Owner, this Agreement and all rights of the parties hereunder shall come to an end and expire with the same force and effect as if that date were the date originally set forth herein for the expiration of the term hereof.

In the event of termination of this Agreement, early or upon the date set forth herein, Agent shall be reimbursed for all disbursements made by Agent in connection with its performance, at the request of owner, of any services not included in duties of Agent, as described in section 6 for which Agent has not yet previously been paid, including any Management Fee which shall be computed by pro-rating the amounts determined under Paragraph 3 hereof, reflecting the portion of the Fiscal Year this Agreement is in effect prior to termination and since the later of the effective date of this Agreement and the end of the last complete Fiscal Year. This right to payment, which shall include, but not be limited to, pursuant to Paragraph 13, shall survive termination, early or otherwise, of this Agreement. Agent shall have the right to cancel this agreement by giving owner 30 days written notice.

17. Notices. All notices, requests, demands, payments or other communications required to

be given hereunder shall be in writing and shall be sufficiently given, if mailed, by certified mail, postage prepaid, return receipt requested, addressed to the other party at the following address or such other address as may be given hereafter in writing to the other party by notice as aforesaid:

Agent: 28 Fourth Street  
Valley Stream, N.Y. 11581  
Attn.: President

Owner: \_\_\_\_\_  
\_\_\_\_\_

18. Assignments. Agent may not assign this Agreement or any of its rights or obligations hereunder without the prior written consent of Owner, which consent shall not be unreasonably withheld or delayed, other than an assignment by Agent to a parent, successor, affiliate or subsidiary of Agent or any corporation which is a result of a sale, reorganization, merger or consolidation succeeds to the business of Agent.

19. Indemnity. Notwithstanding any provision herein to the contrary, Agent, at Agent's expense, shall defend, indemnify and hold Owner harmless from and against any and all actions, costs, losses, expenses and/or damages sustained by Owner by reason of claims of third (3rd) parties or claims of Agent's own servants and/or employees and attributable to any default by Agent in the performance of its obligations under this Agreement. Any provision hereof to the contrary notwithstanding, Owner shall, as an expense of Owner, defend, indemnify and hold Agent harmless from and against any and all actions, costs, claims, losses, expenses and/or damages sustained by Agent by reason of claims of third (3rd) parties or claims of Owner's own servants or employees which are attributable to any default by Owner in the performance of its obligations under this Agreement. The foregoing provisions shall not create a right of subrogation for the benefit of any insurer against either Agent (or its affiliates) or Owner, and casualty insurance shall specifically waive the right of recovery by such policy. The indemnity provisions of this Paragraph 19 shall not include any matter covered by insurance carried pursuant to the provisions of Paragraph 12 hereof.

20. Headings. The designated headings of this Agreement are for convenience of reference only, and in no way define, limit or describe the scope or intent of or in any way affect this Agreement.

21. Entire Agreement. This Agreement is the entire Agreement between the parties hereto and there are no agreements, promises, conditions, representations or covenants expressed or implied other than as expressly set forth herein.

22. Amendments. No subsequent alteration or amendment of this Agreement shall be

binding upon either party unless reduced to writing and signed by both parties.

23. Jurisdiction. All questions concerning the validity, construction and effect of this Agreement shall be determined according to the laws of the State of New York, and any cause of action shall be brought in a court of competent jurisdiction located in Nassau County, State of New York.

24. Covenants to Bind and Benefit Respective Parties. The covenants and agreements herein contained shall bind and inure to the benefit of Agent and Owner, their respective successors and assigns, subject to the provisions hereabove with respect to assignment.

25. Gender. Masculine, feminine and neuter pronouns shall be substituted for one another as applicable and the plural and singular shall be substituted for one another as applicable, at such places herein in which the context may require.

26. Drafting and Waiver of Jury. This Agreement shall not be construed more or less favorably towards one party or another by virtue of the fact that such party or its counsel drafted all or a part of this Agreement. In any dispute, action or proceeding brought or arising under this Agreement, or related to the operation of the Premises, the parties mutually agree to waive trial by jury.

27. Waiver. No delay or failure by any party to exercise any right under this Agreement, and no partial or single exercise of any right under this Agreement, shall constitute a waiver of that right or any other right granted to such party herein. Any waiver to be enforceable must be in writing and signed by the party against whom such waiver is sought to be enforced.

28. Counterparts. This Agreement may be executed in two or more counter-parts, each of which shall be deemed to be an original and each of which shall have the same force and effect.

29. Individual Provisions. If any term or provision of this Agreement is determined to be invalid by a court or other tribunal of competent jurisdiction, the same shall not affect the validity and enforcement of the remaining terms and conditions of this Agreement.

30. Legal Fees. In the event of a default by either party under this Agreement and the non-defaulting party retains legal counsel to enforce its rights under this Agreement, the non-defaulting party shall, in addition to all other rights and remedies, have the right to recover from the party in default all reasonable costs and expenses incurred in enforcing its rights and remedies hereunder, including, but not limited to, reasonable attorneys' fees.

31. Representation and Warranty. Agent represents and warrants that it is a corporation in good standing with the State of New York and is qualified to transact business in the State of New York. Furthermore, all necessary corporate action has been taken and the undersigned representative of Agent has the authority to execute this Agreement on Agent's behalf. Owner

represents and warrants that it is in good standing with the State of New York. Furthermore, all necessary action has been taken and the undersigned representative of Owner has the authority to execute this Agreement on Owner's behalf.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers and their respective corporate seals hereunder affixed this day of \_\_\_\_\_, 2013.

Owner: \_\_\_\_\_ As Agent for  
\_\_\_\_\_

By: \_\_\_\_\_

Title: Agent for Owner

AGENT:

By: \_\_\_\_\_

Mark Baron

Title: President

**Island Valet Services, Inc.**  
**D/B/A**  
**Parking Systems**

**SAMPLE**

## SERVICE AGREEMENT

This Service Agreement ("Agreement") is made and entered into as of March 19, 2013 (the "Effective Date") by and between ISLAND VALET SERVICES, INC. D/B/A PARKING SYSTEMS, with its primary address at 28 Fourth Street, Valley Stream, New York 11580 ("Parking Systems"), and \_\_\_\_\_ with its primary address at \_\_\_\_\_.

WHEREAS, \_\_\_\_\_ are engaged in residential dwellings and for such purpose required valet service at its locations;

WHEREAS, Parking Systems provides valet services, is willing and able to render such services as \_\_\_\_\_ require.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the following terms, conditions, and rates.

### 1. TERM

This Agreement will commence on the date hereof and shall remain in effect for \_\_\_\_ year (the "Initial Term") unless terminated in accordance with the terms of this agreement. Upon expiration of the Initial Term and any subsequent Renewal Term, as defined below, this Agreement shall automatically renew for \_\_\_\_ year period (the "Renewal Term"), unless terminated with the terms of this Agreement.

### INDEPENDENT CONTRACTORS

The parties agree that Parking Systems and its employees, agents, and representatives and any other persons performing under this Agreement on behalf of Parking Systems are independent contractors and are not employees of \_\_\_\_\_, and that Parking Systems is solely responsible for all amounts due and owing to all individuals performing services for \_\_\_\_\_ hereunder. Nothing in this Agreement shall be deemed to constitute a partnership between the parties or to make \_\_\_\_\_ an agent of Parking Systems for any purpose. Parking

Systems shall have no authority to bind \_\_\_\_\_ or to contract in the name of or create any liability for \_\_\_\_\_. Parking Systems shall perform the valet services hereunder as an independent contractor, and shall have exclusive control and direction of the persons engaged in such services. Parking Systems assumes full responsibility for the acts and/or omissions of such persons while they are performing services or arising out of their performance of services.

### 3. VALET SERVICES

Parking Systems shall ensure that all of its employees, representatives, and agents who are in contact with \_\_\_\_\_ customers are professional, non-confrontational, maintain positive service attitudes, and meet acceptable appearance guidelines for valet personnel.

Parking Systems will provide service twenty-four hour valet parking Monday through Sunday. A manager will be on duty 24-hours daily who shall supervise and manage the valets. The number of attendants provided will be determined by Parking Systems,

\_\_\_\_\_. Parking Systems will use its best efforts to provide the same attendants on a regular basis, and to minimize the turnover of its personnel.

\_\_\_\_\_ shall have the right from time to time to adjust the number of hours that the Valet is on duty at the building by giving written notice thereof to Parking Systems.

Parking Systems shall provide one or more additional Valets at peak hours or for special occasions, as the \_\_\_\_\_ shall require. The additional Valets shall be on duty within 24 hours following telephonic notice or written notice sent by facsimile to Parking Systems.

It is understood and agreed that Parking Systems shall be the sole outside provider of all valet services required by \_\_\_\_\_ during the term. Parking Systems shall provide during the term of this Agreement a sufficient number of parking attendants to perform valet services required by \_\_\_\_\_.

### 4. PAYMENT OF SERVICE

\_\_\_\_\_, or its entities, will pay Parking Systems \$\_\_\_\_\_ per hour, per attendant. Attendants will be required to work a **minimum of four hours per shift**.

\_\_\_\_\_ will not be billed any overtime. Attendants will take one-half hour lunch breaks. There will be no deductions from Parking Systems' billing for lunch breaks.

All Parking Systems' employees must keep track of their time on a time clock, as a condition to being billed for their time. For the convenience of Parking

Systems, \_\_\_\_\_ will permit the Parking Systems' employees to use \_\_\_\_\_ time clock.

Parking Systems shall at its own cost and expense furnish necessary and appropriate supplies for the performance of its services under this agreement, including without limitation, uniforms,



tickets, receipts, reasonable signage and keyboard suitable for safe parking and directing of vehicles. However, if \_\_\_\_\_ requests special equipment or substitutes that differ from the necessary equipment required, Parking Systems shall supply and \_\_\_\_\_ will pay Parking Systems an amount equal to the excess cost incurred by Parking Systems, as evidenced by a receipted invoice issued by the party from whom Parking Systems purchased the substitute equipment.

Parking Systems will bill \_\_\_\_\_ on a weekly basis, and will expect payment within thirty (30) days of receipt of the final weekly bill. After 30 days, a 1.5% late fee will be added to any outstanding balances.

## 5. INSURANCE COVERAGE

Parking Systems shall obtain and maintain workers' compensation, disability, unemployment insurance, and other insurance, as required by law for those of its employees performing services under this agreement. Parking Systems shall obtain and maintain comprehensive general and vehicular liability insurance for claims and damages because of bodily injury, and property damage caused by or arising out of acts of omissions of its employees. Upon request, Parking Systems shall furnish \_\_\_\_\_ with certificates of insurance within five (5) days of its signing of this agreement to evidence its compliance with the provisions hereof.

## 6. INDEMNIFICATION

a) Parking Systems further agrees to hold harmless, indemnify, and defend \_\_\_\_\_ against any loss or damage, including reasonable attorney's fees, that may be sustained by reason of the failure of Parking Systems or its employee(s), agent(s) or subcontractor(s) to comply with any federal, state, county, or local laws, ordinances, codes, and regulations.

b) \_\_\_\_\_ will indemnify, defend, and hold harmless Parking Systems and its directors, officers, and employees, and agents from and against all claims, actions, suits, demands, or damages imposed upon or incurred by Parking Systems arising and out of any of the following:

(i) \_\_\_\_\_ failure to comply with applicable laws, regulations, or orders;

(ii) Any negligence or omission or intentional misconduct on the part of \_\_\_\_\_ and its officers, employees, or agents;

(iii) Breach of any obligation of \_\_\_\_\_ contained in this Agreement;

(iv) Hazardous substances and all other pollutants and contaminants presented at or released from the workplace that provided Parking Systems' employees;

(v) Personal injury and commercial claims arising or sustained on the \_\_\_\_\_ property not related or associated with the services performed under this agreement.

## 7. PARKING SYSTEMS' SERVICE FOR OTHERS

Nothing herein shall prevent Parking Systems from performing any valet service for any other person, firm, or company; nor shall this agreement limit Parking Systems from engaging independent companies to perform the services contemplated herein.

## 8. PARKING SYSTEMS' EMPLOYEES

\_\_\_\_\_ shall not directly or indirectly hire any employee, agent, or representative provided by Parking Systems to perform valet services during the Term of this agreement or for a period of 180 days immediately following the day on which Parking Systems' employee last performed services under this agreement. If any employee of Parking Systems is employed by \_\_\_\_\_ within the above-mentioned 180 days, \_\_\_\_\_ will pay to Parking Systems a fee of thirty percent (30%) of the employee's first year's salary with \_\_\_\_\_.

## 9. ASSIGNABILITY/COVERING LAW

No assignment of this contract shall be made by either party without the consent in writing of the other. This agreement shall be governed by the laws of the State of New York.

The parties agree that in the event of any dispute hereunder, any action brought by either party to enforce any rights or remedies hereunder shall exclusively be brought in the state or federal courts located in New York County, New York, and each party waives any claim based upon forum non conveniens.

## 10. NOTICES

All notices, demands, and other communications required or permitted to be given or made hereunder shall be in writing and shall be deemed to have been duly given and received, (i) if delivered by hand, the day it is so delivered against receipt, (ii) if mailed via the United States mail, certified first class mail, postage prepaid, return receipt requested, five business days after it is mailed, or (iii) if sent next day delivery by a nationally recognized overnight courier, the business day after it is sent, to the party to whom the same is so given or made, at the address of such party as set forth above (to the attention of such party's President), which address may be changed by notice to the other party herto duly given, as set forth herein.

## 11. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the parties, and there are no representations, warranties, covenants or obligations made by or among the parties except as set

forth in this agreement. This agreement supersedes all prior and contemporaneous agreements, understandings, negotiations, and all discussions, written or oral, of the parties, relating to the subject matter of this agreement. Parking Systems and \_\_\_\_\_ specifically acknowledge and agree that this agreement Covers and applies to the relationship between Parking Systems and \_\_\_\_\_, and not to any other relationship between \_\_\_\_\_ and any other division, company, business unit, subsidiary or affiliate of Parking Systems.

**IN WITNESS WHEREOF**, the parties have duly executed this agreement this Nineteenth (19th) day of March 2013.

**ISLAND VELET SERVICES, INC**  
**D/B/A**  
**PARKING SYSTEMS**

By: \_\_\_\_\_

Title: \_\_\_\_\_

**SAMPLE**



Welcome to Parking Systems!

Dear Employee:

You and Parking Systems have made an important decision: The Company has decided you can contribute to our success, and you've decided that Parking Systems is the organization that can help you pursue your personal endeavors.

We believe we've each made the right decision. The minute you start working here, you become an integral part of Parking Systems and its future. Every job in our company is important, and you will play a key role in the continued growth of our company.

As you will quickly discover, our success is based on delivering high quality customer service. How do we do it? We do it by treating each other and our customers with respect.

Should you have any questions concerning this handbook or your employment, please feel free to discuss them with your supervisor or manager.

Again, welcome!

*Parking Systems; a full service parking company aimed at providing prompt and quality service to all its customers in a safe manner.*

## **Anti Discrimination & Harassment**

### **Americans with Disabilities Act**

It is Parking Systems' policy that we will not discriminate against qualified individuals with disabilities with regard to any aspect of their employment. Parking Systems is committed to complying with the American with Disabilities Act of 1990 and its related Section 504 of the Rehabilitation Act of 1973. Parking Systems recognizes that some individuals with disabilities may require accommodations at work. If you are currently disabled or become disabled during your employment, you should contact your manager to discuss reasonable accommodations that may enable you to perform the essential functions of your job.

### **Equal Opportunity Policy**

Parking Systems provides equal opportunity in all of our employment practices to all qualified employees and applicants without regard to race, color, religion, gender, national origin, age, disability, marital status, military status or any other category protected by federal, state and local laws. This policy applies to all aspects of the employment relationship, including recruitment, hiring, compensation, promotion, transfer, disciplinary action, layoff, return from layoff, training and social, and recreational programs. All such employment decisions will be made without unlawfully discriminating on any prohibited basis.

### **Policy Prohibiting Harassment and Discrimination**

Parking Systems strives to maintain an environment free from discrimination and harassment, where employees treat each other with respect, dignity and courtesy.

This policy applies to all phases of employment, including but not limited to recruiting, testing, hiring, promoting, demoting, transferring, laying off, terminating, paying, granting benefits and training.

### **Prohibited Behavior**

Parking Systems does not and will not tolerate any type of harassment of our employees, applicants for employment, or our customers. Discriminatory conduct or conduct characterized as harassment as defined below is prohibited.

The term harassment includes, but is not limited to, slurs, jokes, and other verbal or physical conduct relating to a person's gender, ethnicity, race, color, creed, religion, sexual orientation, national origin,

age, disability, marital status, military status or any other protected classification that unreasonably interferes with a person's work performance or creates an intimidating, hostile work environment.

Sexually harassing behavior in particular includes unwelcome conduct such as: sexual advances, requests for sexual favors, offensive touching, or other verbal or physical conduct of a sexual nature. Such conduct may constitute sexual harassment when it:

- Is made an explicit or implicit condition of employment
- Is used as the basis for employment decisions
- Unreasonably interferes with an individual's work performance, or
- Creates an intimidating, hostile or offensive working environment

The types of conduct covered by this policy include: demands or subtle pressure for sexual favors accompanied by a promise of favorable job treatment or a threat concerning employment.

Specifically, it includes sexual behavior such as:

- Repeated sexual flirtations, advances or propositions
- Continued and repeated verbal abuse of a sexual nature,
- Sexually related comments and joking, graphic or
- Degrading comments about an employee's appearance
- Displaying sexually suggestive objects or pictures
- Including cartoons and vulgar email messages, and
- Any uninvited physical contact or touching, such as patting, pinching or repeated brushing against another's body

Such conduct may constitute sexual harassment regardless of whether the conduct is between members of management, between management and staff employees, between staff employees, or directed at employees by non-employees conducting business with the Company, regardless of gender or sexual orientation.

#### **Harassment by Non-employees**

Parking Systems will also endeavor to protect employees, to the extent possible, from reported harassment by non-employees in the workplace, including customers.

#### **Complaint Procedure and Investigation**

Any employee who wishes to report a possible incident of sexual harassment or other unlawful harassment or discrimination should promptly report the matter to your supervisor.

Parking Systems will conduct a prompt investigation as confidentially as possible under the circumstances. Employees who raise concerns and make reports in good faith can do so without fear of reprisal; at the same time employees have an obligation to cooperate Parking Systems in enforcing this policy and investigating and remedying complaints.

Any employee who becomes aware of possible sexual harassment or other illegal discrimination against others should promptly advise Michael Petruzzelli or any other appropriate member of management.

Anyone found to have engaged in such wrongful behavior will be subject to appropriate discipline, which may include termination.

### **Retaliation**

Any employee who files a complaint of sexual harassment or other discrimination in good faith will not be adversely affected in terms and conditions of employment and will not be retaliated against or discharged because of the complaint.

In addition, we will not tolerate retaliation against any employee who, in good faith, cooperates in the investigation of a complaint. Anyone who engages in such retaliatory behavior will be subject to appropriate discipline, up to and including termination.

### **Employment at Will**

Unless expressly proscribed by statute or contract, your employment is "at will." All Parking Systems employees are at will, which means they may be terminated at any time and for any reason, with or without advance notice. Employees are also free to quit at any time. Any employment relationship other than at will must be set out in writing and signed by Parking Systems executives.

## **Qualifications**

### **Approved Drivers:**

Parking Systems only employs parking professionals that meet the approved driver criteria described below:

- Must at a minimum, be eighteen years of age
- Must possess a valid state drivers license, not expired or suspended and with no pending Failures to Appear (FTA)
- Cannot have a major\* or capitol\*\* violation on their driving record, with no more than one at fault accidents of any type in the last three years, and no more than two moving violations in the last three years
- Must have dependable transportation to get to and from work
- Must have a clean-cut appearance
- Must have good customer services skills

\*Includes driving while under the influence of drugs or alcohol, reckless driving resulting in bodily injury or property damage, or negligent homicide.

**\*\*Includes driving after a driver's license has been suspended, murder or assault with a motor vehicle, theft of a motor vehicle, hit and run, operating a vehicle after the registration has been revoked, or using a false or fictitious driver's license or registration plates.**

The safety of company employees, the public, our customers and the protection of their property are an important concern. All vehicles shall be operated in a safe manner and in compliance with all pertinent state and federal laws.

#### **Motor Vehicle Reports:**

The company reserves the right to request motor vehicle reports (MVRs) on any employment applicants, as well as current employees with driving responsibilities. MVRs will also be obtained annually for all company staff with driving responsibilities.

#### **Drivers License:**

Drivers are required to carry their current driver's license when driving vehicles. Employees must immediately notify the location manager if any changes in the status of their license, including any at-fault accidents or moving violations.

#### **Driving Test:**

The company reserves the right to conduct a driving test of any prospective or employed driver at any time.

#### **Revocation of Driving Responsibility:**

Employees observed demonstrating carelessness or unjustifiable disregard for safe operation of a motor vehicle are excluded from driving responsibilities and may face suspension or termination from employment. If an employee with driving responsibilities receives citations for moving violations or DUI infractions, he/she may have their driving responsibilities suspended and may also be terminated from employment.

#### **Company Responsibility:**

The company will provide all drivers with a safety-training program that includes a competency evaluation. The safety orientation program includes:

- Providing each driver with a copy of the Parking Systems Handbook
- Parking competency exam, taken quarterly



# SAFETY

## Become familiar with you facility:

- Are there any low clearance areas?
- Learn where tight corners requiring special attention may exist
- Check for blind spots
- Locate pedestrian crossing areas
- Are there spots designated to “exotic” vehicles

## As you approach a vehicle that you will drive, be observant:

- Take a walk around the vehicle. What is the overall condition of the vehicle? Note any damages on the valet ticket or anything that might affect the driving of it. (Dents, scratches, low tires, etc.)
- Direct all “exotic” vehicles to a self-park spot
- If you are not familiar with the operation of the vehicle (hybrid, keyless ignition, etc.) ask you manager

## Entering a vehicle:

- Do not enter the customer’s vehicle until you are certain all passengers have exited the vehicle
- If you are not familiar with the operation of the vehicle (hybrid, keyless ignition, etc.) ask you manager
- Always close the door(s) of vehicle prior to driving. Do not have the door ajar even if you are just moving the vehicle a few feet
- Always fasten your seatbelt
- Check your visibility forwards, backwards, and on the sides
- Check for handicapped equipment (additional pedals, controls, or steering needs). Inform your supervisor of such equipment and let them drive it. Or, if you feel it is too dangerous to drive, allow the driver to park right next to a door where they can enter the facility
- **Seats and mirrors may be adjusted if needed only to operate the vehicle safely;** always move these items back to their original position when returning the vehicle to the customer
- Radios must be turned off or down
- DO NOT touch any other items in the vehicle
- If you observe anything unusual note it on the ticket and bring it to the supervisor’s attention
- Do not rummage though the glove compartment or any other parts of the vehicle

## Starting the engine:

- Identify the correct key(s) and slip it into the ignition; **keys should always slide smoothly into the ignition.** If it doesn’t easily go in, DO NOT force it!
- Start the engine without use of the gas pedal

- If the vehicle has a manual transmission, make sure the emergency brake is on and the vehicle is in neutral when starting (you must also press the clutch in while starting the vehicle)
- Most manual transmission vehicles have a knob or button to depress in order to put it into gear (take note of this prior to starting the engine)
- Before placing the vehicle in gear check your surroundings for other vehicles, pedestrians, etc., as it is not uncommon for a manual transmission vehicle to 'jump' forward/backwards if you let go off of the clutch accidentally
- Make sure the engine idle speed (check tachometer) has lowered to a normal idling speed (note this especially in cold weather).
- Never force the shifter if it does not move smoothly
- Always contact your supervisor with any problems or if you do not feel safe moving such vehicles

#### **Driving vehicles:**

- **Drive ALL vehicles the way you would expect a stranger to drive your car!**
- **Cell phones are prohibited when driving vehicles** (and are not permitted to be used while working!). It is against the law to use a cell phone while driving and this infraction will result in disciplinary action
- Most damage occurs while backing up. Be aware of your surrounding before putting the car in reverse
- If the vehicle has a low ground clearance, take note and take any dips in the road very slowly, and at a greater angle if possible
- You must obey all stop signs and other traffic signs, even if it is in a parking lot.
- Always use your turn signal, even on facility grounds, and especially when turning into a parking space
- Maintain a safe distance between all vehicles and structures within the facility
- **Always drive defensively; assume other vehicles or pedestrians could pull out in front of you at anytime and without warning**
- Think ahead to plan your route, turns, etc

#### **Speed:**

- Excessive speed greatly increases the risk of accidents; speeding through parking areas only saves a few seconds and is not worth the potential risk of accidents
- **When driving, a safe maximum speed in all lots is 10 mph, and 5mph in garages**
- When crossing intersections, never go more than 5mph.

### **Pedestrians:**

- We must drive with an extremely high level of care in areas where pedestrians are present
- **Pedestrians ALWAYS have the right-of-way**, and when you are near them you should simply stop the vehicle and wait for them to get out of the way
- Always stop at pedestrian crossings and never pass one first when a pedestrian and you come to the crossing at the same time
- Know the areas that pedestrians use at your facility (valet drive, crosswalks, doors and entrances to the facility, etc.)
- Always look around the vehicle before proceeding and attempt to make eye contact with pedestrians to confirm that they see you; utilize the horn if needed to get their attention
- **Always maintain a 5 foot distance between any pedestrian and the vehicle**
- When approaching a pedestrian, from any distance tap the horn before you get near them so they are aware of your presence

### **Parking:**

- When preparing to turn into a parking space plan ahead and set up your approach well before you reach the space. By setting up your approach you will utilize the most area possible to make your turn and allow you to enter the parking space with the best visibility and the least angle.
- Always use your turn signal when pulling into and out of a parking space.
- When approaching a parking space on a tight angle making you have to re-angle the vehicle, re-set up your approach carefully and observe your surroundings for pedestrians, etc.
- A slow speed is critical when approaching parking spaces, as you may have to stop unexpectedly, or re-approach the parking space.
- When parking manual transmission vehicles, **leave the car in gear and set the parking brake.**
- **When maneuvering a vehicle into a parking space, maintain a 1 foot cushion between other vehicles and obstructions.**
- **Once you have parked the vehicle, make sure all windows and doors are closed, lights are off, and you have the keys in hand before you lock the doors**
- Do not solely rely on vehicle cameras or sensors when parking vehicles; use your mirrors and common sense to look around to ensure there are no obstructions.
- If you are not sure if you have sufficient room, get out and look, or ask your manager to help guide you in.
- When exiting the vehicle make sure all doors, sunroofs, windows, trunk, etc. are locked. If something on a vehicle cannot be locked, notify your supervisor immediately; leaving anything unlocked may result in theft, leaving YOU responsible for such an incident

#### **Mechanical problems:**

- **Mechanical problems should always be noted on the ticket and inform your supervisor**, even if the problem does not prevent you from parking the car. These might include hard starting, unusual noises or squeaking.
- Do not move a vehicle with a tire(s) that is flat or almost flat; you may damage the wheel or rim, leaving YOU responsible for any damages. If a tire goes flat while you are driving, pull over to a safe area immediately, put the hazards on, and notify your supervisor.
- Do not attempt to repair or service a vehicle.
- We do not authorize repairs to any vehicles; the owner is responsible for approving any repairs to assure they are done professionally and correctly.

#### **Returning a vehicle:**

- When retrieving a vehicle, look for any notes on the ticket noted mechanical issue or damages
- Always place the car in park when returning it to a customer

#### **Locations with Lifts:**

**Please note: No employee in any circumstance may operate a lift, until they have received and passed the on-site lift training program dedicated to your specific location, provided by Parking Systems.**

##### **Entering a Lift:**

- All vehicles must be lined up straight before attempting to pull onto the lift
- Line up the lift with the side view mirrors of the vehicle and proceed slowly
- Once the vehicle is in proper loading position on the lift, the vehicle is raised and **SAFETY LATCH** is engaged. The vehicle is then slightly lowered into the locking position
- Under no circumstance can a vehicle be left on a lift, without being in a **LOCK** position
- If the lock is not working, the vehicle must be brought down and the maintenance staff must be called immediately to evaluate and repair the lifts operation
- Inoperable lifts must be caution taped off until the maintenance staff evaluates and repairs the issue to ensure safety of the lift

##### **Retrieving Vehicles from a Lift:**

- Upon retrieving a car, the space below the lift **MUST BE CLEARED**
- In order to lower a vehicle, you must first raise the lift to release the lock. Once the lock is released, the lift and vehicle can be safely lowered

### **Incident Report:**

If an incident (loss, damage, or injury) occurs, report it immediately to your manager. If you have any additional information about an incident please call our claims department at (516) 825-4313. If we find out that you were aware of an incident and it was not reported to us, it may be grounds for suspension or termination.

### **Conduct**

Parking Systems expects every employee to adhere to the highest standards of job performance and of personal conduct, including individual involvement with company personnel and outside business contacts.

The Company reserves the right to discipline or discharge any employee for violating any company policy, practice or rule of conduct. The following list is intended to give you notice of our expectations and standards. However, it does not include every type of unacceptable behavior that can or will result in disciplinary action. Be aware that Parking Systems retains the discretion to determine the nature and extent of any discipline based upon the circumstances of each individual case.

- Always greet customers with a SMILE and a "good morning" or "good evening"
- Always be standing when customers are arriving, departing or near
- No horseplay
- No Joyriding
- Keep your workstation clean
- Cell phone use is prohibited, unless for an emergency
- No profanity
- No drugs or alcohol
- Open doors for all passengers
- The way you act does not only reflect on you as a person, but also on PARKING SYSTEMS
- Smoking is prohibited in front of our customer's and inside of their vehicles
- Keyboard must be locked at all times
- Never leave the keyboard unattended

Employees may be disciplined or terminated for poor job performance, including, but not limited to the following:

- Unsatisfactory quality or quantity of work
- Repeated unexcused absences or lateness
- Failing to follow instructions or company procedures
- Failing to follow established safety regulations

Employees may also be disciplined or terminated for misconduct, including, but not limited to the following:

- Falsifying an employment application or any other company records or documents
- Failing to record working time accurately or recording a co-worker's timesheet
- Insubordination or other refusal to perform
- Using vulgar, profane or obscene language, including any communication or action that violates our policy against harassment and other unlawful forms of discrimination
- Disorderly conduct, fighting or other acts of violence
- Misusing, destroying or stealing company property or another person's property
- Possessing, entering with or using weapons on company property
- Possessing, selling, using or reporting to work with alcohol, controlled substances or illegal drugs Present in the employee's system, on company property or on company time
- Violating conflict of interest rules
- Disclosing or using confidential or proprietary information without authorization ,and
- Being convicted of a crime that indicates unfitness for a job or presents a threat to the Company or its employees in any way
- Failure to report a claim
- Failure to safely secure the keyboard
- Failure to wear the standard company issued uniform

#### **Uniform:**

The standard uniform, unless told otherwise, are solid black pants, Parking Systems dress shirt, and black shoes. Shirts are required to be neatly tucked in at all times. If a location requires a bowtie, it must be worn at all times. The company dress shirt requires a \$10 deposit. Hats, sweaters, jackets and vests can all be provided, based on each specific location.

#### **Compensation**

Employees shall never solicit a gratuity from any customers. Employees may, however, accept a gratuity in a courteous manner when tendered. All gratuities are pooled. Intentional withholding of tips will qualify for immediate termination.

I have read, understand and agree to abide by the principles outlined in the Training and Safety Manual.

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Signature

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Date



**MICHAEL I. BECK**

196 East 75<sup>th</sup> Street  
New York, N.Y. 10021

917-882-3526  
[michael.beck@parkplusinc.com](mailto:michael.beck@parkplusinc.com)

**Professional Profile:**

Results oriented **Senior Executive** with a successful track record. Recognized for exceptional problem solving, leadership, organizational and communicative skills as well as the ability to multi-task, negotiate, develop and motivate employees.

**Core Competencies:**

- Business Development
- Strategic Vision/Mission Planning
- Team Building and Leadership
- Contract Negotiating
- Operations/Project Management
- Troubleshooting/Problem Resolution
- Budgeting/Financial Analysis
- Client, Customer Retention
- Sales and Marketing

**Professional Experience:**

**PARK PLUS CONSULTING, INC.** New York, NY

2007-Present

***President***

- Established private consulting business subsequent to achieving 32 successful years in the parking industry providing economic analysis, operational/traffic studies and functional design to parking operators, real estate developers, municipalities and equipment manufacturers globally.

**CENTRAL PARKING CORPORATION (CPC),** Nashville, TN

1998-2005

*Earned the following 4 promotions in 6 years.*

- Due to results achieved under my leadership in Boston, CPC reorganized Northeast/Mid-Atlantic region promoting me to SVP. Held accountability for 8 states, 962 locations, annual revenues in excess of 700 million, 5,000 employees.

***Senior Vice President / Officer***

New York, NY

2003-2005

***Regional Manager***

Boston, MA

2001-2003

***District Manager***

2000-2001

***General Manager***

1998-2000

**Key New York Accomplishments:**

- Exceeded 2004 budgeted operating profits by \$4.7 million while reducing controllable operating expenses 2.7%.
- Increased company lot revenues 4.6% over previous year's actuals, achieving a 5.6% rise in transient income.
- Restructured, eliminated numerous unprofitable locations through creative negotiations with landlords and industry competitors
- Re-organized, achieved greater productivity from senior staff members.
- Restored, strengthened client/landlord relationships instilling my philosophy of immediate response to inquiries and displaying a "greater sense of urgency."



**Key Boston Accomplishments:**

- Achieved increase in location market share 33% in first 12 months with continued annual growth.
- Increased revenues by \$9.6 million by end of second year, increasing profits by \$3.4 million.
- Marketed, developed, organized diverse portfolio of parking venues for airports, hospitals, hotels, municipalities, commuter/transit rail systems, residential, commercial and mixed-use properties.
- Maintained client retention rate of 100% in highly competitive market.
- Coordinated, executed 11 construction management projects from functional design, to planning, schedule. Maintained communications with clients, subcontractors, engineers, architects, community boards.

**Awards:**

- Most Improved City Award (Boston) 1999
- Marketer of the Year Award (Boston) 2000
- President's Award (Overall Achievement) 2001

**KINNEY SYSTEM INC., New York, NY**

1989-1998

***Vice President of Operations/Corporate Operations Manager***

Was aggressively recruited to oversee operations and business development for Northeast region, i.e., Massachusetts, Connecticut, Pennsylvania and Washington, D.C.

- Directed day-to-day operations of 45 Manhattan facilities, i.e., hotels, residential and commercial properties.
- Developed, maintained relationships with major account clients.
- Oversaw clients' accounts for statement accuracy, P&L results, budget performance, and audit.
- Coordinated selection and installation of traffic/revenue control systems, i.e., hardware, software, system planning, testing and procuring maintenance agreements.

**MEYERS PARKING SYSTEM, New York, NY**

1984-1988

***Director of Parking Contracts and Administration***

- Provided operational support/business development to regional cities.
- Developed, maintained relationships with major account executives and acted as liaison between the company and its clients.
- Oversaw management contracts for compliance, reviewed RFP's/RFQ's.

**GARAGE MANAGEMENT CORPORATION, New York, NY**

1976-1984

***Director of Operations***

1980-1984

Joined this small family-owned growth oriented company with a track record of advancement. During my employment it grew from 8 locations to 57.

- Oversaw mergers/acquisitions, managed business development, recruiting, training, financial analysis and physical plant.

**Education:****Sullivan County Community College A.A.S.**

Loch Sheldrake, N.Y.

School of Hotel and Restaurant Management

**Instituto Profesionale Alberghero Di Stato**

Palermo, Sicily

**Culinary Institute of America**

Hyde Park, N.Y.

## MAINTENANCE SERVICE AGREEMENT

Agreement made this \_\_\_\_ day of \_\_\_\_\_, 2002 by and between PARK PLUS INC. (the "Company") and \_\_\_\_\_ (the "Customer") for the provision of maintenance and service by the Company to the Customer's parking lift equipment (the "Equipment") on the terms and conditions as hereinafter set forth in this agreement.

1. Provision of Service. During the term of this Maintenance Service Agreement ("MSA"), the Company warrants and agrees to service and maintain all the Equipment at the locations hereinafter set forth on Schedule A and more particularly described therein in accordance with the terms and conditions set forth herein.

2. Maintenance, Service and Repairs.

2.1 Provided the Customer is not in default hereunder, the Company will perform the following maintenance, service and repair to the Equipment: perform routine quarterly on-site inspections of the Equipment, including (i) examine all components to the Equipment, including electrical, mechanical and hydraulic, to determine if repairs are needed, (ii) make minor adjustments to the Equipment that can be performed by a technician using a traveling tool kit, (iii) schedule further repair and service if necessary, (iv) replace parts if required. To the extent that the work cannot be performed on site with available tools, the Company shall schedule a mutually convenient date to perform the work. At the request of the Customer, the Company will provide a written report on the condition of the Equipment within a reasonable period of time after each quarterly inspection. The quarterly inspection shall include examination of power packs (including control panels, electric motors and hydraulic pumps), safety devices (including release mechanisms), electrical components (including transformers, relays, micro switches, fuses and motor starters), structural components (platforms, legs, seismic braces and other support components), cylinders (and associated hydraulic pipes, hoses, valves, and fluids), roller guides (including rollers, sheaves, bushings and bearings), and any other associated nuts, bolts and fittings. All moving parts, including bearings, will be checked for adequate lubrication and power packs (including valves, fittings and hoses) will be checked for proper operation and hydraulic oil topped up with recommended fluid where necessary. Maintenance service shall not include any work resulting from the installation of the Equipment or maintenance of the electricity power supply.

2.2 In the event the Company receives a request for service or repair from a Customer, other than the quarterly inspections set forth in paragraph 2.1, the Company shall perform any such service or repair necessary to maintain the safe and proper functioning of the Equipment within the expected life of the components thereto.

3. Service and Response. The Company shall provide Emergency and Standard Service (as defined below) twenty four (24) hours per day, three hundred and sixty-five (365) days per year. The Company warrants that it will use commercially reasonable efforts to repair the Equipment within seventy-two (72) hours of receipt of a request for service, provided that demand has not been generated by a common disaster or natural occurrence which may result in an unusually large number of service requests at or around the same time period. The Company will use commercially reasonable efforts to provide Emergency Service within four (4) hours of receipt of a request for such service by the Company's service department personnel. Emergency Service is defined as service required to address a dangerous situation involving the Equipment or a situation in which the Customer is prevented from accessing or returning a parking customer's vehicle by reason of the malfunctioning of the Equipment. Standard Service is defined as all other circumstances that require attention to the Equipment ("Standard Service"). The Customer may request that any Service be performed during off-peak hours, i.e. nights or weekends (so as not to interfere with the operation of the Customer's business during business hours). In the event the Customer requests that such work be performed during off-peak hours, the Customer shall pay the Company, in addition to the charges set forth on Schedule A, the Company's direct out-of-pocket labor expense associated with the overtime charges for the labor component of this repair. The Company does not represent that it will provide service within the time periods provided herein, but that it will make commercially reasonable efforts to respond within such time periods.

4. Exclusions. The Company is not responsible for service, maintenance or repairs resulting from vandalism, arson,

accident, Customer negligence, or damage or destruction occasioned by weather or acts of nature, unauthorized relocation, tampering with, modification, repair or servicing to the Equipment by persons other than employees or representatives of the Company. In addition the Company is not responsible to maintain Equipment which has outlived its useful life. In the event service to the Equipment is required by reason of any of the exclusions above, the Company may elect to perform such service provided that the Customer and the Company agree upon consideration for said work prior to the performance thereof.

5. Term. This agreement shall commence on [DATE] ("Commencement Date") and continue thereafter for a period of \_\_\_\_\_ years, to expire on [date]. The agreement shall be automatically extended for successive three month periods unless no less than sixty days from the date of expiration of the term, either party shall notify the other that it elects to terminate the MSA at the expiration of said term.

6. Manpower and Materials. The Company shall be responsible for providing adequate technicians to perform its obligations hereunder under customary and usual circumstances. The Company shall carry a comprehensive inventory of spare parts, components, supplies and tools and service and repair equipment necessary for meeting the service and maintenance standards required in this MSA. Replacement parts that are no longer available will be substituted with comparable parts where necessary and to the extent available. The Customer will allow the Company to decommission, strip and remove any component of said Equipment, without charge to the Company, to enable the Company to procure such components.

7. Disclaimer of Liability. Notwithstanding anything herein to the contrary, except to the extent caused by any intentional act, omission or gross negligence of the Company, the Company shall not be held responsible or liable for any loss, damage, or delay caused by reason of any delay in performance of either Emergency or Standard Service, nor shall the Company be responsible for any such failure due to any force majeure, including, without limitation, fire, flood, acts of civil or military authorities, or by insurrection or riot, or by any other cause which is unavoidable or beyond its control. The Customer's sole remedy herein shall be to terminate this Agreement, as provided elsewhere herein or to recover any payments for service charges made by Customer for the period in which Customer claims said services were not provided. **In no event shall the Company's liability to Customer exceed the amount of the payments that the Company has received hereunder from Customer.**

8. Insurance. During the Term of this agreement, the Company shall keep in force for the benefit of the Customer commercial general liability insurance, written on an occurrence basis with a limit of \$2,000,000.00 per occurrence.

9. Default.

9.1 The Company shall have the right to terminate this Agreement if the Customer should fail to make any payments required to be made hereunder within the time set forth in the Agreement, and such default shall not have been corrected by the Customer within seven (7) days after mailing of a written notice from the Company describing (with reference to the date and number of the relevant invoices) the nature of the default. If the Customer should fail to cure the default within the said seven (7) day period, then the Company may terminate this Agreement, and all rights of the parties by giving not less than three (3) days prior written notice thereof to the Customer; and on the date fixed in such notice for termination, this Agreement shall come to an end and expire with the same force and effect as if that date were the date originally set forth herein for the expiration of the term hereof. In the event that the Customer disputes any portion of any invoice, the Customer shall be required to pay the undisputed portion of such invoice within the time period(s) required by this Agreement. If the parties cannot amicably resolve the disputed portion of any invoice, the dispute shall be resolved by arbitration before the American Arbitration Association ("AAA") sitting in the City, County and State of New York in accordance with the Commercial Rules then in effect before a panel of three arbitrators, if the amount in dispute equals or exceeds \$100,000 and one arbitrator if the amount in dispute is less than \$100,000. The AAA in accordance with its rules and regulations shall propose the arbitrator or arbitrators, as applicable. Either party may move to enforce the award in any court of competent jurisdiction. Notwithstanding the above, the arbitrators shall have no right to disregard the terms of this MSA with respect to damages or liability and shall be absolutely bound by the terms therein. The prevailing party in said arbitration shall be entitled to recover the costs of said arbitration and any ancillary litigation,

including attorneys fees, from the other party and the arbitrators shall have the authority to add such costs to their award. To the extent necessary to maintain its rights hereunder, either party may seek interim judicial relief pending the hearing and determination of the arbitrator or arbitrators.

9.2 The Customer shall have the right to terminate this Agreement if the Company should be in default in the performance of any of its obligations under this Agreement, and such default shall not have been cured within fifteen (15) days after written notice from the Customer to the Company setting forth, in detail, the nature of the default, or, if the default is of a nature that it cannot be cured within said seven days, the Company has not proceeded to take steps to cure said default within said cure period and proceeded thereafter, with reasonable diligence, to cure said default with diligence and without delay. Default in performance shall constitute (i) material failure to comply with any of the time periods set forth in Paragraph 3 herein, (ii) any intentional acts or acts of gross negligence which in the reasonable opinion of the Customer cause or is likely to cause a dangerous condition, or (iii) failure to repair the Equipment in accordance with reasonable commercial standards. If the Company should fail to cure the default within the said cure period as may be extended herein, then the Customer may terminate this Agreement by giving not less than ten (10) days' prior written notice thereof to the Company, and on the date fixed in such notice for termination, this Agreement shall come to an end and expire with the same force and effect as if that date were the date originally set forth herein for the expiration of the term hereof.

10. Consideration. Customer shall pay to the Company the consideration set forth on Schedule A annexed hereto, payable quarterly in advance. The initial payment shall be delivered to the Company along with executed copies of this MSA. In the event Customer shall remove any of the locations from Schedule A, the consideration shall be reduced proportionately based upon the reduction in the number of lifts subject to service. The reduction in the consideration shall be effective as of the first day of the quarter following the date of the removal of the Equipment from Schedule A. The removal of the Equipment from Schedule A shall not be effective unless and until a written amendment to Schedule A has been executed by both the Company and Customer. In the event that Equipment shall be added to Schedule A for service, the consideration paid hereunder shall be adjusted in the same manner and shall be prorated from the date the Equipment is added to Schedule A, as evidenced by a writing signed by both the Customer and the Company.

11. Notices. All notices, requests, demands, payments or other communication required or permitted to be given hereunder shall be in writing and shall be sufficiently given, if delivered by nationally recognized, air courier service or mailed, by certified or registered mail, return receipt requested, addressed to the other party at the following address or such other address as may be given hereinafter in writing by notice as provided herein:

If to Company:

Park Plus, Inc.  
1425 Broad Street  
Clifton, NJ 07013  
Attention: Henry Wilkinson, President

If to Customer:

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

## 12. Miscellaneous.

12.1 The designated headings are for the convenience of reference only and in no way describe the scope or intent of the parties hereto.

12.2 This Agreement represents (i) the entire agreement between the parties hereto, (ii) there are no agreements, promises, conditions, representation or covenants expressed or implied other than as expressly set forth herein, (iii) any other agreements, representation or warranties, oral or written, are merged herein, (iv) no alteration or amendment to this Agreement, including a modification to Schedule A hereto shall be binding upon either party unless said modification is in writing, executed by both parties hereto, (v) the terms herein shall bind and inure to the benefit of the Company, the Customer and their respective successors and assigns.

12.3 The validity, construction and effect of this MSA shall be governed by the laws of the State of New York and any action or proceeding pertaining to or arising from the MSA, including the enforcement of any arbitration award, as provided in paragraph 10 herein, shall be brought within the federal or state courts sitting within the County and State of New York. The parties hereto represent and warrant that jurisdiction and venue are properly laid within the County of New York.

[12.3 -alternative if in NJ or outside NY: "...shall be brought within the federal or state courts sitting within the County of Essex and State of New Jersey, as the parties hereto acknowledge that the principal offices of the Company are located within the Township of Bloomfield, Essex Count, New Jersey.]

12.3 This MSA shall be construed without regard to the party that may have initially drafted it.

12.4 Without limiting the obligations of the parties to submit any dispute to arbitration in accordance with paragraph 10 herein, each party hereto waives the right to trial by jury with respect to any action or proceeding arising from or pertaining to the MSA.

12.5 No delay or failure by any party to exercise any right hereunder, and no partial or single exercise of any right under this Agreement shall constitute a waiver of that right or any other right granted to such party herein. Any waiver, to be enforceable, must be in writing and signed by the party against whom such waiver is sought to be enforced.

12.6 This MSA may be executed in two or more counterparts, each of which shall be deemed to be an original and each of which shall have the same force and effect as an original, binding agreement.

12.7 In the event any term of this Agreement is determined to be invalid by a court or other tribunal of competent jurisdiction, the same shall not affect the validity and enforcement of the remaining terms and conditions herein.

12.8 In the event either party shall commence an action or proceeding (including arbitration) pertaining to this Agreement against the other party hereto, the party substantially prevailing shall be entitled to recover costs and disbursement of such proceeding, including reasonable legal fees.

12.9 Each of the parties hereto represents and warrants: (i) it is a corporation duly formed and in good standing and authorized to do business in each of the states in which the Equipment is located, (ii) that the person executing this MSA on behalf of each party is authorized to take such action on behalf of such party, and, (iii) upon execution of this MSA, the agreement shall be binding against the party in accordance with its terms.

IN WITNESS WHEREOF, each of the parties hereto has executed this agreement as of the day and date first above written.

Park Plus, Inc.	Customer
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____

## SCHEDULE A

dated : as of September 01, 2002  
under : MAINTENANCE SERVICE AGREEMENT NO. SMA0 dated September 01, 2002  
between : PARK PLUS INC.  
located at : 1425 Broad Street, Clifton, NJ 07013  
and :  
located at :  

---

1. **MAINTENANCE SERVICE AGREEMENT:** This Schedule A together with the Maintenance Service Agreement incorporated herein by reference constitutes the entire agreement as to the maintenance of the Equipment.
2. **EQUIPMENT DESCRIPTION:**
  - x Parking Lifts
  - x End Legs
  - x Power Packs

Serial Numbers:

3. **LOCATION:**
4. **CONSIDERATION:**  
units @ \$.00 per unit per month, total \$.00 payable monthly in advance.

**Park Plus Inc.**

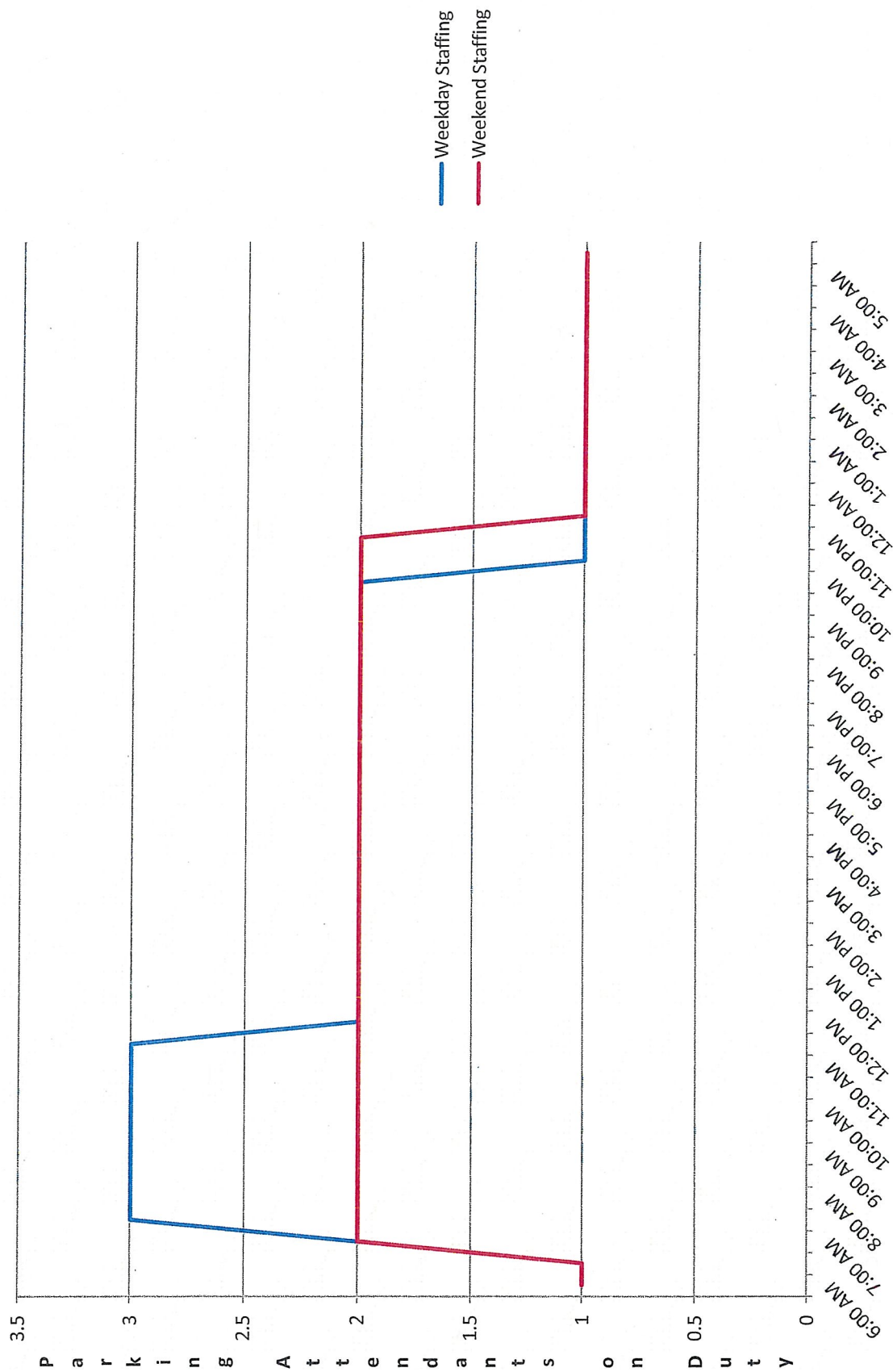
By: \_\_\_\_\_

Name: Michael I. Beck  
Title: Vice President

By: \_\_\_\_\_

Name:  
Title:

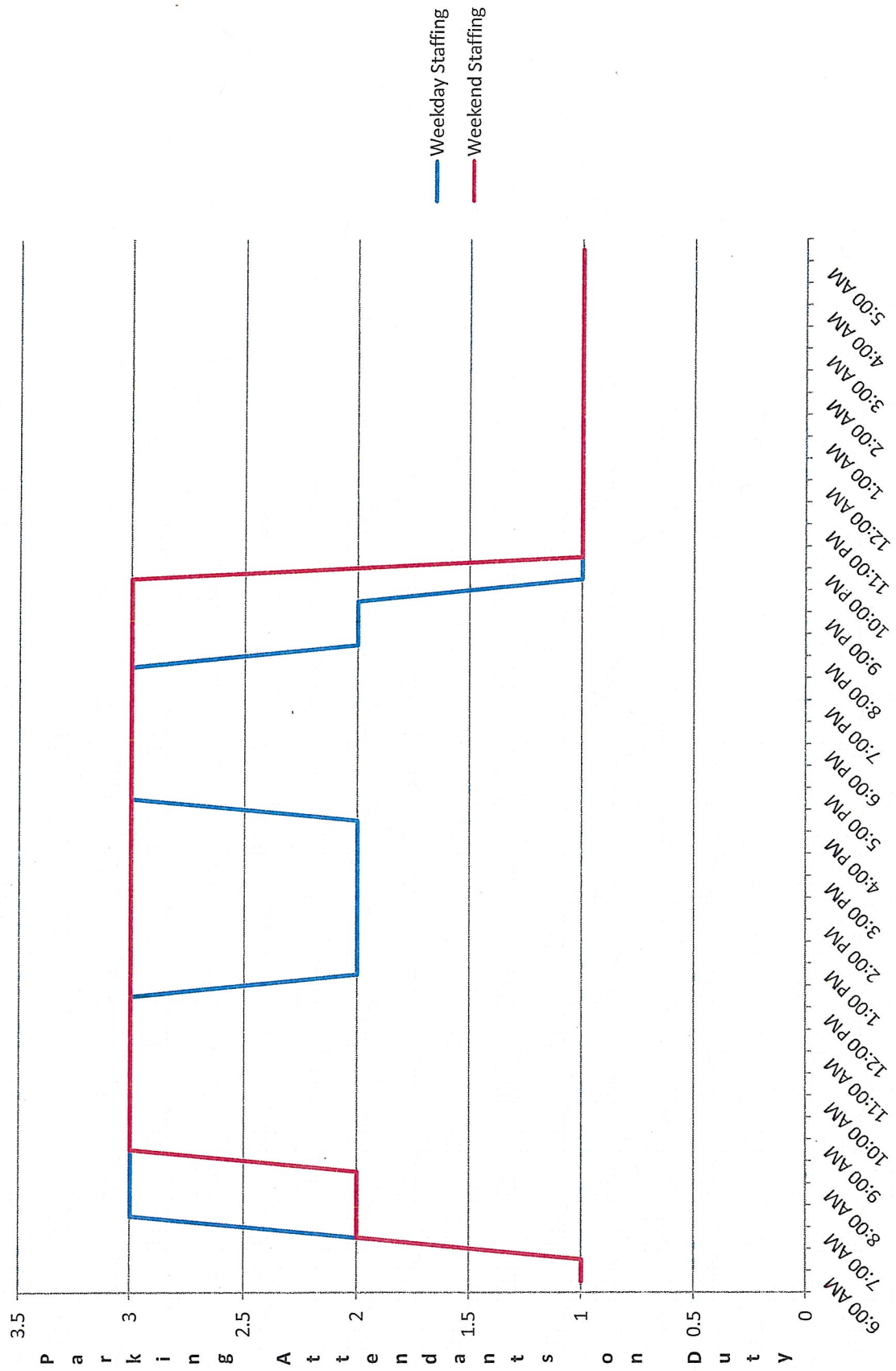
# Valet Parking 25% Occupancy



Time	Weekday Staffing	Weekend Staffing	
6:00 AM	1	1	
6:30 AM	1	1	
7:00 AM	2	2	
7:30 AM	3	2	
8:00 AM	3	2	
8:30 AM	3	2	
9:00 AM	3	2	
9:30 AM	3	2	
10:00 AM	3	2	
10:30 AM	3	2	
11:00 AM	3	2	
11:30 AM	3	2	
12:00 PM	2	2	
12:30 PM	2	2	
1:00 PM	2	2	
1:30 PM	2	2	
2:00 PM	2	2	
2:30 PM	2	2	
3:00 PM	2	2	
3:30 PM	2	2	
4:00 PM	2	2	
4:30 PM	2	2	
5:00 PM	2	2	
5:30 PM	2	2	
6:00 PM	2	2	
6:30 PM	2	2	
7:00 PM	2	2	
7:30 PM	2	2	
8:00 PM	2	2	
8:30 PM	2	2	
9:00 PM	2	2	
9:30 PM	2	2	
10:00 PM	2	2	
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11:00 PM	1	2	
11:30 PM	1	1	
12:00 AM	1	1	
12:30 AM	1	1	
1:00 AM	1	1	
1:30 AM	1	1	
2:00 AM	1	1	
2:30 AM	1	1	
3:00 AM	1	1	
3:30 AM	1	1	
4:00 AM	1	1	
4:30 AM	1	1	
5:00 AM	1	1	
5:30 AM	1	1	
	88	81	Attendants per 1/2 hr
	2640	2430	Total Minutes per day
	44	40.5	Total hours per day
	220	81	Total Wkend and Wkdy
	301		Total Hours per Week

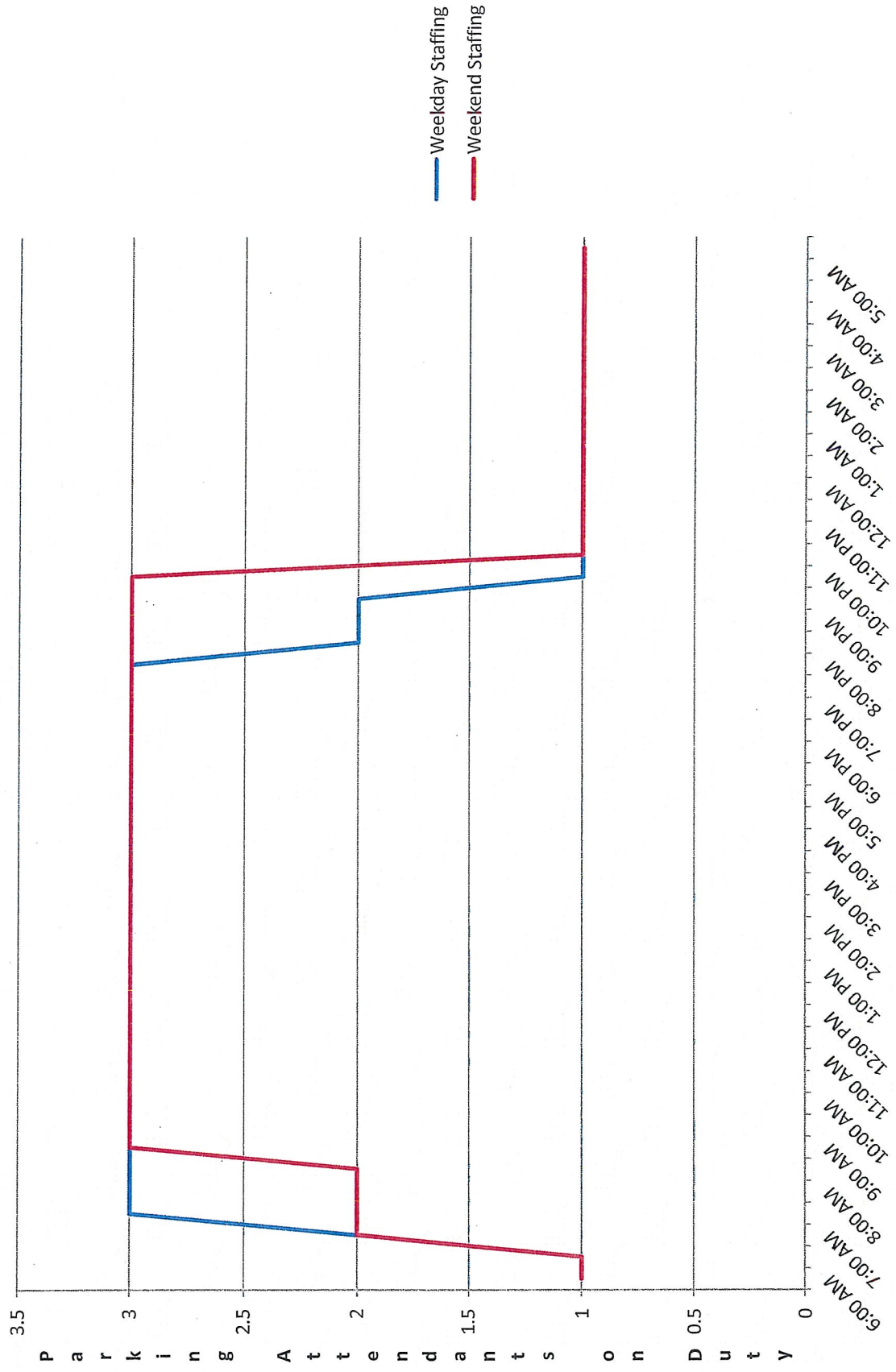


# Valet Parking Staff 50% Occupancy



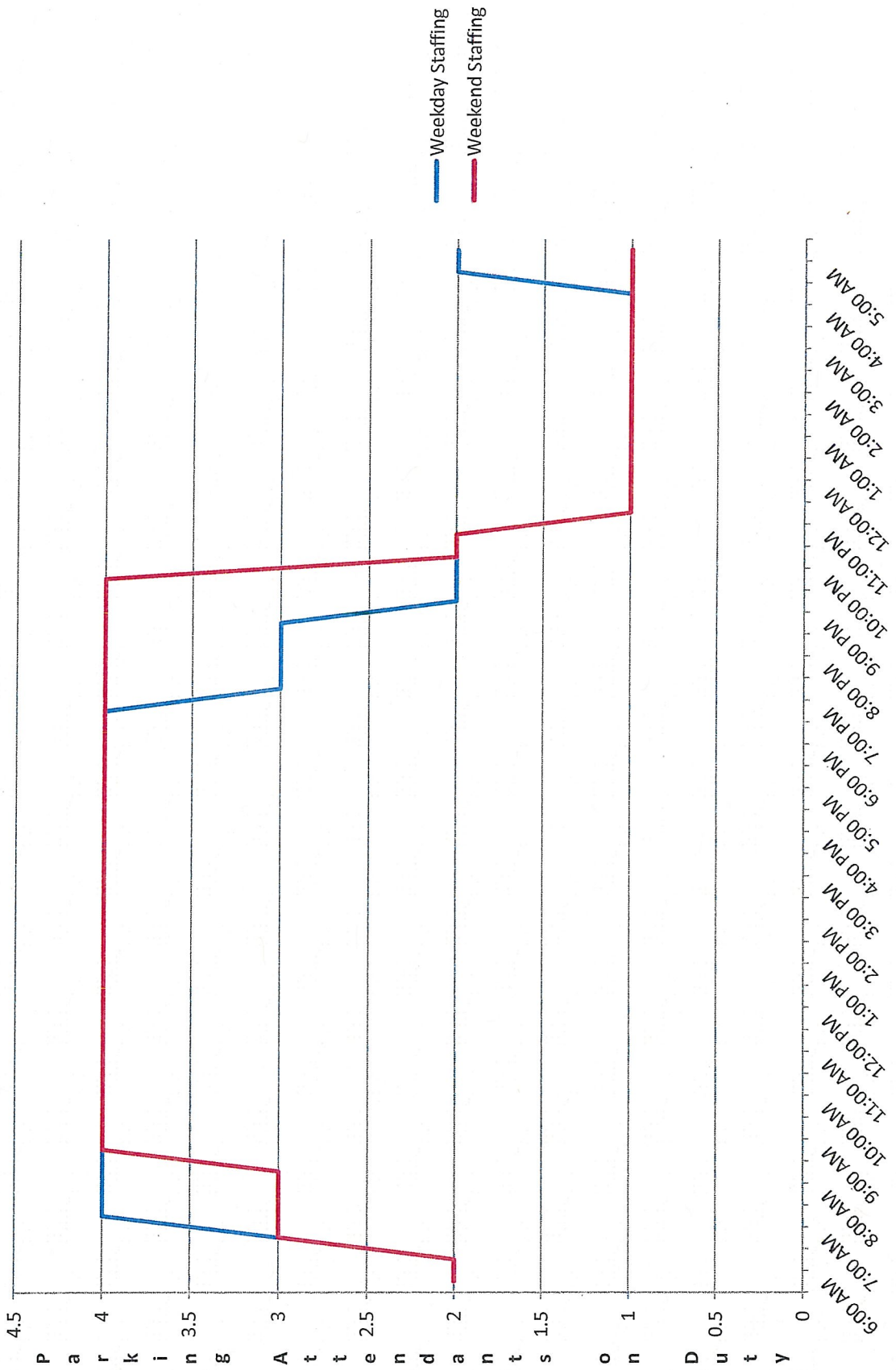
Time	Weekday Staffing	Weekend Staffing	
6:00 AM	1	1	
6:30 AM	1	1	
7:00 AM	2	2	
7:30 AM	3	2	
8:00 AM	3	2	
8:30 AM	3	2	
9:00 AM	3	3	
9:30 AM	3	3	
10:00 AM	3	3	
10:30 AM	3	3	
11:00 AM	3	3	
11:30 AM	3	3	
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2:30 AM	1	1	
3:00 AM	1	1	
3:30 AM	1	1	
4:00 AM	1	1	
4:30 AM	1	1	
5:00 AM	1	1	
5:30 AM	1	1	
	96	106	Attendants per 1/2 hr
	2880	3180	Total Minutes per day
	48	53	Total hours per day
	240	106	Total Wkend and Wkdy
	346		Total Hours per Week

# Valet Parking Staffing %75 Occupancy



Time	Weekday Staffing	Weekend Staffing	
6:00 AM	1	1	
6:30 AM	1	1	
7:00 AM	2	2	
7:30 AM	3	2	
8:00 AM	3	2	
8:30 AM	3	2	
9:00 AM	3	3	
9:30 AM	3	3	
10:00 AM	3	3	
10:30 AM	3	3	
11:00 AM	3	3	
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7:00 PM	3	3	
7:30 PM	3	3	
8:00 PM	3	3	
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11:30 PM	1	1	
12:00 AM	1	1	
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1:00 AM	1	1	
1:30 AM	1	1	
2:00 AM	1	1	
2:30 AM	1	1	
3:00 AM	1	1	
3:30 AM	1	1	
4:00 AM	1	1	
4:30 AM	1	1	
5:00 AM	1	1	
5:30 AM	1	1	
	104	106	Attendants per 1/2 hr
	3120	3180	Total Minutes per day
	52	53	Total hours per day
	260	106	Total Wkend and Wkdy
	366		Total Hours per Week

# Valet Parking Staffing %100 Occupancy



Time	Weekday Staffing	Weekend Staffing	
6:00 AM	2	2	
6:30 AM	2	2	
7:00 AM	3	3	
7:30 AM	4	3	
8:00 AM	4	3	
8:30 AM	4	3	
9:00 AM	4	4	
9:30 AM	4	4	
10:00 AM	4	4	
10:30 AM	4	4	
11:00 AM	4	4	
11:30 AM	4	4	
12:00 PM	4	4	
12:30 PM	4	4	
1:00 PM	4	4	
1:30 PM	4	4	
2:00 PM	4	4	
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7:30 PM	3	4	
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8:30 PM	3	4	
9:00 PM	3	4	
9:30 PM	2	4	
10:00 PM	2	4	
10:30 PM	2	2	
11:00 PM	2	2	
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12:00 AM	1	1	
12:30 AM	1	1	
1:00 AM	1	1	
1:30 AM	1	1	
2:00 AM	1	1	
2:30 AM	1	1	
3:00 AM	1	1	
3:30 AM	1	1	
4:00 AM	1	1	
4:30 AM	1	1	
5:00 AM	2	1	
5:30 AM	2	1	
	138	141	Attendants per 1/2 hr
	4140	4230	Total Minutes per day
	69	70.5	Total hours per day
	345	141	Total Wkend and Wkdy
	486		Total Hours per Week

**21 - On Grade Garage Spaces**

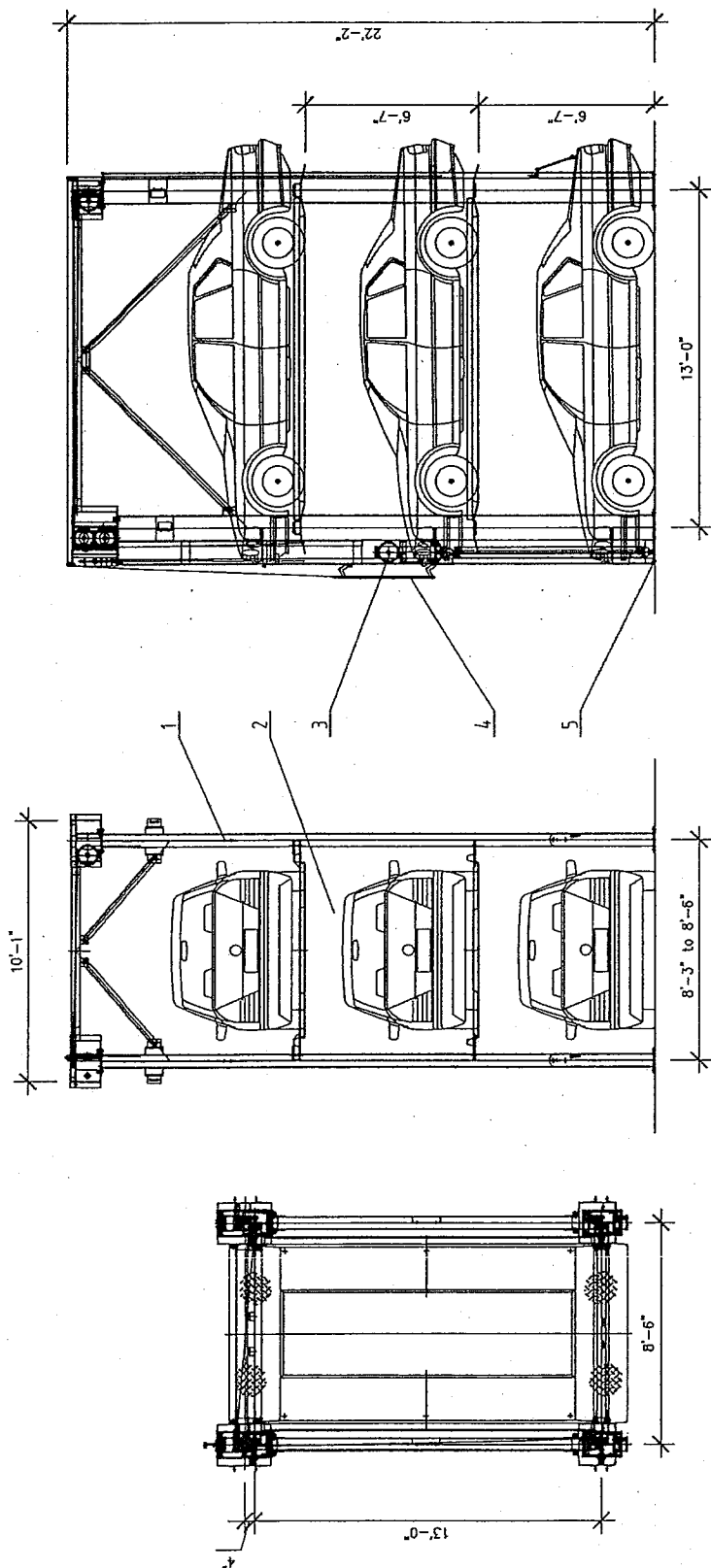
[illegible]





**- Stacked Garage Spaces (stacked vehicles are parked within drive aisles)**

[illegible]



TP500H  
SCHEMATIC PLAN

TP500H  
FRONT/REAR ELEVATION

TP500H  
SIDE ELEVATION

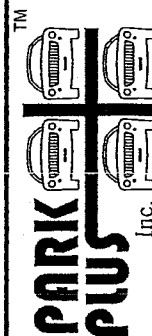
ESTIMATED MASS OF STACKER	9240 LBS
MAXIMUM MASS OF CAR	6000 LBS
ESTIMATED FLOOR LOAD	5310 LBS PER LEG

5	T103A05	HD Bolts	1 Set
4	T103A04	Release Mechanism	1
3	T103A03	Hydr. Lift Arrgt	1
2	T103A02	Platforms	2
1	T103A01	Structure	1

**PARK PLUS** Inc.™

PARKING SYSTEMS

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DATE :  
DRAWN BY :  
CHECKED BY :

PROJECT DRAWING

PROJECT TRIPLE PARKING SYSTEMS  
TECHNICAL SPECIFICATION

480 MAIN AVENUE UNIT 1  
WALLINGTON, NJ 07057  
TEL: (973) 574-8020  
FAX: (973) 574-8030  
www.parkplusinc.com  
email: info@parkplusinc.com

DRAWING DESCRIPTION

TP500H

REVISIONS:

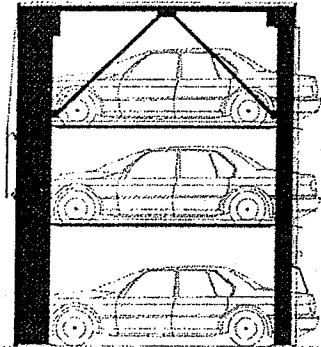


DRAWING NOT TO SCALE



Leaders in high density parking systems

## TECHNICAL SPECIFICATION



MODEL TP500H

DESCRIPTION	4 Post Triple Parking Hydraulic SUV <u>Car Stacker®</u>
LENGTH, ft-in (m)	13'-0" (3,9) center to center
WIDTH, ft-in (m)	8'-3" to 8'-6" (2.51 to 2.59)
HEIGHT OF EQUIPMENT, ft-in (m)	22'-2" (6.76)
CLEARANCE REQUIREMENT (Height), ft-in (m)	23'-0" (7.01)
LIFTING CAPACITY PER PLATFORM, lbs (kg)	6000 (2722)
WEIGHT OF UNIT, lbs (kg)	9240 (4191)
ELECTRICAL REQUIREMENTS	3-phase 208-220V/single phase 110-220V
OPERATION	Hydraulic
ADDITIONAL REQUIREMENTS	Reinforced concrete slab



*Leaders in high density vehicle storage systems*

CORPORATE HEADQUARTERS  
31 IRON HORSE ROAD  
OAKLAND, NJ 07436  
Toll Free: 1-800-966-5509  
Office: +1-973-574-8020  
Fax: +1-973-574-8030  
Website: [www.parkplusinc.com](http://www.parkplusinc.com)  
Email: [info@parkplusinc.com](mailto:info@parkplusinc.com)

SERVICE & OPERATIONS  
480 MAIN AVE UNIT 1  
WALLINGTON, NJ 07057  
Toll Free: 1-800-966-5509  
Office: +1-973-574-8020  
Fax: +1-973-574-8030  
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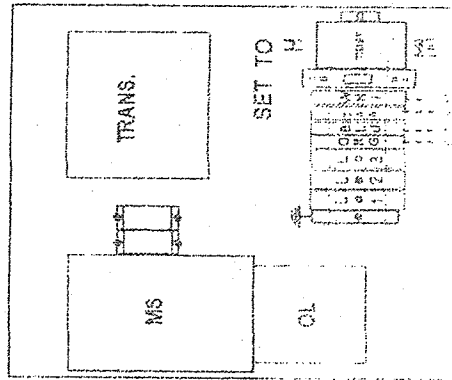
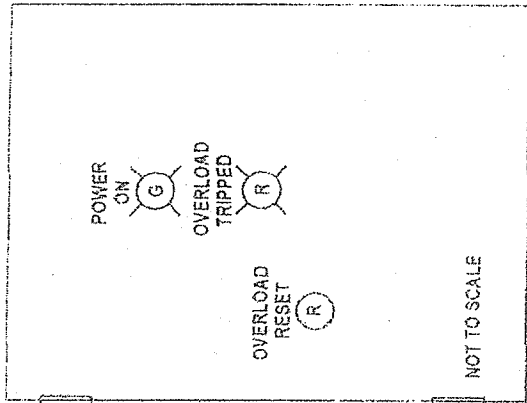
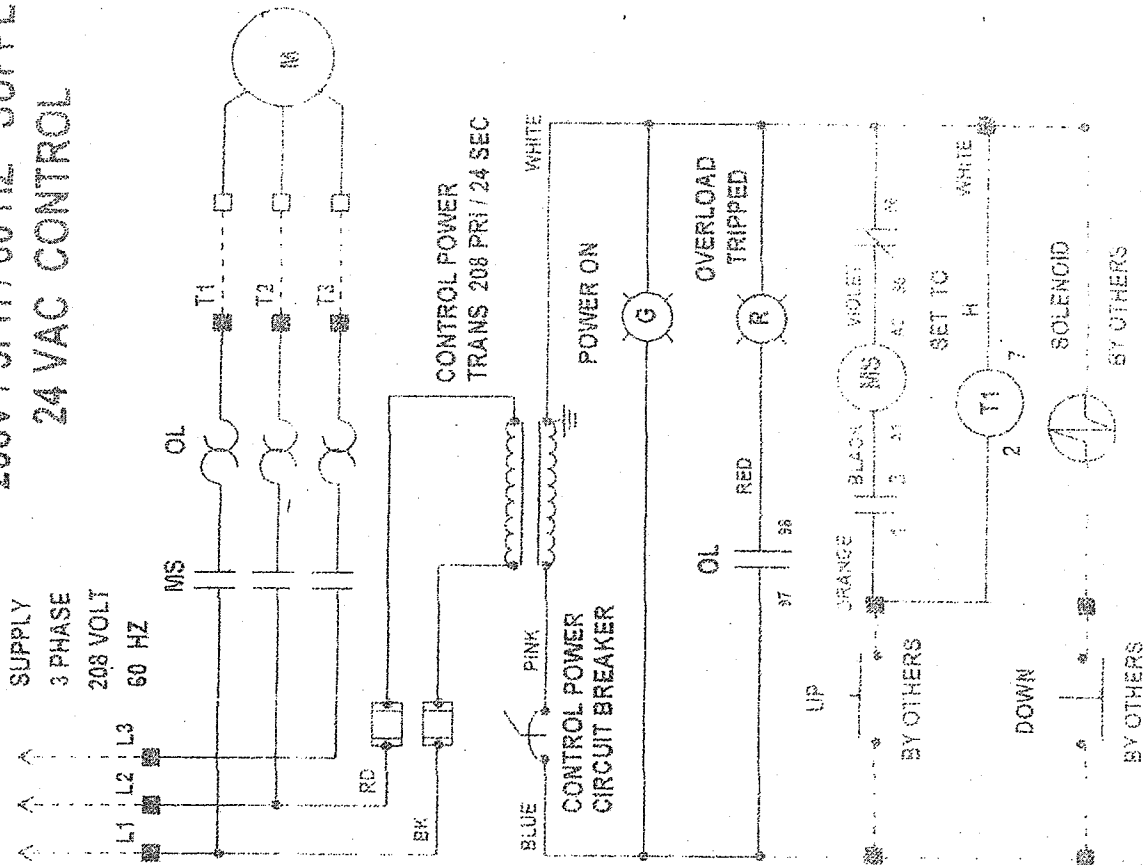
## HYDRAULIC POWER PACK

### TECHNICAL SPECIFICATIONS HPS-30 / 60 / 90



<u>ELECTRIC MOTOR</u>	<u>U.S. STANDARD</u>		
Horsepower	10		
Kilowatt	7.5		
Phase	3		
Voltage	208-230		
Cycles – Hertz	60		
Current – Amperage	22		
Revolutions Per Minute (RPM)	1,760		
Amps Required	40		
<u>HYDRAULICS</u>			
Pump Flow – Gallons Per Minute (GPM)	6.6		
Max. Pound Per Sq. In. (PSI)	2,500		
Max. Kilograms Per Sq. In. (KPI)	362.50		
Tank Capacity – Gallons	30/60/90		
Back-Up Power	Manual Hand Pump		
Directional Valve	4-way		
<u>CONTROLS</u>			
Raise	UL APPROVED		
Lower	Push-button pendant		
Safety Lock Release	Push-button pendant		
Motor Protection	Manual		
Control Voltage	Overload Switch		
Platform Speed	24 Volts DC		
Capacity	Approx. 25/40 seconds		
	10/20/30 car lifts per power unit		
<u>POWER PACK DIMENSIONS</u>	30 Gallon	60 Gallon	90 Gallon
Height [inches]	38	38	48
Width	22	20	20
Length	21	42	42
Mass Dry Weight [lbs]	242	455	480
Mass Wet Weight (incl. Hydraulic fluid) [lbs]	452	875	1110

# 208V / 3PH / 60 HZ SUPPLY 24 VAC CONTROL



ELECTRICAL RESOURCES & SUPPLY CORP.  
115 BOLLAND AVE. OPTVALE IL 60557  
PH: 201-694-8902 FAX: 201-784-8131

POWER & CONTROL PANEL	DATE DDD
	2013
PP123PH9	AS BUILT

**21 - On Grade Garage Spaces**

[illegible]

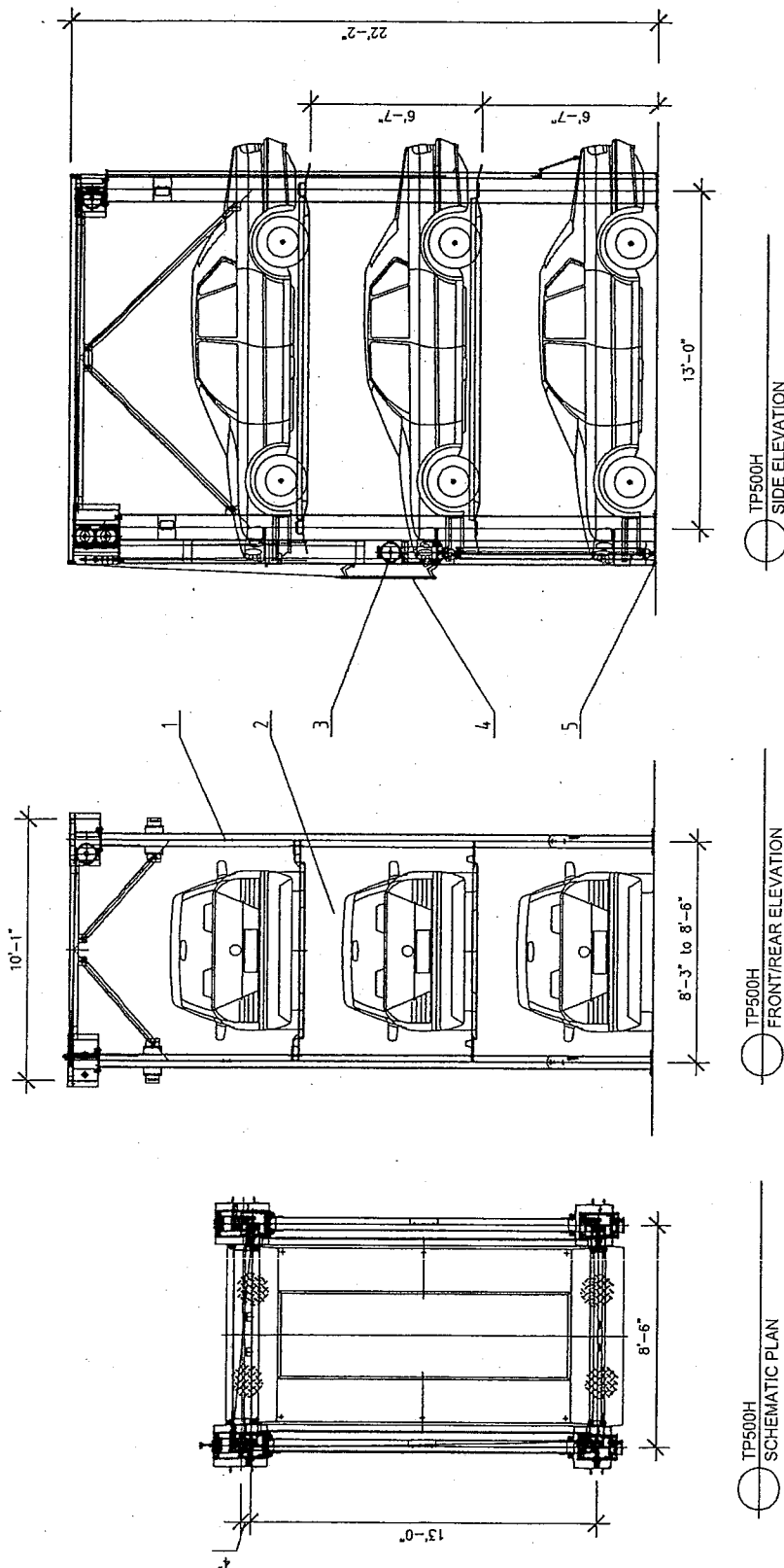
25 - Stacked Garage Spaces (stacked vehicles are parked within drive aisles)

[illegible]

**50 - Stacked Garage Spaces (stacked vehicles are parked within drive/aisles)**

[illegible]





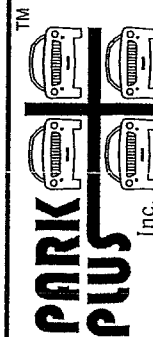
ESTIMATED MASS OF STACKER	9240 LBS
MAXIMUM MASS OF CAR	6000 LBS
ESTIMATED FLOOR LOAD	5310 LBS PER LEG

5	T103A05	HD Bolts	1 Set
4	T103A04	Release Mechanism	1
3	T103A03	Hydr. Lift Arrgt	1
2	T103A02	Platforms	2
1	T103A01	Structure	1

**PARK PLUS Inc.™**

PARKING SYSTEMS

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DATE :  
DRAWN BY :  
CHECKED BY :  
PROJECT : DRAWING :

PROJECT : TRIPLE PARKING SYSTEMS  
TECHNICAL SPECIFICATION  
480 MAIN AVENUE UNIT 1  
WALLINGTON, NJ 07057  
TEL: (973) 574-8020  
FAX: (973) 574-8030  
www.parkplusinc.com  
email: info@parkplusinc.com

DRAWING DESCRIPTION

TP500H

REVISIONS:

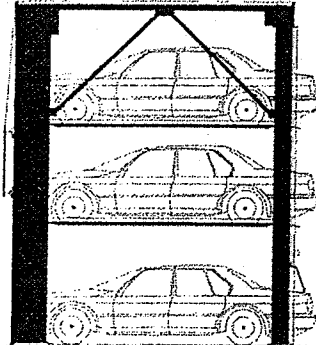
DRAWING NOT TO SCALE





Leaders in high density parking systems

## TECHNICAL SPECIFICATION



MODEL TP500H

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ELECTRICAL REQUIREMENTS	3-phase 208-220V/single phase 110-220V
OPERATION	Hydraulic
ADDITIONAL REQUIREMENTS	Reinforced concrete slab



*Leaders in high density vehicle storage systems*

**CORPORATE HEADQUARTERS**  
 31 IRON HORSE ROAD  
 OAKLAND, NJ 07436  
 Toll Free: 1-800-966-5509  
 Office: +1-973-574-8020  
 Fax: +1-973-574-8030  
 Website: www.parkplusinc.com  
 Email: info@parkplusinc.com

**SERVICE & OPERATIONS**  
 480 MAIN AVE UNIT 1  
 WALLINGTON, NJ 07057  
 Toll Free: 1-800-966-5509  
 Office: +1-973-574-8020  
 Fax: +1-973-574-8030  
 Website: www.parkplusinc.com  
 Email: info@parkplusinc.com

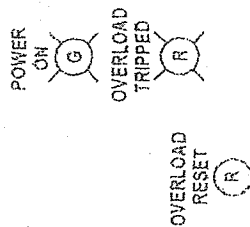
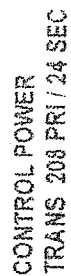
## HYDRAULIC POWER PACK

### TECHNICAL SPECIFICATIONS HPS-30 / 60 / 90

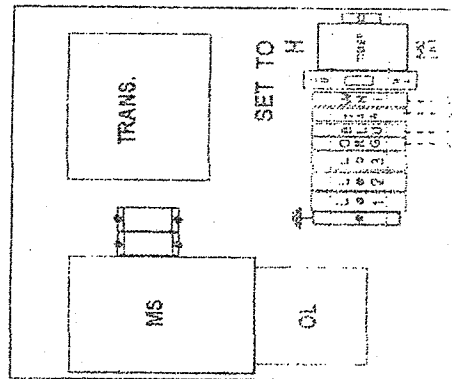


<u>ELECTRIC MOTOR</u>	<u>U.S. STANDARD</u>		
Horsepower	10		
Kilowatt	7.5		
Phase	3		
Voltage	208-230		
Cycles – Hertz	60		
Current – Amperage	22		
Revolutions Per Minute (RPM)	1,760		
Amps Required	40		
<u>HYDRAULICS</u>			
Pump Flow – Gallons Per Minute (GPM)	6.6		
Max. Pound Per Sq. In. (PSI)	2,500		
Max. Kilograms Per Sq. In. (KPI)	362.50		
Tank Capacity – Gallons	30/60/90		
Back-Up Power	Manual Hand Pump		
Directional Valve	4-way		
<u>CONTROLS</u>			
Raise	UL APPROVED		
Lower	Push-button pendant		
Safety Lock Release	Push-button pendant		
Motor Protection	Manual		
Control Voltage	Overload Switch		
Platform Speed	24 Volts DC		
Capacity	Approx. 25/40 seconds		
	10/20/30 car lifts per power unit		
<u>POWER PACK DIMENSIONS</u>	30 Gallon	60 Gallon	90 Gallon
Height [inches]	38	38	48
Width	22	20	20
Length	21	42	42
Mass Dry Weight [lbs]	242	455	480
Mass Wet Weight (incl. Hydraulic fluid) [lbs]	452	875	1110

SUPPLY  
3 PHASE  
208 VOLT  
60 HZ



NOT TO SCALE



ELECTRICAL RESOURCES &amp; SUPPLY CORP.

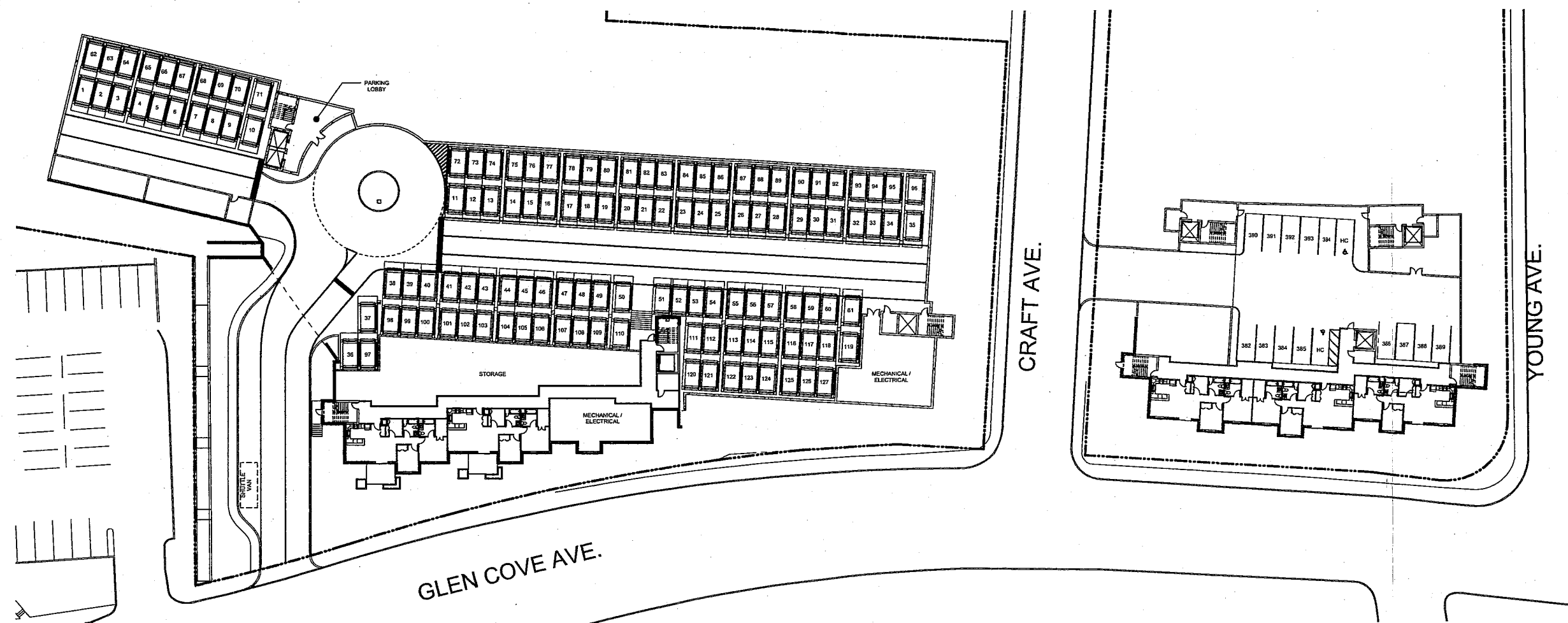
COLLINS AVE NORTHVALE IL 60647  
PHO: 201-594-8902 FAX: 201-784-8131

POWER & CONTROL  
PANEL

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AS BUILT  
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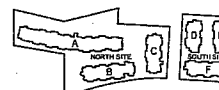
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CLIENT



CONSULTANT

## ORIENTATION / KEY PLAN



**PS&S**  
integrating design & engineering

PAULUS SOKOLOWSKI AND SARTOR ENGINEERING  
57A MOUNTAIN BOULEVARD EXTENSION  
P.O. Box 4039  
WARREN, NEW JERSEY 07059  
TEL: 732.580.9700

**Robert Blakeman**  
Registered Architect . New York  
License no. 035456-1

SIGNATURE \_\_\_\_\_

CLIENT

LIVINGSTON  
DEVELOPMENT  
CORP.

PROJECT

THE VILLA AT GLEN  
COVE

1-35 GLEN COVE AVENUE  
GLEN COVE, NY 11542

**SHEET NAME**

## PARKING COUNT PLAN

JOB NO: 04395.001

DATE: 01.07.13

DRAWN: Author

**CHECK:**            **Checker**

SCALE: 3/8" = 1'-

**SHEET NO.**

A-026



