

The Arroyos PRESERVE Amenities

We believe the Arroyos Preserve should be positioned as a “**Luxury RV, Camping and OHV Desert Getaway**”.

The table that follows shows a comparison of the Arroyos Preserve to Black Rock and The Palms in Yuma.

Major points of **differentiation** from the other RV Resorts will be:

- A brand-new facility with spectacular 360° mountain views.
- 32' paved interior roads with roll curb on 50' R/W, allowing for the easy navigation of today's largest RV's.
- Super-sized RV sites that will accommodate 45' RV's, two car parking plus ATV's.
- Premium motor coach pull-in sites with casitas.
- Direct access to BLM land and the Arizona OHV Peace Trail for both hiking and ATV's.
- Large 15,000 sq.ft. clubhouse/patio/pool area with a spacious 4,200 square foot clubhouse with check-in, large format gathering room with sound stage, a commercial kitchen, adult game tables and lounge, crafting area, bathrooms and showers.
- A large pool and spa with a spacious sunning patio.
- An extensive offering of outdoor amenities including:
 - Pickleball Courts
 - Horseshoes
 - Bocce Ball
 - Putting Green Course
 - Kids Playground
 - Doggie Area
 - Archery Pavilion
 - Bocce Ball

- Multiple gathering areas with shade structures and fire pits.
- A convenience store, fuel station, propane dispensing and laundromat on the property.
- Glamping options including platform tents and cabins/park model RV's for rent. This will attract millennial and OHV customers that do not have RV's.
- Affiliation with a Polaris ATV outfitter in Quartzsite.
- Escort to site, trash pickup, and concierge service.
- Attractive "desert" landscaping throughout with native plants. Low wattage light at every site.
- A rich calendar of organized events and activities that provide something fun for everybody.
- Secure RV and ATV storage area.

Amenity Comparison

Amenity	Arroyos Preserve	Black Rock	The Palms
Rating – Good Sam	10.0/10.0/10.0	9.0/9.5/10.0	Est 10.0/10.0/10.0
Access	AZ 95	US 60	I-8
Interior Roads	32' paved interior roads	20' gravel interior roads	20' + paved interior roads
Gated	No, but planned	No	Yes
RV Staging Spaces	Yes	Yes	Yes
Cabin/Park Model Rental Units	8	5	No
Glamping Platform Tents	22	No	No
Landscaping	Desert	Desert	Palms, native shrubs and trees
Water Features	No	No	No
Services			
Escort to Site	√	√	No
Free Coffee	√	Unknown	Unknown
Community Computer Access	√	Unknown	Unknown

Trash Pickup at Site	√	No	No
Concierge Service	√	√	√
Shuttle Service	No	No	No
RV Sites			
Number of Sites	230	408	453
Site Size	35' x 100'	40' x 55'	44' x 68'
Pads & Patios (RV)	Gravel	Gravel	Gravel & concrete patio
Electric	50 Amp	50 Amp	50 Amp
Water	√	√	√
Sewer/Septic	√	√	√
Pull Through Sites	35	25	0
Buddy Sites	No	No	No
Pull in Sites for Motor Coaches	20	No	No
Wi-Fi at Site	√	√	√
Cable/Satellite TV	√	No	√
Tree at Site	No	No	Some
Light at Site	√	No	No
Picnic Tables	√	√	No
Facilities			
Gated Entry	√	No	√
Community Center including pool, decking, & clubhouse	15,000 SF	Multiple Buildings	Multiple Buildings
Parking	√	√	√
Private Mailboxes	√	√	√
Amenity	Arroyos Preserve	Black Rock	The Palms
Entertainment/Lounge area with big screen TV	√	√	√
Kitchen & Bar Area	√	No	Unknown

Restaurant	No	No	Yes
Activity Rooms (Crafts, etc.)	√	No	√
Retail and Convenience Items	Full convenience store & fuel	Some Convenience items	No
Large Format Meeting Area	√	No	√
Adult Game Tables	√	√	√
Laundry Room	Laundromat – 10 W&D	√	√
Arcade	No	No	No
Handicapped bath/shower access	√	√	√
Fitness Center	√	√	√
Sauna	No	No	No
Movie Theater	No	No	No
Kids Arcade	No	No	No
ATM	At Convenience Store	√	√
Bath and Laundry Buildings	√ 5 locations	√	√
Outdoor Gathering Areas	Multiple with fire pits	√	√
RV Storage	Yes, not on site	√	No
Food, Social & Holiday Events	√	√	√
Water Activities			
Heated Swimming Pool	√	√	√ (2)
Hot Tub/Spa	√	√	√
Water Features	No	No	No
Barrel Saunas	No	No	No
Boating	No	No	No

BLM Access (OHV)	√	√	No
Outdoor Recreation			
Playground	√	No	No
Bounce Pillow	No	No	No
Volleyball	No	No	No
Basketball Court	No	No	No
Fishing	Yes, via ATV excursions to Colorado River fishing hold	No	No
Horseshoes	√	√	√
Shuffleboard	No	√	√
Pickle Ball	√	No	No
Amenity	Arroyos Preserve	Black Rock	The Palms
Tennis	No	No	√
Bocce Ball	√	No	No
Golf Cages	No	No	No
Lawn Bowling	No	No	No
Archery Pavilion	Yes	No	No
Golf Course	No	No	No
Chip & Putt	√	√	√
Climbing Wall	No	No	No
Hiking & Biking Trails	√	√	No
Rentals			
Park Models/Tiny Homes/Cabins	√	No	No
Glamping Tents	√	No	No
ATV's	√	No	No
Bikes – Electric	√	No	No
Retail & Food			

Propane	√	√	Gas station
Convenience Store	√	√	Gas Station
Liquor Sales	√	No	Gas Station
Restaurant/Bar/Café	No	No	No
Nail, Hair and Message Salon	No	No	No
Newspapers	√	√	√
Coffee	√	√	√
Pets			
Pet Friendly	√	√	√
Dog Park	√	No	√
More Activities			
Planned Activities	√	√	√
ATV Excursions	√	Unknown	No
Golf Packages	√	Desert Golf	√
Event Planning	√	√	√
Shuttle Service	Yes, RV Tent Show	No	No