



PROPOSAL | MAY 8 2025

Captiva Island Beach Parking

Alison Hangerup Beach Parking Lot

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Skyhouse Apartments

Dear Bob,

Thank you for the invitation to submit a proposal for your beach parking lot (Alison Hangerup Beach Parking Lot). Your facility has ample supply with a fixed event and beach parking audience which will promote a stable and sustainable operation. In addition to a lucrative financial model, we suggest some adjustments to the facility to promote a culture of safety and compliance. We will supply a License Plate Recognition (LPR) systems for policy enforcement. Local guests, residents, tenants and their customers will have further discounted rates made available to them through validations and promo codes. The LPR system mentioned above will be provided and installed at no cost to ownership, a total value exceeding \$20,000. The LPR system will additionally capture all motion triggers so they can be utilized for security in addition to policy enforcement. If desired, we can train and provide enforcement software to empower your team to enforce in-person utilizing a mobile phone and printer. Finally, we will make our 24/7 Customer Service Center available to all your patrons for purchase questions, feedback, appeals, and general assistance.

Upfront Capital Improvements Funded by Premium Parking

- Parking/Instructional Sign Package
- GLIDEPARCS Technology Platform and LPR Enforcement system

Regards

Charles Dummett

Market President, Central Florida

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Our Proposal

Premium proposes to provide a Parking and Enforcement software platform.

The Total Fee includes the following components:

1. \$2.00 Transaction Fee (Customer Pays)
2. 20% Revenue share once historical annual revenues are exceeded.

The expenses Premium will cover with its Fixed Expense Fee include:

- Monthly Account Management
- Event Operations & Rate Management
- Payroll
- Hiring and Human Resources
- Revenue Control
- Policy Enforcement
- Depreciation of Equipment and Signage
- Executive Oversight
- Overhead

The Fixed Expense Fee does not include Sales Tax, Credit Card fees, or Building Expenses (such as property tax, equipment repair on the lot, capital or structural improvements, building insurance, etc.).

For visitors who pay to park in the garages using a mobile payment channel, Premium proposes a customer-paid transaction fee of \$2.00 cents/transaction, 10% + \$1/transaction for reservations, and \$1/subscription renewal. No cost to ownership will be incurred for transaction fees. The Management Fee line only shall be subject to an increase based upon the CPI index or 2.5% per annum, whichever is greater.

Credit Card Fees approximately 3.5% of gross revenue to include our 2.5% rate and all included flat fees by volume and transaction value.

Amortization of CAPEX over 5 years at 6%. This can be adjusted by request or purchased outright at the start of the operation .

License Plate Recognition system and install costs covered by Premium. Only cost to ownership would be the slight increase of utility use.

Our Deliverables

General Deliverables

- Seamless Activation of GLIDEPARCS Parking Operation
- Data Processing and Connection Costs
- License Plate Recognition (LPR) System and Service
- Design, Purchase and Installation of Signs
- Processing of all Parking Revenue
- Monthly Parking Account Management
- Management of all Facility Vendors
- Hiring and training all Related Personnel
- Management of all Parking Accounts
- Detailed Monthly Reporting
- Ongoing Analysis and Improvement
- Garage Keepers and General Liability Insurance
- 24/7 Call Center Support

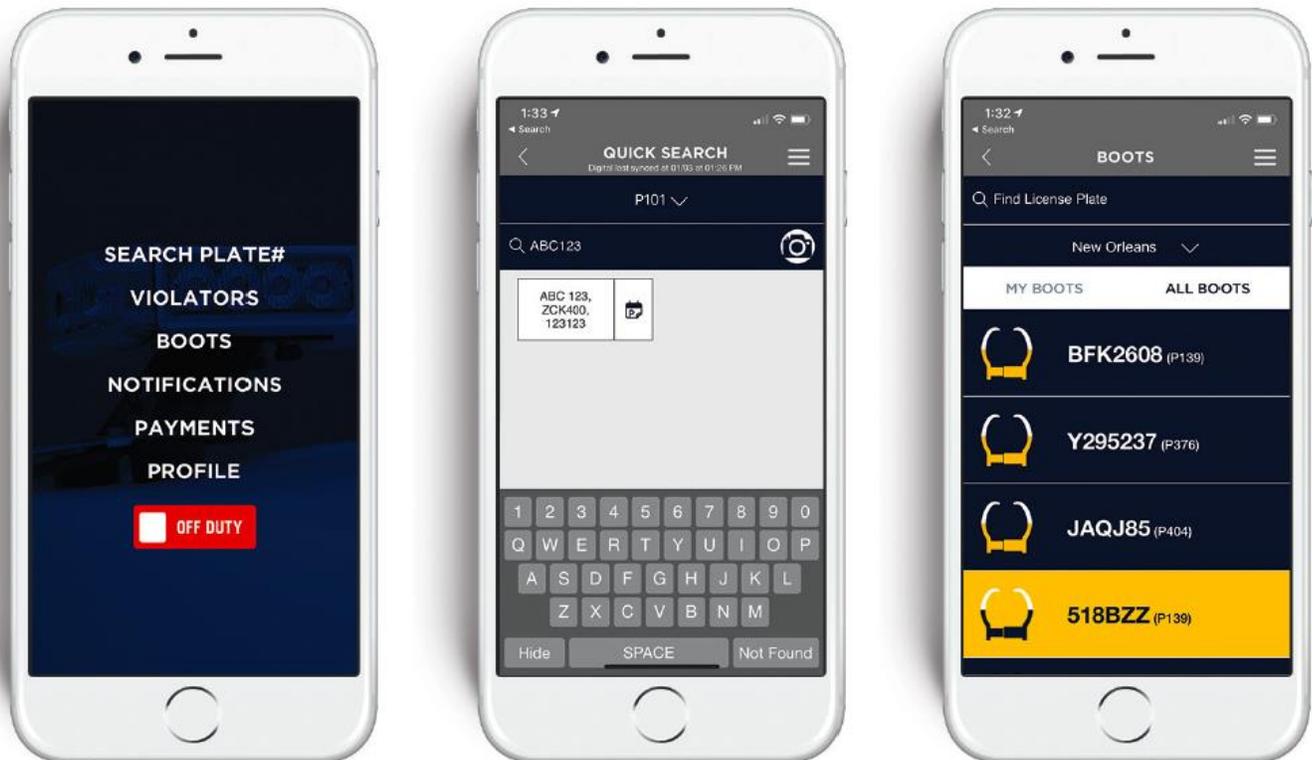
Premium Platform

- Online and Mobile Reservations
- Text Payments
- Mobile Payments
- Dynamic Rate Programming and Management
- Online Account Management
- Dedicated Facility Webpage
- Channel Partners and SEO Optimization

Compliance & Enforcement.

Enforcement Technology, Strategies & Citation Management

Our user-friendly enforcement app provides real-time access to active parking sessions paid, utilizing the license plate as the credential portfolio wide.



In compliance with all local ordinances, Parking Enforcement Agents can issue warnings, write citations, and immobilize via “boot”, any vehicles that are not in compliance with the parking policies outlined for managed locations. Self-removal boots are integrated into GLIDEPARCS, allowing parkers to pay their fee by Text, remove the device themselves via a combination code, and quickly continue on their way. While booting is a customer-friendly alternative to towing and more efficient than issuing citations and managing collections, GLIDEPARCS can administer all enforcement practices within the guidelines provided by you and in conformity with regulatory constraints. Parking Enforcement Agents generally patrol the parking facilities, on average, 2-3 times per day. The Enforcement Agent monitor transaction volumes daily to generate a custom enforcement program that ensures parking compliance at every facility.

Violators can pay for all fees using cash, credit card, or by texting through their smartphone. The TextPay option allows a convenient way to pay immediately a citation. If an individual believes they have been wrongfully cited, the customer can submit an appeal by visiting our enforcement website.

As an added benefit, Parking Enforcement Agents patrol the parking facilities providing an additional safety presence for riders parking on these locations. All of these enforcement procedures would be taught to your stakeholders prior to commencement of software roll out. A local towing service can also be exercised in extenuating circumstances.

Enhanced Enforcement with GLIDE Eye LPR.

The GLIDEPARCS solution has been integrated with and, if desired, can incorporate an advanced license plate recognition (LPR) camera technology called GLIDE Eye LPR. These cameras are placed at the lot entrances and exits to record several vehicle images as they enter & exit. From the entry point, the driver is given a grace period set by the operator (usually 60 minutes depending on size of parking facility) to register their vehicle in the GLIDEPARCS system and process their payment. The system matches the license plate data captured via camera & acknowledges payment with the GLIDEPARCS system. When a vehicle exits the lot without paying or after overstaying the expiration time on their payment, the system automatically produces violation information for review and a citation is immediately generated and mailed to the registered vehicle owner.

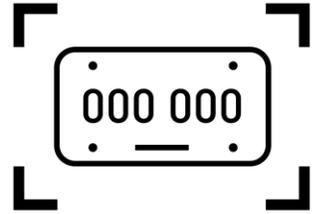
There are three (3) types of violations:

3. Vehicles that exit without payment
4. Vehicles that pay after grace period has expired
5. Vehicles that pay and overstay beyond expiration time

Violations are logged and stored for analysis and can automatically generate escalation in fees for non-timely payment and collection notices that include an image of the violating vehicle's car & license plate. The LPR solution provider can perform DMV look up services that automatically issue citations via mail as well as adjudication services. This can dramatically reduce legal challenges, court time and costs.

GLIDE Eye LPR.

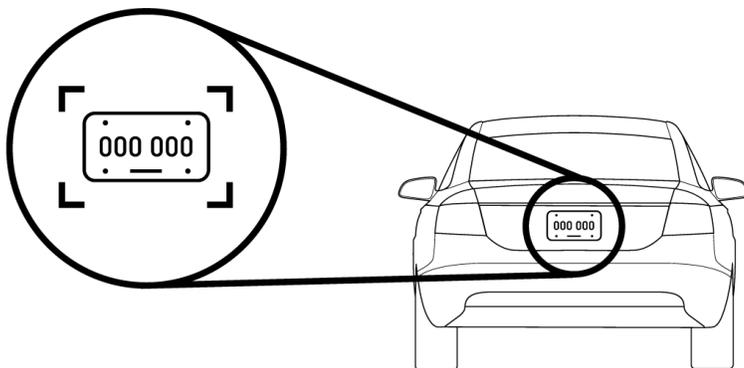
Enhanced data capture and compliance.



Real-Time Photo Enforcement.

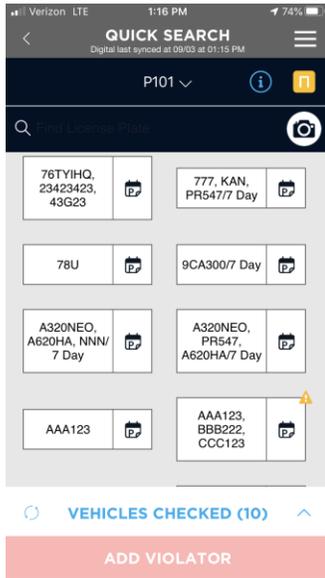
- Enhanced visibility and access control with 24/7/365 data collection.
- Monitor payments with real-time verification of paid parkers and active permits.
- Enterprise analytics with historical data on usage patterns, parker behaviors and occupancy trends.
- HD camera surveillance with vehicle photo documentation and close-up of license plate # at entry and exit with time/date stamps.
- Automated citations for non-payment or overstay.

Features.

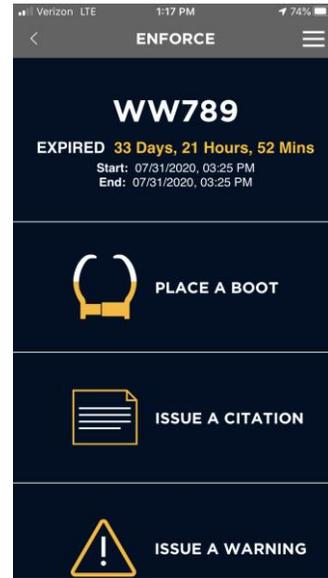


- End-to-end fine and collections management with automatic generation of invoices/citations:
 - Vehicle enters/exits with non-payment or no active permit
 - Violation created
 - Photo documentation reviewed for quality assurance
 - Invoice/citation created and mailed to registered address via DMV lookup
 - Invoice/citation paid or sent to collections

Enforcement App

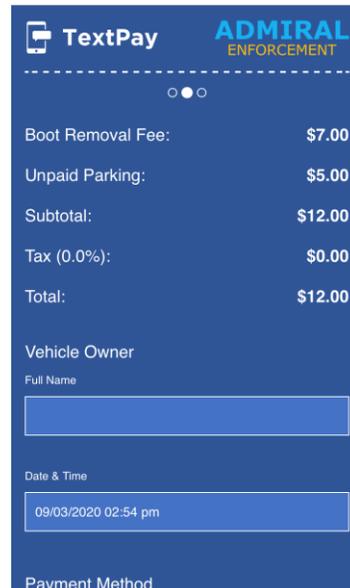
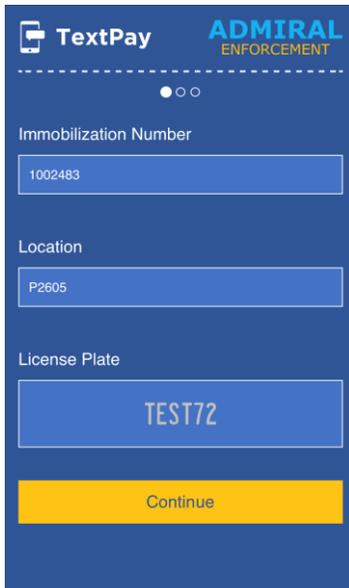


Agents can view all active and expired sessions at a location.



Agents can immediately issue citations or take an enforcement action.

Mobile-friendly Fine Payment Portal



Users can quickly pay via immobilization #.

Secure payment via credit/debit card.

Sample Warning Communication

WARNING:
You are parked in violation of our parking regulations.

PREMIUM PARKING

Parking or traffic violation for which your license plate has been recorded.

- ___ Failure to pay for parking.
- ___ Expired parking session.
- ___ Parked in reserved space.
- ___ Occupying two car spaces.
- ___ Parked in traffic lane, not delineated parking stall.
- ___ Parked in "NO PARKING" zone.
- ___ Parking in designated fire lane.
- ___ Other _____

VEHICLE MAKE _____ MODEL _____
COLOR _____ LICENSE PLATE # _____
STATE _____ SPACE # _____
PPS ASSOCIATION _____ DATE _____

Further action will be taken for repeat violators. Multiple offenders may be booted.

If you have questions or need assistance registering your vehicle, please contact us at support@premiumparking.com.

Don't worry that's not a problem. Below are instructions for your next visit.

Remember your license plate #.

Text P400 to 504504 to pay.

If you need assistance registering your vehicle, please contact us at support@premiumparking.com.

PREMIUM PARKING

Platform Payment Channels.

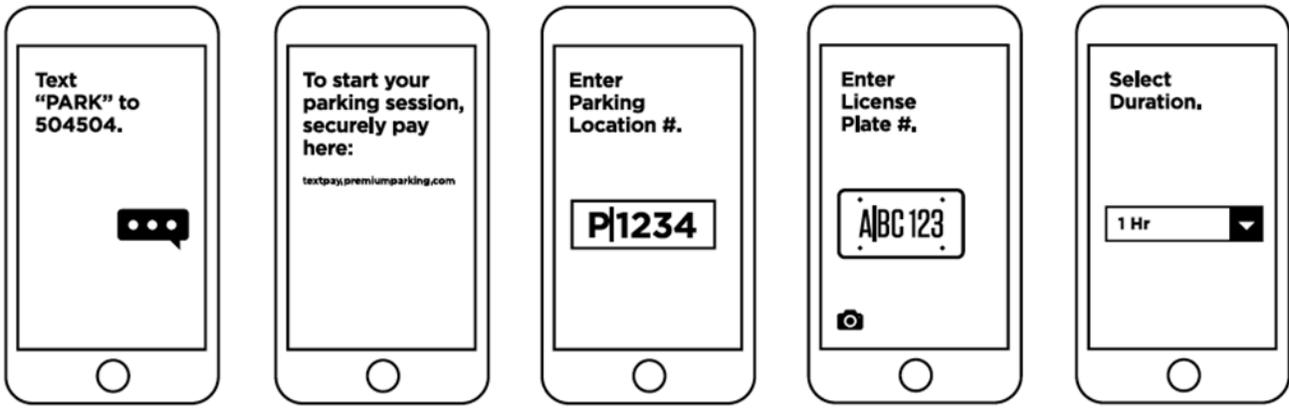
TextPay **Mobile App** **Website** **Customer Service** **Pay Machines** **Kiosk**

Premium offers many seamless channels for customers to pay for parking on-demand or credential/validate businesses/employees, including our leading mobile app and TextPay system for parkers to pay on the go. In addition, we offer traditional pay machines for cash and credit card payments, self-service kiosks to validate guests and visitors, and a professionally staffed 24/7/365 customer service center.

TextPay

The easiest way to pay without downloading an app

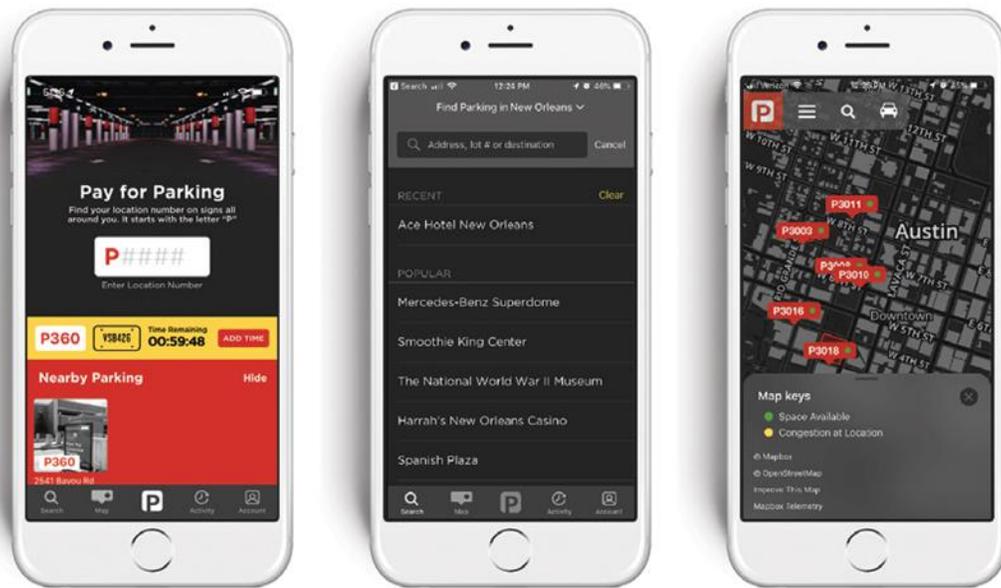
Premium's TextPay platform was released in 2017 to provide an easier way for infrequent customers to an event venue to pay for their parking sessions using their smartphones. TextPay allows for the parker to receive text notifications for a receipt, extend their parking session and that the session has ended. Additionally, it tracks if a user has started a TextPay session several times prior and send the parker to set up an account on the app making it even easier to pay for parking in the future.



Premium Mobile App

The fastest way to pay

The Premium Parking mobile app offers routine customers the fastest and most convenient way to find, pay, and seamlessly extend parking from anywhere. Parkers can instantly complete their transactions using their credit card, without ever having to go to a pay machine. Most importantly, our app allows users to save their information, allowing for multiple vehicles and credit cards to be stored. Switching between vehicles is easy and completing transactions only takes a few clicks. The app is available for both Android and iOS devices. Our proprietary mobile app brings the point-of-purchase directly to the parker and is unlike anything else in the industry.



Signage & Communication

Creating a Culture of Compliance

Success for any transition includes clear communication and instructions regarding the new program. Accordingly, Premium Parking will utilize a multi-faceted communication campaign to raise awareness of the new parking environment. Creating and upholding transparency delivers the most positive consumer experience for all parking stakeholders and patrons.

The foundational components for an overall successful parking communications strategy involve:

Clear and concise directional signage

Thoughtful and relevant marketing collateral

