

CAPITAL IMPROVEMENT LIST  
760/776/778 W Wickenburg Way  
Wickenburg, Az. 85390

776 and 778 W Wickenburg Way –

Building 1 – Main building in front known as 776 W Wickenburg Way, purchased in 1997. Currently functions as a large, open meeting room with reception area, private office, storage rooms, housekeeping closet, two soundproof recording studio rooms, two bathrooms, data/technology room. This building previously functioned as a dance studio with wood dance flooring. Historical usage was one large open room which our original tenant divided the space adding the wood dance floor. Three marked exits/entry doors.

Exterior Improvements

Removed entire roof structure and northern posterior wall and replaced with full flat roof with foam insulation, posterior sky light, entire back support of wall replaced with block, new roof with Urethane Systems covering. The current roof is under warranty till 03-2023 and is transferrable to new buyer for \$150.

Decorative Southwestern style eaves installed on east (front) and side (east) of building with supportive wood-logs on block stanchion for southwest profile. Tile roofing over extended walk-way.

Entire parking lot reconfigured to accommodate new landscaping in front of buildings two and three. Parking lot resealed and striped with handicap spaces.

Painted entire wall on east side of lot.

Exterior of building painted.  
Night security lighting added

### Interior Remodeling

Original linoleum flooring removed and replaced with carpet and pad.  
Custom wood flooring/dance floor installed by original tenant in main room.  
Current tenant installed pad and carpet.

Rear portion of building separated for storage rooms.  
Custom sound proof studio rooms installed for recording sessions.

Two separate bathrooms remodeled with new fixtures and grab bars.

Entire interior painted and flooring throughout

## TECHNOLOGY INFRASTRUCTURE

### Building #1

Six strand Fiber optic linking all buildings – Buildings 1, 2, and 3  
25 pair copper linking buildings 1 and 2

Data interconnected buildings 1, 2, and 3

Ethernet Cat 5

Network Cabling

Wired for audio/video

Wired for projector

Wired for phone

seller:

DocuSigned by:  
*Dianna Hierling, Trustee* 12/1/2021  
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Dianna Hierling