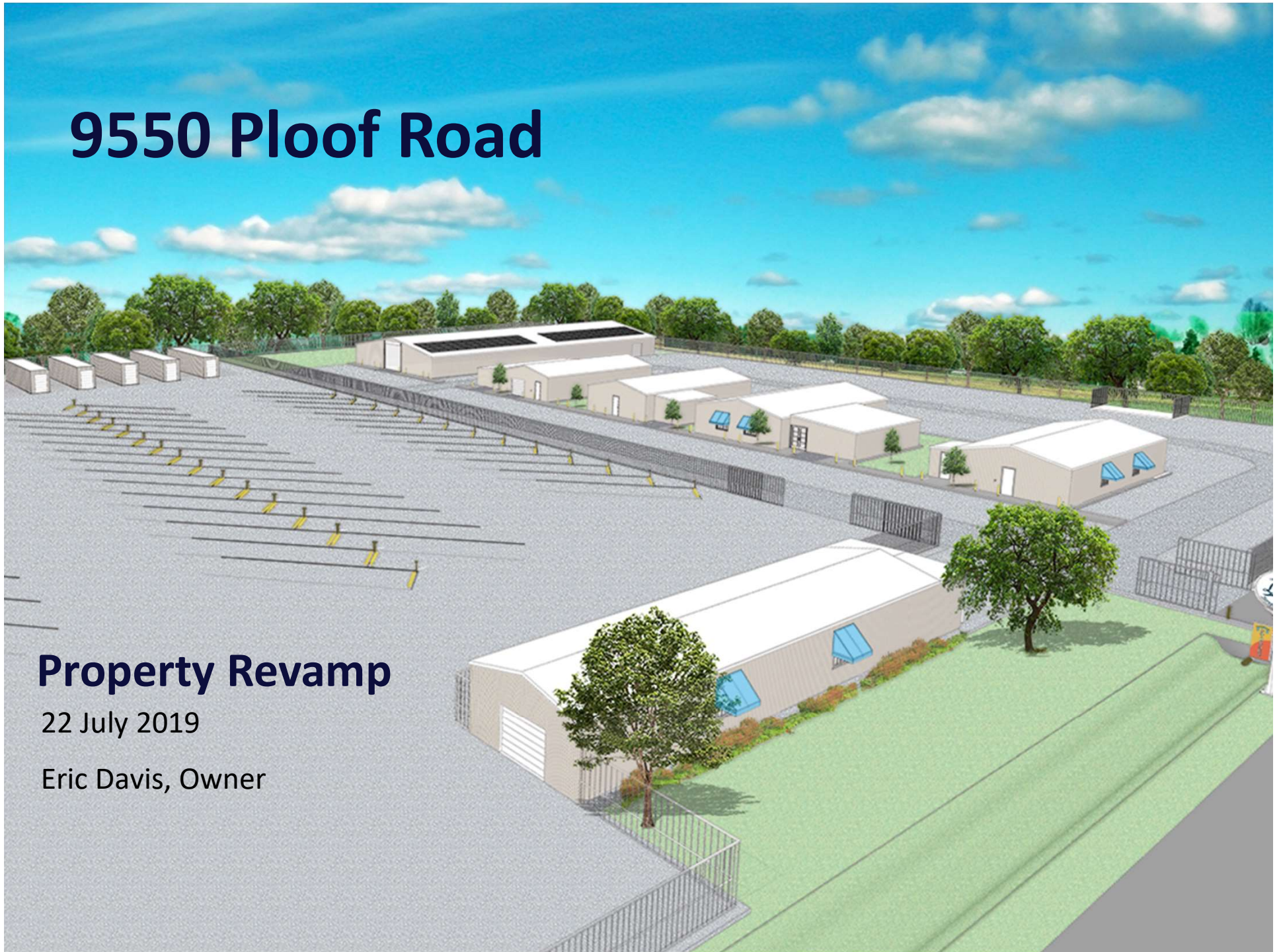


9550 Ploof Road

Property Revamp

22 July 2019

Eric Davis, Owner



Goal of Meeting

- ❖ Discuss with Country Plans for Property before going to formal permitting.
- ❖ Ask for rough guidance permitting, storm water, land use / zoning.

The output of this meeting will be for us to take the feedback, modify our plans and then to formally submit.

Photos of Existing Property



Figure 1 – Apartments View



Figure 2 – Storage firm in background



Figure 3 – Towards Hawthorne Apts.



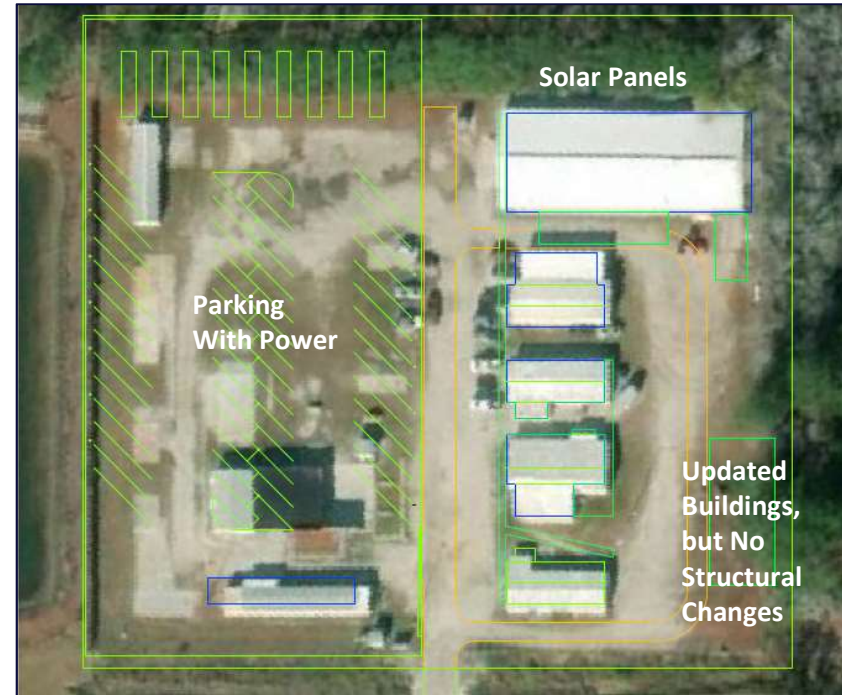
Towards Cement Plant

Aerial Views

Existing

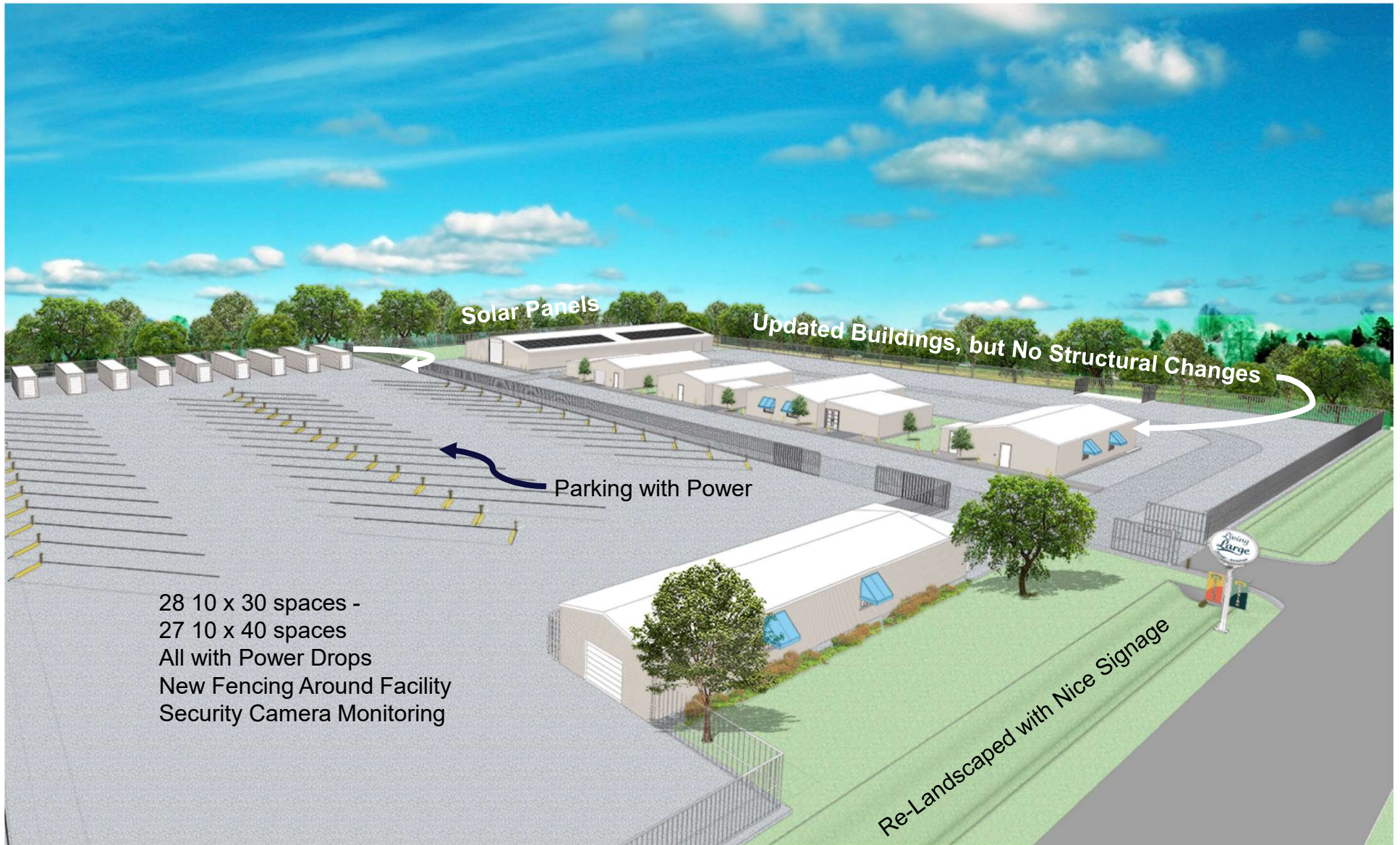


Proposed



- **Existing** shows the current property We have removed all shipping containers and most all stored vehicles to another location in anticipation of a revitalization project.
- **Proposed** shows the added parking spaces. The current 1-6 buildings are retained (right) and the left side of the property is converted into parking and outside storage.
- **The permeable space of the property remains the same.**
- What is not shown is that road side curb appeal is being used to drive business

Visuals– Left View



Visuals– Right View



- Heavy Gravel Yard
- Dumpster Pad with Enclosure
- Solar Panels on Large Building
- Revamped Interiors
- Roof Repairs
- New Fence
- Focus on Roadside Appeal
- New Garage Doors
- Repainted Buildings
- Solar Panels

What I Want to Change

- **Upgrade the roadside significantly to bring it up to top quality road front. These improvements will endure regardless of how property use changes.**
 1. Ditch Improvement and Potential Burial
 2. Entrance to Property Professionally Resigned (Aesthetic, not Locational)
 3. Architectural Fencing along front full roadway
 4. Add large Aesthetic Signage on Roadway replacing sign board
- **Interior Buildings**
 1. **Upgrade Buildings Aesthetic**
 2. **Add Solar to Building in Back (5K sq feet)**
 3. **Repaint All , Fencing Gutters, Clean Drains and Replace any breaks**
 4. **Update Community Bathroom We have and tie to city septic.**
 5. **Add Fenced Dumpster Pad**
 6. **Re-Gravel All of the Property, Patch Holes, Possible minor re-grade.**
 7. **Remove Existing Foundations of old (gone) buildings, add aesthetic concrete in a few areas (Dumpster Pad, Roadway Turn Apron etc..)**
- **Sides of Property (Non Street Visible)**
 1. **Remove Security Style Fencing, add in mesh fencing same as used by neighboring storage facility.**

Business I Want to Operate

- **Rental Flex Space in Pre-Existing Buildings (Right Side)**
 - Tenants would stay 'as is' for the most part. No change to existing business.
- **Outside Storage for Vehicles with Power Drops (left side)**
 - Formalizing and Professionalizing a business we have had on site in past with the differentiator of power drops and more vehicles. The ideal tenant has something too big for his garage, and the power drop is an incentive vs. other nearby facilities
- **Rental of Large Specialized Storage Containers (Onsite Usage, Offsite Usage)**
 - Special built storage containers (\$20K+ each)
 - We use this model as it uses our commercial B2B capabilities and is attractive. We offer on site and offsite options, typical customers are specialty events. It capitalizes on the technology work we currently do for other clients.

Key Questions Looking for Guidance On from County

1. Do you see any issues with changing property use to accommodate 2 acres of mixed use storage (parking) to go with the 2 acres of Flex Space.
2. Since permeable space is not increasing would retention ponds be needed to be added.
3. If I were to improve my existing bathrooms (community style) and tie into city sewage would that cause any issues. Existing bathrooms are functional but legacy and on septic. I want to significantly enhance these as very outdated.
4. Which permits are needed from the county to improve a Ditch that straddles my property and county property. Is it a state issue, a county issue or both?
5. If later on I place new buildings identical in size and height to old buildings does that avoid the requirement to put bathrooms in a building or other infrastructure work.
6. Any views on other improvements you would like to see made to the property.

Long Term Property Plan

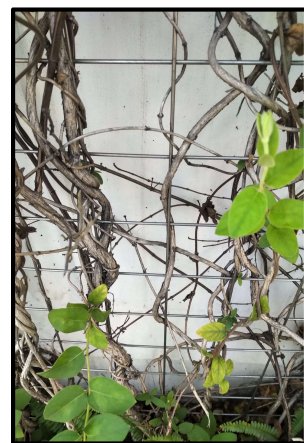
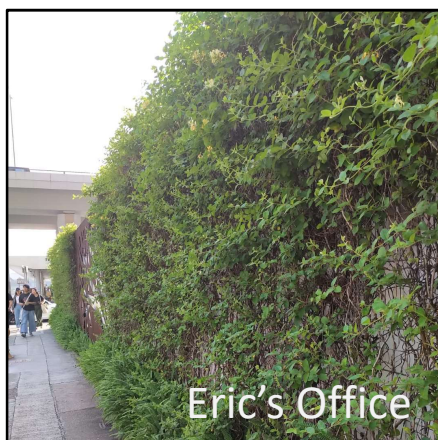
- During this current renovation build roadside aesthetic to long term “end state”. This way the road side appeal is good.
- Make affordable upgrades to inside of property assuming a second redevelopment within 15 years which by then may look different as the community area develops. Thus why we are not putting in 4M USD worth of buildings right now, as we see this may not be the long term right thing to have.

Appendix

Roadside- Aesthetic Updates



Fence Products - Aesthetically Good More Residential Style : Low Security Aesthetic
Will work with Architect to find right product. Looking to have 80% visual blocking on storage side of property and 40% on Flex Side.



Ideally us an architectural fence along front with a visual barrier fence set back 18-24" made from green barrier mesh, on a separate fence structure made for this type of vegetation. Fed by a sprinkler system.

Summary: Good looking road view.

Internal- Aesthetic Updates



Wooden parking back stops with electrical embedded. The spots are wide enough to accommodate a range of purpose.



? Would Consider Replacing This Building with Nicer Updated Version on Existing Foundation. It sits near to the road.

Want to know impacts on permitting.

Storage Container : Onsite / Offsite Leasing



- ❖ Bright Colorful using wrapped surfaces and artwork designs on door.
- ❖ FLAT (Not Corrugated) walls with Aesthetic
- ❖ Not suited for Global Transport due to paint job and interior



- ❖ **Portable Cooled Storage**
- ❖ **Portable Regular Storage**
- ❖ **AT&T Micro Detect Monitoring**
- ❖ **Focus is B2B**

Property Photos (2017-2019)

