

Parking Spaces For Rent

To: College Student Tenants
From: Landlord, Dean Ganas
Re: Rental Real Estate
DA: School Year 2008-2009

DIRECTIONS: (5 minute drive from campus. Located in N. E. Lexington) North on Main. Right on Campbell (drive slowly). East left fork. 900 foot gravel driveway. Red brick house on left. Yellow porch light. Note on door. Lic.#MC5-SDS. 'Park Here' sign. (Call ahead with estimated time of arrival.) Check my door for any possible messages. Do NOT park on the driveway.

RATES:

Sept - \$50	Oct - \$40	Nov - \$30	Dec - \$20
Jan - \$90	Feb - \$70	Mar - \$50	Apr - \$30

Example of pro-rated rates. discounts and other fees: Aug - Free. Sept \$50, Oct \$40, Nov \$20, Dec \$15, Jan \$55, Feb \$70, March \$35, April \$30, May - Free to Sept-April tenants, or \$10/week for new tenants. Ride fee - \$5. Free first ride. Free emergency rides and free use of my jumper cables.

I prefer a check or M.O. Rent may be paid one month in arrears: e.g., March rent may be paid in April. Rent may be paid by the semester. Do not pay in cash, unless in person, by appointment.

Additional info: Identify yourself and your vehicle, with name and phone & room numbers. Put note under wiper or on dash with magic marker, or mail to P. O. Box 589, or leave a phone message. You may clip a sealed envelope to my door or put on table, under a weight. Drive slowly. The first parking area you will encounter is on the left, under the North-South power lines. If possible, park nose out. (10 spaces.) The next parking area is the large grassy island 200' long x 50' wide, southwest of my home, on your left. The western entrance driveway has a high center, and should be avoided by cars that are low to the ground. Use the eastern entrance. Most of the island is elevated and easy to get out of in snow, though

difficult to return to in rain or snow. The island has seven double spaces/fourteen individual spaces. Please do not park in the middle of a double space. Leave room for other tenants.

The next parking area is my south lawn, 150' long x 50' wide (10 spaces).

The next area is north of the island, and west of my home (10 spaces).

The next area is the S.E. light pole. Concrete road. (10 spaces.) Please do not park on the driveway because it will block other tenants.

Do not tell people you have a car and where you park it. I advise against you lending your car to other students. I advise against permanently parking at my entrance turn-around area, week after week. My turn-around is for temporary parking and last-resort parking for one day or one week only. In a typical school year, I might have around 10 in Sept., 20 in Dec., and 30 cars in January. In March 2007, I had 40 cars after spring break. In Dec. 07 I had 30 cars. In Jan. 08 I had 10 cars. Become familiar with all spaces, in case someone takes your usual space. In the winter, most tenants arrive around 5:00 p.m.; during warm weather, around 8:00 p.m. If you need a ride from me, call ahead with an estimated time of arrival, days or hours in advance. My sports car does not have a lot of room for passengers and luggage. After 9:00 p.m. I do not give rides. The most frequently encountered mechanical problem is low strength batteries. If possible bring heavy duty jumper cables. Make sure your battery posts can give good contact. Have your battery checked by a mechanic. Buy a solar trickle charger or a battery charger. If you arrive on a weekday to check your vehicle for a weekend trip, do not idle your car for more than 10 minutes, as it may overheat. Idle on the driveway, not on the grass. Bring car cover, chains and snow tires. My driveway has several high centers that could scrape a low clearance vehicle. If your car is low, temporarily park at entrance and walk along my driveway to locate these high centers.

Pay attention to the weather forecast. Bring a shovel, reflective clothing, crampons and flashlight. Keep a traction mat in your vehicle for the entire school year. If possible, and if you have time, park nose out to make it easier to jump start your vehicle. Though, don't park nose out if you think it will cause you to lose traction on wet grass or snow.

Summary: Best landlord. Best real estate. Close to campus.

I hope you have a good school year.

Sincerely,

Dean Ganas
P O Box 589
Lexington, VA 24450

FEEDBACK: PRO: Great landlord. Valuable time-saving service. Landlord is ethical enough to admit an overpayment and is helpful in emergencies. No thefts. Country seclusion within city limits. Road repair discourages trespassers. Sport climbing: 'Dean's Cliff'. Landlord is interested in military historian Liddell-Hart, and Waldorf educator Rudolph Steiner. The 15 stepped acres of the Ganas homestead cannot be seen in its entirety from any one point, inside or outside the homestead. I do not have any immediate neighbors in close proximity to my residence. My homestead is to the east side of Campbell Lane hill. Most people near Campbell reside on the west side of the hill. The city does not maintain my driveway. The entire length of my driveway, counting the three turn-around loops, is almost 2000 feet long. Campbell is a dead end. There is no through traffic.

CON: Slow to distribute brochures, statements and refunds. Road repair. Golf balls near entrance. Snow & ice. I wish I had used a tarp and tire chains prior to snowfall.

FAQ:

How long have you been a landlord? There have been student cars on my homestead since 1949. Also, my father was an attorney who would sometimes barter his labor for a client's car. He had a field of parked cars. The light pole S.E. of my home illuminated that field of cars. I have been a landlord since 1974.

What is your policy on back rent? You may go without paying any rent for the entire Fall semester. When you return in January, however, you have to pay for the Fall semester in full. All back rent is due in early May.

NEWS: Advice on Ring Figure:

1. Put your ring in a ring case, and keep it in your pocket to keep from losing your ring at the party after the formal dance. A small number of students lose their rings because it slips off their finger while walking to the informal party.
2. Be aware of a possible checkpoint on Route 11.
3. Thieves are on the prowl during Ring Figure. Do NOT leave your property unattended at a public place.
4. Be a gentleman.