



**1690 Shanahan Drive
South Elgin, Illinois 60177
847-742-9700**

Project Narrative

Project: AAA Storage, Inc.
Street Address: 1975 Ankeny Boulevard
Location: Ankeny, Iowa
Location Description: North Part of Lot 7, Northpointe Village Center Plat 1
Prepared By: Douglas Jelinek
Date: April 28, 2017



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1.0 Summary

1.1 AAA Storage, Inc. Overview

AAA Storage, Inc. is focused on creating attractive self-storage facilities with a mix of climate controlled and non-climate controlled units to serve residential and business communities.

AAA Storage, Inc. developed and currently manages a facility at 1690 Shanahan Drive in South Elgin, Illinois with 70,700 square feet of non-climate control drive-up units and 57,600 square feet of climate control drive-up, interior ground level access and elevator access units.



AAA Storage, Inc., South Elgin, Illinois

1.2 Location

AAA Storage, Inc. looks for sites with high visibility and market demand for self-storage where the construction of a new facility will support growing residential and business areas. AAA Storage, Inc. also looks for sites that have convenient access to surrounding residential and are part of vibrant commercial areas. Self-storage facilities provide the indispensable extra space essential for moderate density housing and growing commercial areas.

1.3 Project Description

AAA Storage, Inc. on North Ankeny Boulevard will be a facility with 126,800+/- sq. ft. of gross building area providing both climate controlled and non-climate controlled storage units in one three-story and six single-story buildings. No outdoor storage is proposed with this facility.



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2.0 Business Description

2.1 Services

AAA Storage, Inc. will provide interior access climate control, drive-up climate control and drive-up non-climate units with convenient access and a month by month lease structure. AAA Storage, Inc. will provide a secure and safe facility with controlled access and video monitoring. AAA Storage, Inc. will provide a clean and well-lit facility.

AAA Storage, Inc. will provide a storage option for people who need space for:

- Personal items where there is a lack available space in their primary residence.
- Temporary storage while moving to a new residence or during a home renovation.
- Storage of inherited and sentimental family items.
- Storage for college students and military service personnel.
- Storage of seasonal and recreational items.

AAA Storage, Inc. will provide a storage option for businesses who need space for:

- Secure records, documents and excess inventory.
- Office furniture and equipment.
- Temporary storage while moving to a new business location or during a business renovation.

AAA Storage, Inc. will:

- Prohibit the storage of hazardous, toxic, explosive, flammable, petroleum products, animals, firearms, ammunition or other illegal items as determined by local state and federal laws.
- Prohibit the tenant from producing, manufacturing or selling products within the facility.

2.2 Management

AAA Storage, Inc. will manage the new facility utilizing the existing management team and hiring a new on-site manager and part-time employees.



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2.3 Facility Operation

AAA Storage, Inc. will have a rental office open from 9:00am to 5:00pm on Monday, Saturday and Sunday; and from 9:00am to 7:00pm on Tuesday, Wednesday, Thursday and Friday. Tenants will have access to the climate-control and non-climate control storage units from 6:00am to 10:00pm seven days a week with the use of an access controlled gate. Under special circumstances tenants will be allowed extended hour access on a case by case basis.



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3.0 Site, Building and Landscaping

3.1 Site Layout

The site layout has perimeter buildings surrounding central driveways. The perimeter building will screen the majority of the storage unit doors from the adjacent properties.

The facility office and three story climate-control facility will have a "tower" feature with a hip roof designed to frame the end of the Ingress/Egress Boulevard from North Ankeny Boulevard.



Another "tower" feature will add interest to the northeast corner of the site at the intersection of NE Georgetown Boulevard and NE Grant Street.

As proposed there is no access drive planned from NE Grant Street.



The facility refuse will be stored within Building 'A'. No refuse disposal will be provided to the tenants of the facility. Refuse will be typical of the limited office use.



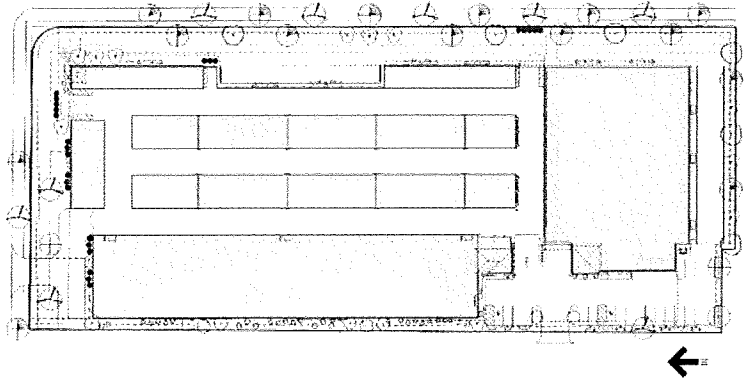
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3.2 Landscaping

Landscaping will be comprised of native species or species that are well adapted to the local climate and are drought tolerant once established. The landscaping will provide variations in color, flowering and texture for a changing seasonal appearance. Special focus has been placed at the entry into the site, the northwest site/building corner and the northeast site/building corner where additional

planting/landscape materials have been provided as an accent.

Trees will be provided is accordance with the zoning requirements with the trees



provided primarily around the perimeter of the site providing a screen for the adjacent properties. Shrubs will be provided in numbers that exceed zoning requirements to soften the base of the buildings. A decorative security fence will be provided at gate entrances and between buildings and the site perimeter.

Street Trees will be provided along the south side of NE Georgetown Boulevard and the west side of NE Grant Street for additional screening to adjacent properties.

Screening of the parking areas along NE Grant Street and NE Georgetown Boulevard will be provided by evergreen shrubs(Hicks Yews) to a minimum height of 36" above parking area this will provide a buffer from the headlights of vehicles parked in these areas.



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3.3 Building Elevations

Materials used for this facility will include stone and brick masonry; flush seam metal panels and standing seam metal roofs. Masonry with stone columns will be used at the office and three story "tower" elements; and additional masonry will be used to highlight the single-story building corners. Masonry will also be provided around the streetside elevations to a minimum height of three feet.



Landscaping has been shown in the elevations as a mature size. The landscaping is an integral part of the site/building perimeter and softens the transition of the building to the street and adjacent properties.