





The ParkSide™ Series



MOVE-IN READY IN HOURS



The ParkSide™ Duplex

849.25 Total Sq Ft.

21.5'

39.5'



Feature #1:

100% WUI Fire Rated (No Wood)
ShieldCore™ Building Products

"Fire Protection You Can Trust"

Feature #2:

RV-ADU™ Solar Power System
PowerBay™ RV-8 by LifeSpace™

Solar 1st, Power 2nd, Grid 3rd

Feature #3:

Forged in Steel™ the Frame, the
Walls, the Ceiling, Inside & Out

10 Year Limited Warranty

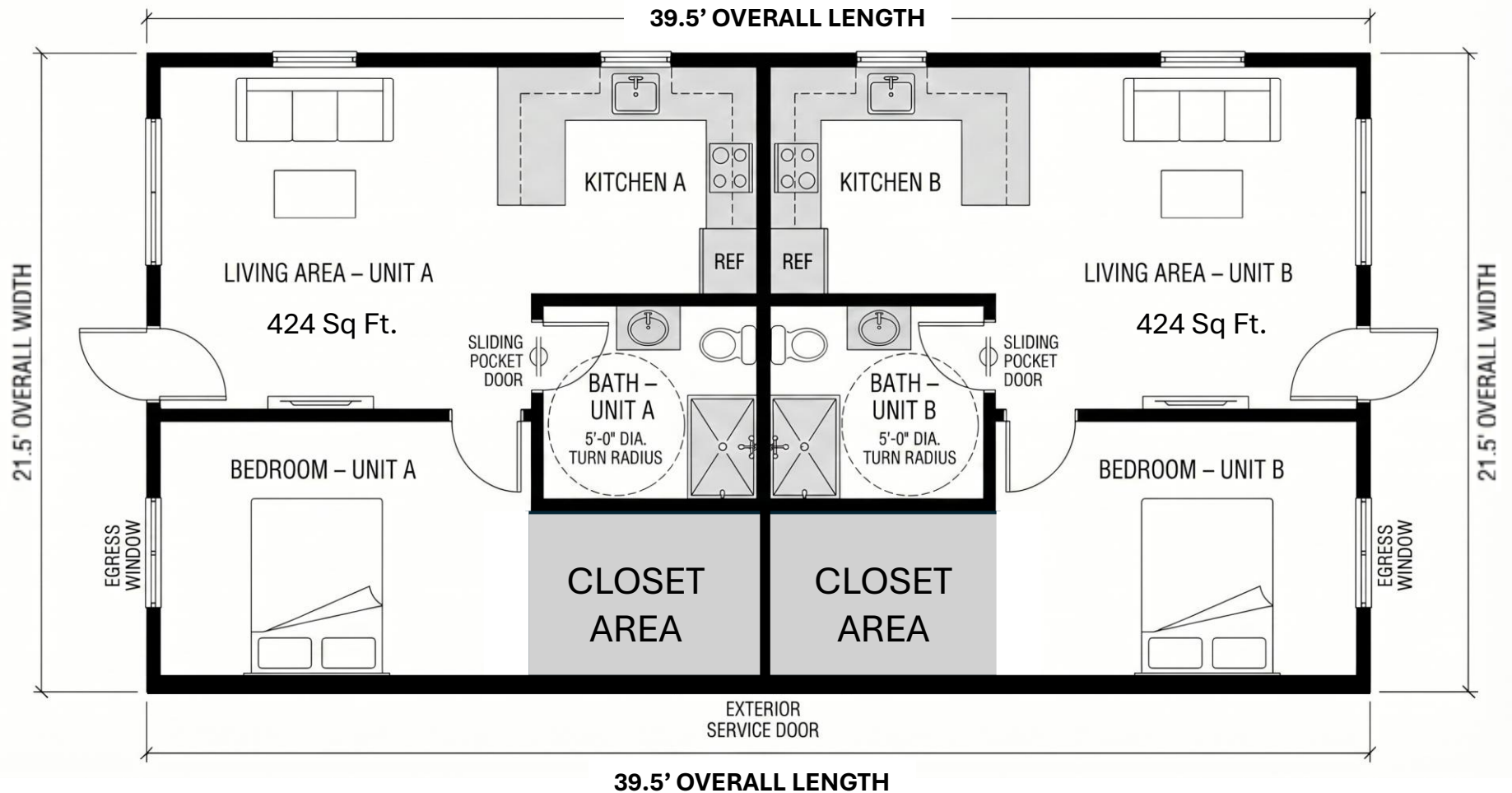


Duplex Model

INCLUDES: All Steel Frame, ADA Access, HVAC, 50 Amp Service, WUI Compliant, Dual Thermal Pane Windows, Dual Thermal Insulated Envelope, Concrete Fiber Sub Flooring, Solar First, Battery Second, Grid Third Power System.

849.25 Total Sq Ft.

PARKSIDE RV-ADU DUPLEX FLOOR PLAN (21.5' W x 29.5' L)





Off-Grid-First™ Solar Power System



Why ShieldCore™

• Forged in Steel •

Feature #1: Superior Fire Rated Building Products

"Fire Protection You Can Trust"

Feature #2: Superior Insulation & Energy Efficiency

"Year-Round Comfort, Lower Bills"

Feature #3: Carbon Steel Frame
Fiber Cement Floor

"Non-Wood Products Built to Last"

Feature #4: Structural Strength
& Long Spans

"Commercial-Grade Strength"

Feature #5: Decades of Durability
Minimal Maintenance

"Buy Once, Enjoy for a Lifetime"





21.5' W x 19.5'
419.5 Sq Ft



21.5' W x 29.5'
634.25 Sq Ft



21.5' W x 13'D
279.5 Sq Ft



Patent Pending Designs



21.5' W x 39.5'
849.25 Sq Ft

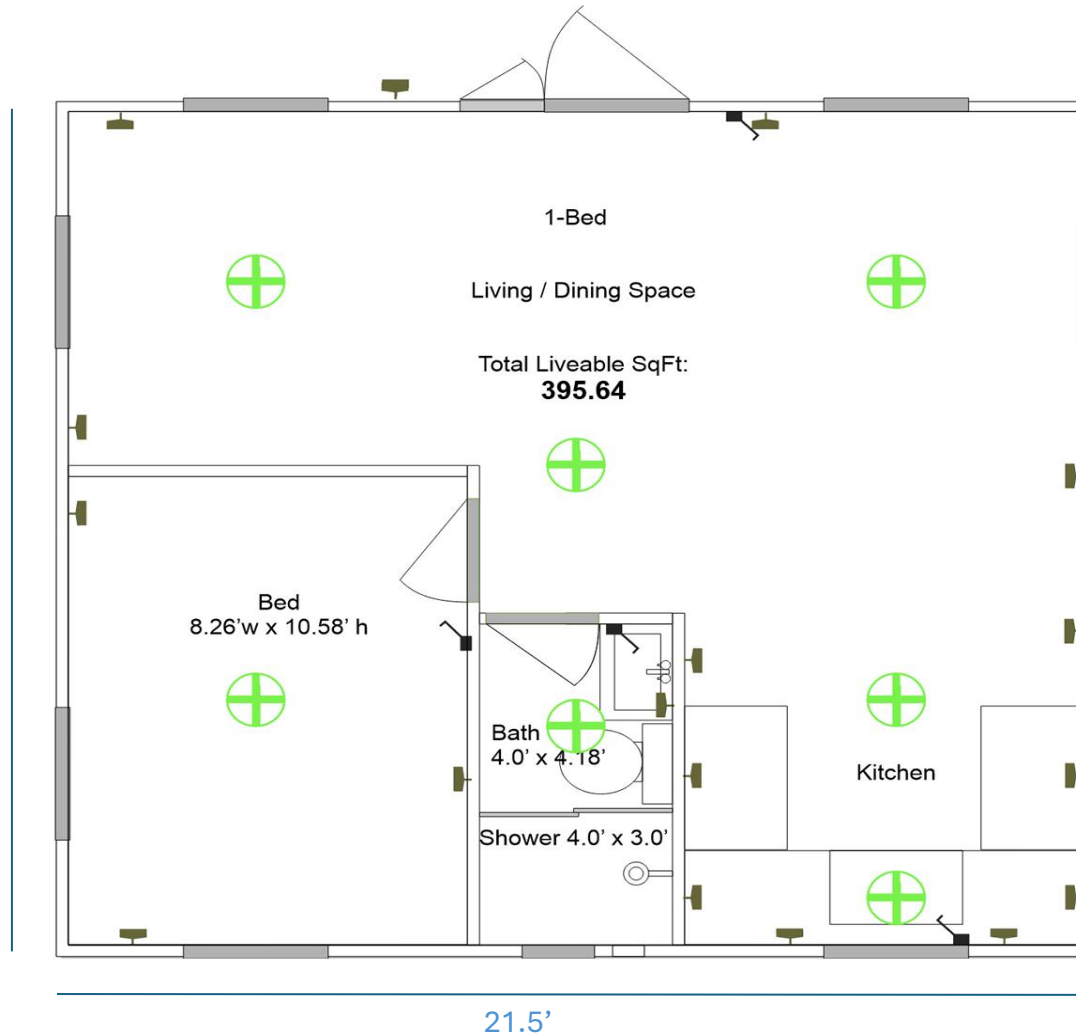
The ParkSide™ Series COTTAGE SUITES



Exterior Window, Door & Siding Options Available

FEATURES INCLUDE:

- All Steel Frame
- WUI Compliant
- ADA Access
- HVAC System
- 50 Amp Service
- Dual Thermal Pane Windows
- Thermal Insulated Walls & Ceiling
- Solar First Power System



The ParkSide™ 4 Sizes Available

- 21.5' W x 13'D
279.5 Sq Ft
- 21.5' W x 19.5'
419.5 Sq Ft
- 21.5' W x 29.5'
634.25 Sq Ft
- 21.5' W x 39.5'
849.25 Sq Ft



Patent Pending Design

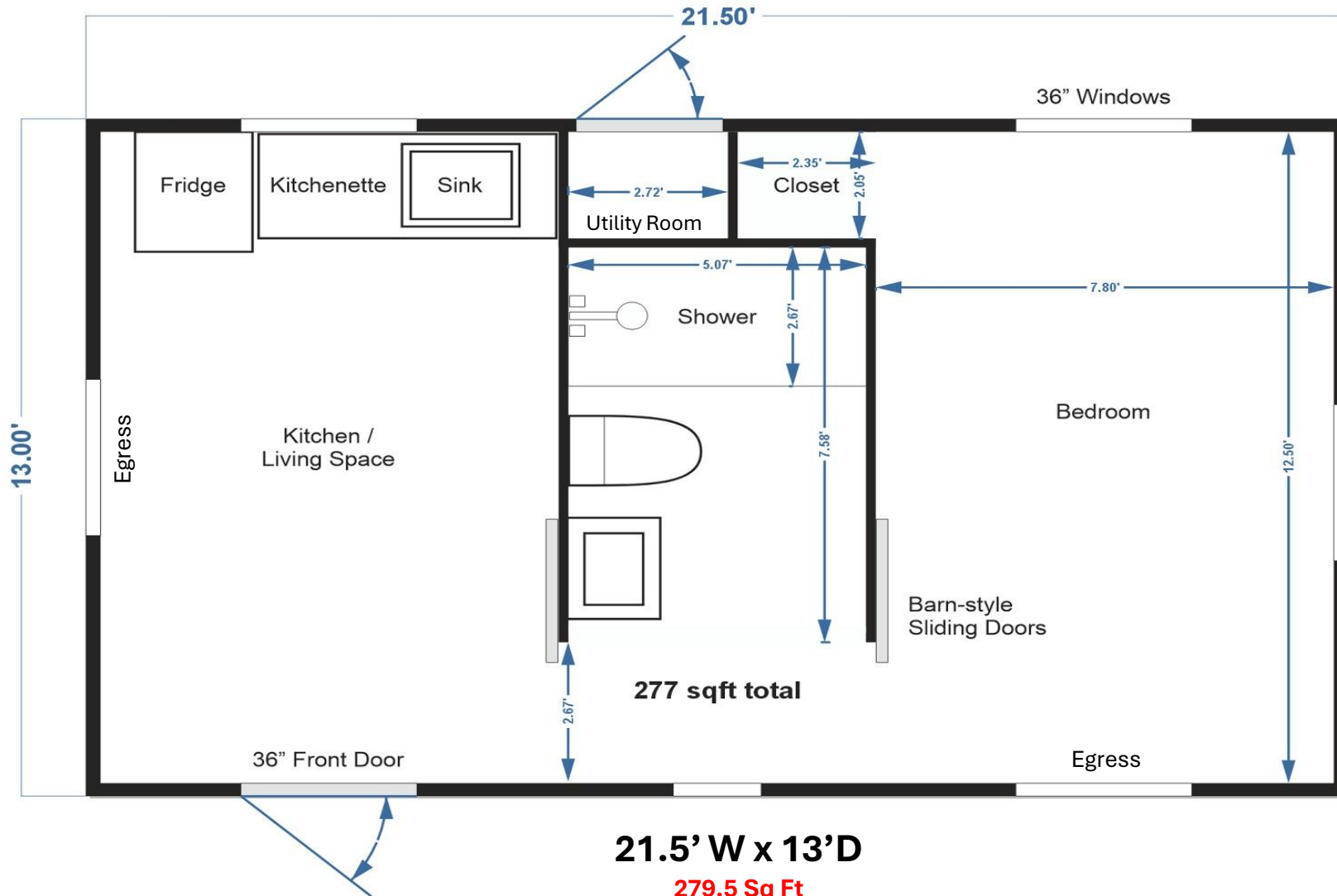


The ParkSide™ STUDIO FLAT



ParkSide™ Studio Flat

INCLUDES: ADA Access, HVAC, 50 Amp Service, WUI Compliant, Dual Thermal Pane Windows, Dual Thermal Insulated walls and ceiling, Off Grid First Power System.



Product specifications, pricing, and availability are subject to change without notice.

UtilityMate® Mfg. LLC | © May 2026



Off-Grid-First™ Solar Power Systems

For LifeSpace™, Set'nGo™, RV-ADU™ ParkSide, DeckHouse & Duplex models

Solar Powers it First...

The battery buffers day and night. Grid power only engages automatically as a last-resort safety net, then steps back out. Two bundle tiers cover everything from a single Set'nGo™ Breezeway to a full size ParkSide™ Duplex.

Specification	Standard Bundle — Solar-First	Premium Bundle — Extended Off-Grid
Best for	Single RV-ADU / DeckHouse units	Duplex & Multi-Household Units
Power core	UM300 + 1× B300K expansion battery	UM300 + 2× B300K expansion battery
Battery capacity	5,529.6 Wh	8,294.4 Wh
Solar array	2× 410W rigid roof-mount panels (820W)	4× 410W rigid roof-mount panels (1,640W)
Est. daily solar harvest*	~2,460–3,380 Wh (avg–good sun)	~4,920–6,765 Wh (avg–good sun)
No-sun autonomy (base load)	~2.2 days	~3.3 days
Continuous / surge output	3,840W / 7,680W	3,840W / 7,680W
Output voltage	120V / 240V split-phase	120V / 240V split-phase
Power mode	PV Priority — solar first, battery buffer, grid fallback only below SOC threshold	PV Priority — solar first, battery buffer, grid fallback only below SOC threshold
Grid interconnect	30A / 50A UL-listed twist-lock (P050A input)	30A / 50A UL-listed twist-lock (P050A input)
Battery cycle life / warranty	6,000 cycles to 80% / 5-year mfr. warranty	6,000 cycles to 80% / 5-year mfr. warranty
Certifications	UL, FCC, CE, RCM	UL, FCC, CE, RCM

* Estimated harvest assumes 75% real-world system efficiency at 4–5.5 average daily sun hours; actual output varies with season, weather, and panel orientation.

** Grid interconnect uses existing 30A/50A park or utility hookup, no rewiring of NEC Article 551 branch circuits required.

*** Grid savings could be as high as 90% or more depending on location, weather and usage.

Energy Efficiency, Resource Conservation & Material Healthfulness

LifeSpace™ Housing Platform & ShieldCore™ Building Envelopes · Prepared for Verde Capital Resources · August 2026

UtilityMate® Manufacturing LLC has manufactured and tagged transportable products since 2005 under its own federally registered trademark and certificate-of-origin authority. The patent pending **LifeSpace™ RV-ADU Platform** rests on three ideas that align directly with sustainability screening:

1. Every unit is built in a production factory instead of on a site,
2. We dual insulate the exterior envelope of every RV-ADU™ rather than merely clad it,
3. And... we make the housing platform relocatable rather than disposable.

1. The ShieldCore™ Envelope

Conventional cladding is fiber-cement lap siding, LP-type engineered wood, or vinyl that carries essentially no insulating value, so insulation must be added in a separate cavity by a separate trade.

ShieldCore™ integrates the two - twice: First is a three-inch polyisocyanurate (PIR) core fully encased in coated steel (SIP). Secondly, an exterior thermal insulated metal siding (IMP), making the cladding itself the 2nd continuous exterior insulation layer.

Component	Construction	Thermal & Weight
ShieldCore™ Thermal Insulated Siding Exterior Panel (IMP)	PIR core (40–42 kg/m ³), 0.79 in.; aluminum-zinc-oxide coated steel exterior face; aluminum foil-faced scrim backing; 16 in. interlocking panels to 19 ft.; four textures, shiplap and T&G profiles.	Continuous exterior thermal insulation, R-7.5 per inch at the core, with assembly values of R-7 to R-10+ depending on configuration; 1.0–1.5 lb/sf
ShieldCore™ Wall and Ceiling Core Panels (SIP)	3 in. (76.2 mm) PIR core fully encased in 22-gauge steel	R-22+ at 3 in. core panel; integrated weather-resistive barrier; concealed-clip.
Optional - ShieldCore™ Roof Panels	Aluminum, 36 in. interlocking coverage with 1 3/8 in. overlap, 1.77 in. rib height; with five standard colors. snap-on aluminum end caps; no exposed foam at any panel face or edge	Same insulated-core construction; UV- and fade-resistant coating for long service life

Thermal figures are nominal design values; installed assembly performance varies with framing, airspace, and fastening configuration.

2. Energy Efficiency

- **Continuous insulation, not cavity-only.** The insulating layer sits outboard of the structure, reducing the thermal bridging that limits real-world performance in stud- and steel-framed assemblies. The exterior surface does the insulating work rather than only shedding water.
- **Small conditioned volumes.** Units are compact by design — the ParkSide Flat™ is 279 sq ft — so per-resident heating and cooling loads are a fraction of a conventional single-family dwelling before any envelope improvement is counted.
- **Low-draw electrical design.** Units are engineered under NEC Article 551 around recessed LED lighting, GFCI-protected 110V service, and a single 30A or 50A shore-power connection. Tier 1 MultiPlex shelter units carry no major appliances at all.
- **Solar-first, grid-secured power packages.** An optional package pairs a BLUETTI Apex 300 power core with roof-mounted rigid panels in PV Priority mode: solar serves the load first, battery second, and the pedestal hookup only when state of charge falls below a set threshold.

Power Package	Configuration	Usable Storage
Standard	Apex 300 power core + one B300K expansion battery + 820W rooftop solar	5.53 kWh
Extended	Apex 300 power core + two B300K expansion batteries + 1,640W rooftop solar	8.29 kWh

These packages are solar-first and grid-secured rather than off-grid; shore power is retained as automatic fallback for extended cloud cover and peak HVAC demand. Equipment mounts in a non-combustible utility bay with engineered restraints and ventilation clearance.

- **Resilience value, not just savings.** In wildfire-prone Oregon the same architecture keeps lighting, refrigeration, medical devices, and communication live through outage events for residents with no alternative housing option.

3. Resource Conservation

- **Factory fabrication instead of site construction.**
- **Transport efficiency.**
- **Relocatable, reusable assets.**
- **Reuse of existing infrastructure.** NextStep™ communities are placed on existing RV-park infrastructure — Greentree in Grants Pass is the example — using in-place pads, pedestals, and sewer service instead of new grading, roads, and trunk lines.

- **Durable, recyclable materials.** UV- and fade-resistant aluminum-zinc-oxide finishes extend repaint intervals, and both metals recycle through established scrap streams at end of service.

4. Material Healthfulness & Occupant Safety

- **No exposed foam anywhere on the assembly.** The PIR core is fully encased — faces and edges — in coated metal, with snap-on end caps closing the panel ends. Occupants and crews never contact the core, and no friable surface can shed particulate indoors.
- **Certified low smoke and no flaming droplets.** The PIR core is classified Euroclass B-s1,d0 under EN 13501-1. s1 is the lowest smoke-production class available and d0 means no flaming droplets — the two fire characteristics that most directly injure occupants during egress.
- **No respirable silica at installation.** Fiber-cement siding releases respirable crystalline silica when cut on site — an OSHA-regulated exposure. ShieldCore™ installs with concealed clips and interlocking metal panels, removing that pathway for crews and bystanders.
- **Non-combustible exterior surfaces.** Every exterior surface in the installed assembly is coated metal. Aluminum and steel faces do not ignite or carry flame, and encased edges eliminate the ignition pathway behind historical foam-cored panel failures.
- **Wildfire and smoke resistance.** The envelope is designed for Wildland-Urban Interface (WUI) deployment, with closed, ember-resistant panel ends and an integrated weather-resistive barrier that also limits smoke infiltration during regional fire events — a direct indoor-air-quality benefit.
- **Accessibility as a health outcome.** The ParkSide™ series is fully ADA accessible, including the 279 sq ft ParkSide Flat™ with a full ADA bath — essential for the disabled and medically fragile residents agency and nonprofit lessees most need to place.

5. Certification & Testing Status

Status	Item
In Hand	PIR core classified Euroclass B-s1,d0 per EN 13501-1 · NEC Article 551 electrical compliance, including a full 551.47 verification checklist · NATM compliance · UtilityMate® federally registered trademark, VIN and certificate-of-origin / unit-tagging authority, continuous since 2005 · Certificate of Occupancy issued for the Greentree NextStep™ community, Grants Pass, Oregon

UtilityMate® MANUFACTURING



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At the heart of our products is a commitment to innovative design that prioritizes aesthetics, affordability, functionality and quality. Each unit is crafted with a focus on maximizing space efficiency without sacrificing comfort or style creating an inviting atmosphere.

The Management Team



Patent Pending Designs