



Welcome to Total Rider's
Range Partner Program!

Total Rider
CERTIFIED MSF TRAINING PROVIDER

We're Looking for a Few Good Parking Lots.

Total Rider is dedicated to teaching Texans how to ride motorcycles safely, and to prepare them for the real world task of riding on busy streets and highways. We utilize the proven Motorcycle Safety Foundation (MSF) curriculum, on closed-course parking lots... and that's why we'd like to talk to you.

While providing a much needed community service, it's also an easy way of creating additional revenue, as we pay qualified schools and businesses for weekend use. We're TDLR certified, insured, and good stewards of your property and environment.



Our Needs Are Simple. All we require is some nice flat pavement (about the size of a football field), a convenient spot for a shipping container to store training bikes and materials, access to restrooms if possible... and we're in business!

Contact us for further information on how you can become a TR Range Partner at 512-522-5844 ext.105 or email RangePartner@totalrider.com



Total Rider
CERTIFIED MSF TRAINING PROVIDER



Typical Range Partner Involvement

MSF training in action on closed-course parking lot. Good for community, great for a worthy cause.



Aerial view of painted 200'x120' surface. (Marking paint fades over time, and requires periodic touch-up.)



Training bikes and related materials are stored in a secure, clean, on-site container



Successful students earn certification for Texas M license endorsement, and enjoy years of safe, happy riding!



Total Rider
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We're Proud to Offer Our References!

Total Rider Range Partners

Hutto ISD

Victoria Melton
Admin Asst. to the CFO
(512) 759-3771 ext 1006
victoria.melton@huttoisd.net

Killeen ISD

Angenet Wilkerson
Dir. of Community Relations
(254) 336-1707
angenet.wilkerson@killeenisd.org

Austin ISD

Odis Jones
Asst. Athletic Director
(512) 909-3324
odis.l.jones@austinisd.org

Hays Consolidated ISD

Melisse Shepherd, M.S.
Safety & Security/Communications Office
Manager & District Facilities Coordinator
(512) 268-2141 ext 46105
melisse.shepherd@hayscisd.net

Taylor ISD

Vicki Roth
Administrative Asst. to Asst Superintendent
(512) 365-1391 ext1030
vroth@taylorisd.org

Total Rider Professional References

Ric Van Vleet

Central Texas Harley Davidson
Business Manager
(512) 652-1200
ric@CentralTexasHarley.com

Paul Bawa

Astera Properties
Property Manager
(512) 918-8080
pbawa@asterra.com

Patti Smith

Hutto Executive Business Park
Owner
(512) 826-1508
patti@aceaudiocom.com



Total Rider
CERTIFIED MSF TRAINING PROVIDER

Total Rider's Motorcycle School License as issued by the
Texas Dept. of Licensing and Regulation

<i>Rick Figueroa</i> Chair		<i>Gerald R. Callas, M.D., F.A.S.A.</i> <i>Nora Castañeda</i> <i>Sujeeth Draksharam</i> <i>Lori High, RN, NP, Retired</i> <i>Gary F. Wesson, D.D.S, M.S.</i>
<i>Thomas F. Butler</i> Vice Chair		
TEXAS MOTORCYCLE SCHOOL LICENSE TOTAL RIDER LLC		
EFFECTIVE DATE OF ISSUE: 08/18/2025		DATE OF EXPIRATION: 08/18/2027
LICENSE NUMBER: 200318		
This non-transferable license was issued under the authority of and subject to the conditions for approval found in Texas Transportation Code, Chapter 662, and 16 Texas Administrative Code, Chapter 98.		
		 Courtney Arbour Executive Director



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/26/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Whorton Insurance Lakeway 11200 Jollyville Rd. Austin TX 78759-4813	CONTACT NAME: Noe Moreno CIC,CLCS,ACSR PHONE (A/C, No, Ext): (512) 338-1191 FAX (A/C, No): (512) 338-1196 E-MAIL ADDRESS: NoeM@whortonins.com
INSURED Total Rider, LLC 5501-A Balcones Dr, Ste 214 Austin TX 78731	INSURER(S) AFFORDING COVERAGE INSURER A: James River Group INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** CL2081724199**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			00048260-9	07/20/2020	07/20/2021	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY	☐ SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY	☐ NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
	☐						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	☐ DED ☐ RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						☐ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

For Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Total Rider Range Partner Update

New Texas Law Protects Property Owners Who Host Motorcycle Training

Effective Date: September 1, 2025

Reference: Texas House Bill 4904 (89th Legislature) – Transportation Code §662.014

Summary of the Law

Beginning September 1, 2025, Texas law limits liability for property owners who allow motorcycle safety or instructor training on their land. Under HB 4904, property owners are not liable for acts or omissions that occur during motorcycle operation, instruction, or training courses conducted on their property, except in cases involving gross negligence, recklessness, or intentional misconduct. The law applies only to incidents that occur on or after the effective date.

What This Means for Property Owners

If you lease or permit your property to a licensed motorcycle training provider like Total Rider, LLC, this law provides additional legal protection from ordinary risks associated with training activities. It helps property owners feel more secure in allowing their property to be used for motorcycle instruction while contributing to safer roadways through rider education.

About Total Rider, LLC

Total Rider is a Texas-based motorcycle safety training company approved by the Texas Department of Licensing and Regulation (TDLR). We operate multiple training sites across Central Texas and provide motorcycles, helmets, and certified RiderCoaches. We are fully insured and comply with all TDLR and Motorcycle Safety Foundation (MSF) standards.

Current Partner Locations		
Austin ISD (Delco)	Hays CISD (Buda)	Taylor ISD (Taylor)
Bingo Land (Killeen)	Tree of Life Church (New Braunfels)	—

For More Information:

Texas Department of Licensing and Regulation (TDLR)
www.tdlr.texas.gov

Total Rider, LLC

info@totalrider.com | www.totalrider.com

Total Rider, LLC Facility Use Agreement

This Facility Use Agreement (FUA) is made by _____, acting as authorized representative of _____, located at _____, hereinafter referred to as the Lessor, and Total Rider, LLC, located at 5501-A Balcones Dr., Suite 214, Austin, TX 78731, hereinafter referred to as the Lessee.

Section A. Under the terms of this agreement, the Lessor agrees to:

1. Provide the Lessee at least 60 days notice of intent to terminate this Agreement.
2. Provide the Lessee at least 14 business days notice of scheduling conflicts that would interfere with the Lessee's scheduled training courses. Lessee's Class Cancellation Policy is incorporated as part of this FUA.
3. Maintain parking lot training surface used for the training range per Texas Department of Licensing & Regulations (TDLR) requirements for MSF instruction. This does not include typical wear-and-tear of the painted surfaces due to usage by Total Rider students or normal vehicle parking.
4. Allow the Lessee to position a secure storage unit (shipping container) at a location mutually agreed upon between the Lessor and Lessee, with such improvements as necessary (for instance grading a site pad) as mutually agreed upon, or provide access to a nearby secure storage unit like a garage.
5. Allow the Lessee to paint mandatory training range markings on training surface, and to maintain them through periodic restriping.
6. Allow the Lessee to restrict access to the training range during use by Lessee. Lessor agrees to add Lessee to list of parties authorized to contact property's towing service for purposes of removing vehicles from training range during scheduled use.
7. Allow Lessee's staff periodic access to the location for purposes of refueling and servicing its motorcycles (typically prior to weekend), cleaning and refreshing the training surface (typically every 3 or more months on weekends), restocking supplies in the storage container (typically bi-monthly). All Lessee staff have been background checked as required by the TDLR.
8. ☐ Provide access to a suitable trash receptacle for site cleanup.
9. ☐ Optional: Allow the Lessee to use existing restroom facilities at a location mutually agreed upon between the Lessor and Lessee.
10. If #9 above is not selected, allow Lessee to install a portalet at a location mutually agreed upon between the Lessor and Lessee.

Section B. Under the terms of this contract, in consideration of the Lessor fulfilling the obligations and commitments specified in Section A, the Lessee agrees to:

1. Pay the Lessor a refundable deposit of \$_____.
2. Provide a current ACORD Certificate of Additional Insured in the Lessor's name for the required \$1M or greater liability insurance.
3. Pay the Lessor a monthly rent of \$_____ for access to and use of the facilities, described above in Section A for conducting the Lessee's scheduled training courses. Payments are due no later than the 5th of each

month. Rent starts the month classes are first offered. \$____ rent is based on holding a minimum of ____ classes per month, which typically works out to twice per week. Parties agree rent will be prorated if less than 4 classes per month are available for instruction due to Landlord's needs.

4. Provide the Lessor at least 30 days notice of intent to terminate this agreement (see Section C below).
5. Work with Lessor or his or her designee to resolve any scheduling conflicts. Please note Lessee's Class Cancellation Policy, which is an addendum to this FUA.
6. Provide a discount code for Lessor's staff and students.
7. ☐ Optional: Allow for painting or affixing a graphic of the Lessor's logo to the storage container.

Section C. If all conditions set forth of this contract are being met by both Lessor and Lessee, this lease shall run for a minimum of 24 calendar months, from the date of classes first starting, after which time either party may terminate the contract for any reason, as specified above, provided appropriate advance notice of intent to terminate is delivered in writing to the other party.

If however, either party fails to fulfill any of their agreed upon obligations, the offending party, upon receipt of written notice of such failures, must make good on documented failures within 60 calendar days from receipt of such notice or this contract is terminated.

Due to the nature of Lessee's sponsor contract with TDLR as an authorized provider of motorcycle safety training classes in the State of Texas, Lessee must abide by all TDLR rules, regulations and orders. If a change occurs that makes Lessee unable to offer classes at this location, or if TDLR orders the same, Lessee must comply, and the lease may be terminated without penalty.

Agreed by:

Lessor's Signature

Date

Lessee's Signature

Date

Lessor's Typed/Printed Name/Title

Lessee's Typed/Printed Name/Title

Class Cancellation Policy

As of January 1, 2019

Total Rider schedules its classes out two weeks to 45 days in advance on its website booking page. Last minute cancellations by landlords create a huge amount of work for us, as well as create an unfavorable student experience.

Total Rider and Landlord agree to the following:

- A minimum of 14 business days notice for class cancellations
- Class cancellations must be communicated in writing (email or fax) by a designated landlord liaison. Upon receipt, we will confirm the cancellation with you.
- Unless otherwise agreed to in writing, a last minute class cancellation will result in a pro-rata reduction of the following month's rent using the formula $1/(\# \text{ of weeks in the month})$.

Class Cancellation Email: Operations@TotalRider.com

Class Cancellation Fax: (512) 287-4306

Signature
Landlord Representative

Printed Name
Landlord Representative

Date

Signature
Total Rider Representative

Printed Name
Total Rider Representative

Date