

EXHIBIT

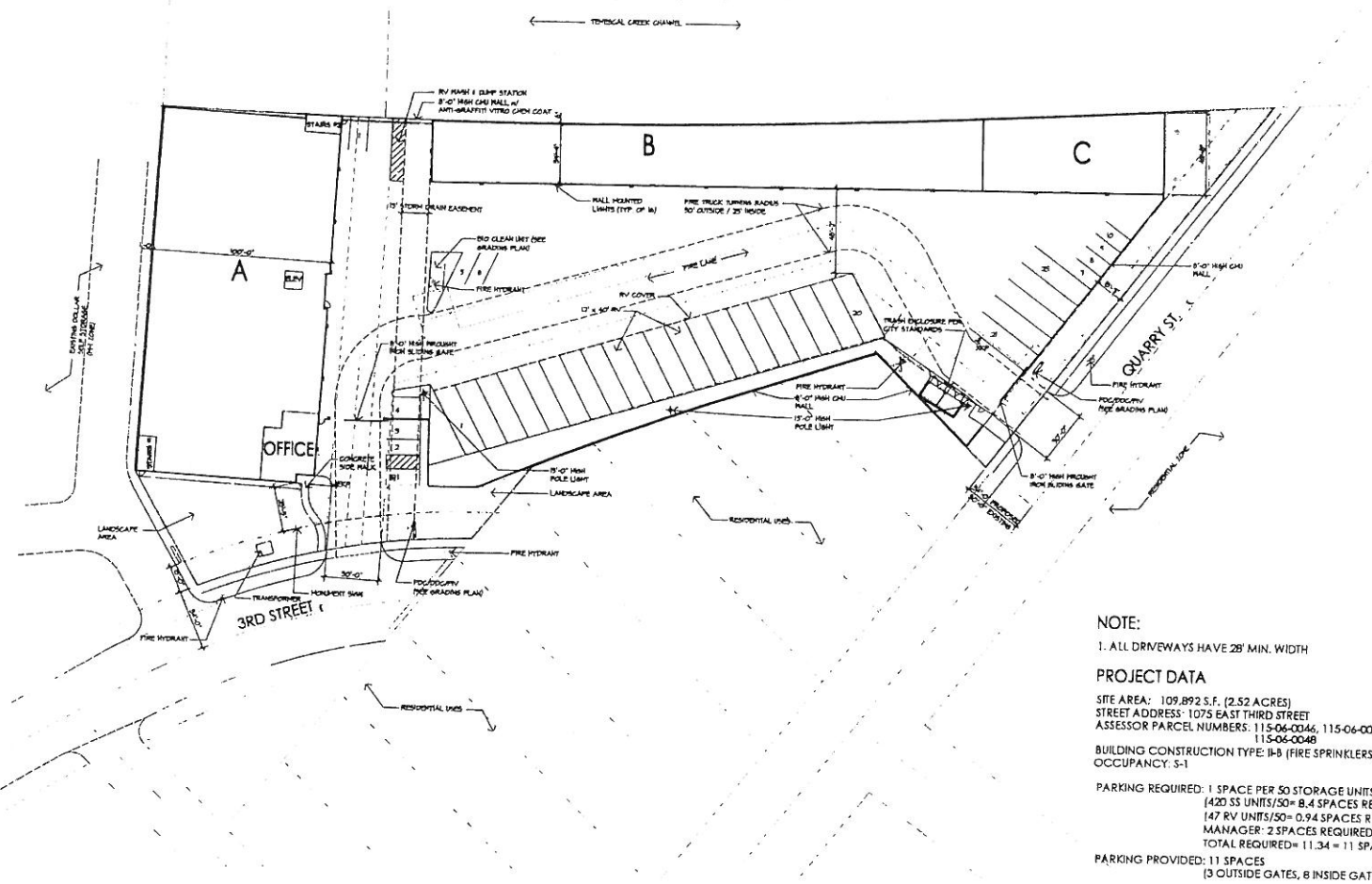
DOLLAR SELF STORAGE EXPANSION

CORONA, CA

CONCEPTUAL SITE PLAN

SEPTEMBER 30, 2016

SCALE: 1" = 30' 0"



NOTE:

1. ALL DRIVEWAYS HAVE 28' MIN. WIDTH

PROJECT DATA

SITE AREA: 109,892 S.F. (2.52 ACRES)
STREET ADDRESS: 1075 EAST THIRD STREET
ASSESSOR PARCEL NUMBERS: 115-06-0046, 115-06-0047, 115-06-0048
BUILDING CONSTRUCTION TYPE: B-B (FIRE SPRINKLERS)
OCCUPANCY: S-1

PARKING REQUIRED: 1 SPACE PER 50 STORAGE UNITS
(420 SS UNITS/50 = 8.4 SPACES REQUIRED)
(47 RV UNITS/50 = 0.94 SPACES REQUIRED)
MANAGER: 2 SPACES REQUIRED
TOTAL REQUIRED = 11.34 = 11 SPACES
PARKING PROVIDED: 11 SPACES
(3 OUTSIDE GATES, 8 INSIDE GATES)

LIGHTING NOTE:

ALL SITE LIGHTS SHALL HAVE HOOD SHIELDS TO PREVENT SPILLOVER ONTO ADJACENT PROPERTY

OWNER/DEVELOPER:

JACK THOMSON
STADIUM PROPERTIES, LLC
3151 AIRWAY AVENUE - SUITE H-3
COSTA MESA, CA 92626
PHONE: 714-444-4908
E-MAIL: jack@dollarstorage.com

ARCHITECT:

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
27405 PUERTA REAL - SUITE 235
MISSION VIEJO, CA 92691
PHONE: (949) 813-4191
E-MAIL: ariel@vallifarch.com

CIVIL ENGINEER:

VICTOR ELIA
KWC ENGINEERS
1680 COMPTON AVE. - SUITE 100
CORONA, CA 92881
PHONE: 951-734-2130
E-MAIL: victor.elia@kwcengineers.com

LANDSCAPE ARCHITECT:

SHANNON CARLSON
BMLA LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET
CORONA, CA 92879
E-MAIL: shannon@bmla.net

LOT COVERAGE:

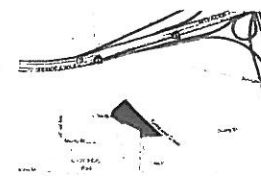
BUILDING COVERAGE	36,331 SQ. FT. (33.1% OF SITE)
PAVEMENT AREA	61,924 SQ. FT. (56.3% OF SITE)
LANDSCAPED AREA	11,637 SQ. FT. (10.6% OF SITE)
TOTAL	109,892 SQ. FT. (100%)

BUILDING AREAS:

BLDG A (2 STORY)	39,884 SQ. FT.
BLDG B	11,106 SQ. FT.
BLDG C	4,473 SQ. FT.
TOTAL STORAGE AREA	55,463 SQ. FT.
OFFICE	1,064 SQ. FT.
TOTAL PROJECT	56,527 SQ. FT.

RV PARKING

12' x 40' 25 SPACES

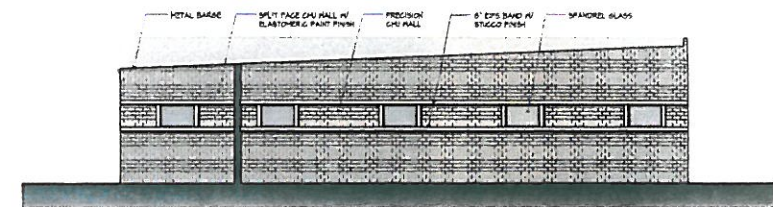


VICINITY MAP

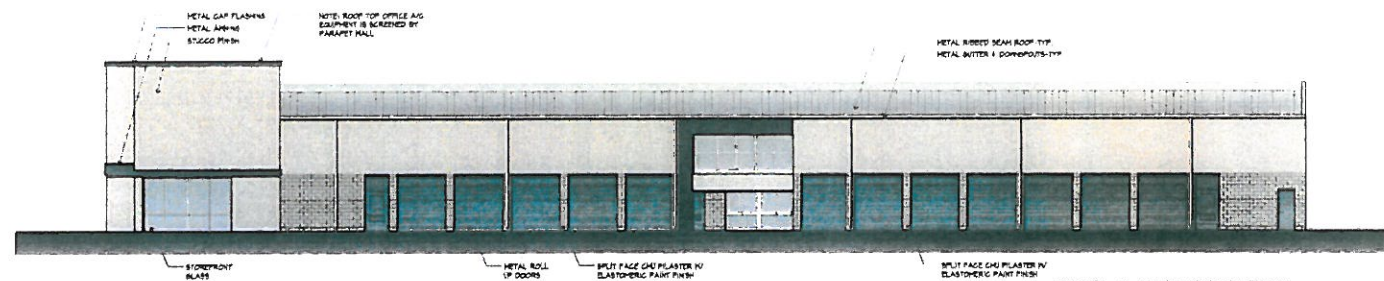
VALLI
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WWW.VALLIARCH.COM

MATERIALS AND COLORS

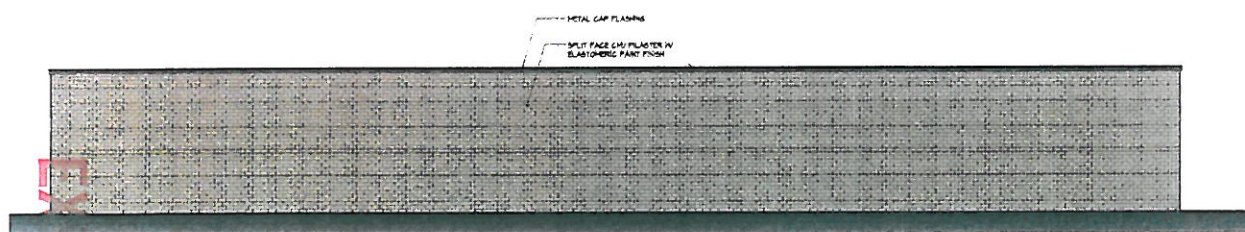
-  CMU WALLS
PAINT SW #6095 "TOASTY"
-  STUCCO
PAINT SW #6093 "FAMILIAR BEIGE"
-  ROLL-UP DOORS:
JANUS INTERNATIONAL: "DARK TEAL"
-  METAL ROOFS
"GALVALUME STEEL"
-  TRIM AND SWING DOORS
PAINT SW #6474 "RAGING SEA"
-  GLAZING
PPG "SOLAR GREEN"



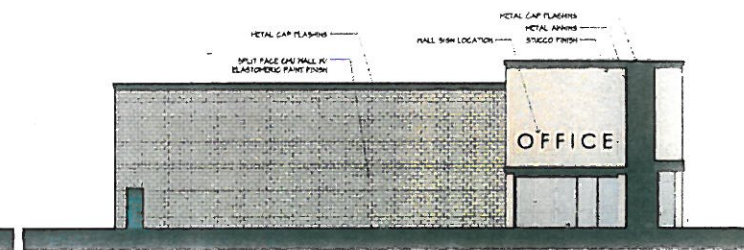
BLDG. A NORTH ELEVATION



BLDG. A EAST ELEVATION



BLDG. A WEST ELEVATION



BLDG. A SOUTH ELEVATION

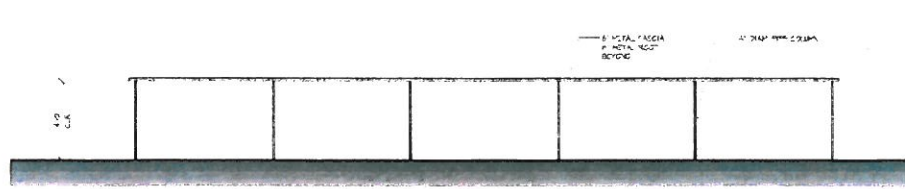
DOLLAR SELF STORAGE EXPANSION

A, CA

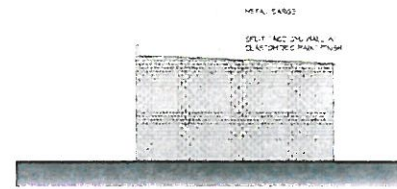
BUILDING A ELEVATIONS

JULY 22, 2014

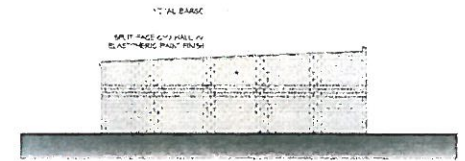
SCALE: 1" = 20'-0"



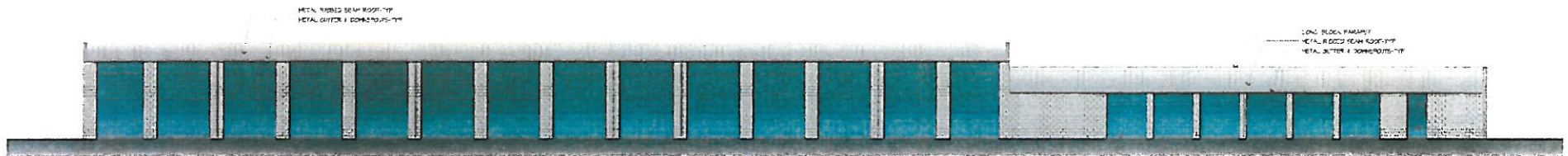
RV COVER ELEVATION



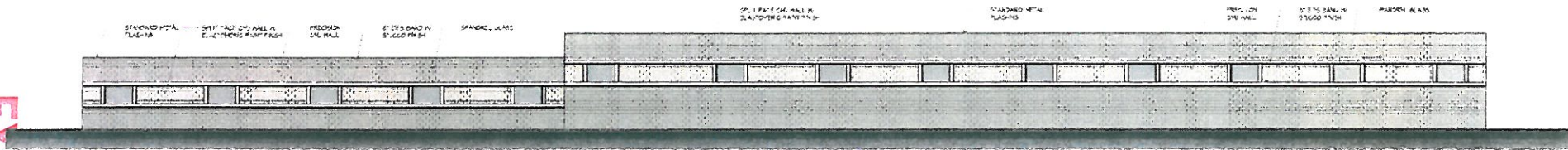
BLDG. B WEST ELEVATION



BLDG. C EAST ELEVATION



BLDG. B & C SOUTH ELEVATION



BLDG B & C NORTH ELEVATION

NOTE: NORTH SOUTH & RV COVER ELEVATION SHOWN SHORTERED

DOLLAR SELF STORAGE EXPANSION

BLDGS. B & C ELEVATIONS

30.1.27.2016

SCALE: 1" = 20'-0"

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EXHIBIT