

Agenda Item #2

Case Number	BZNA-0097-2018	Acreage	12.69
Address	605 Sheridan Road	Zoning	PB - Planned Business
Owner	Wilson Family LP; David E. Wilson MD	Reviewer	Rina Neeley
Applicant	Sapp Family LLC	BZA Meeting	July 2, 2018

Requested Action:

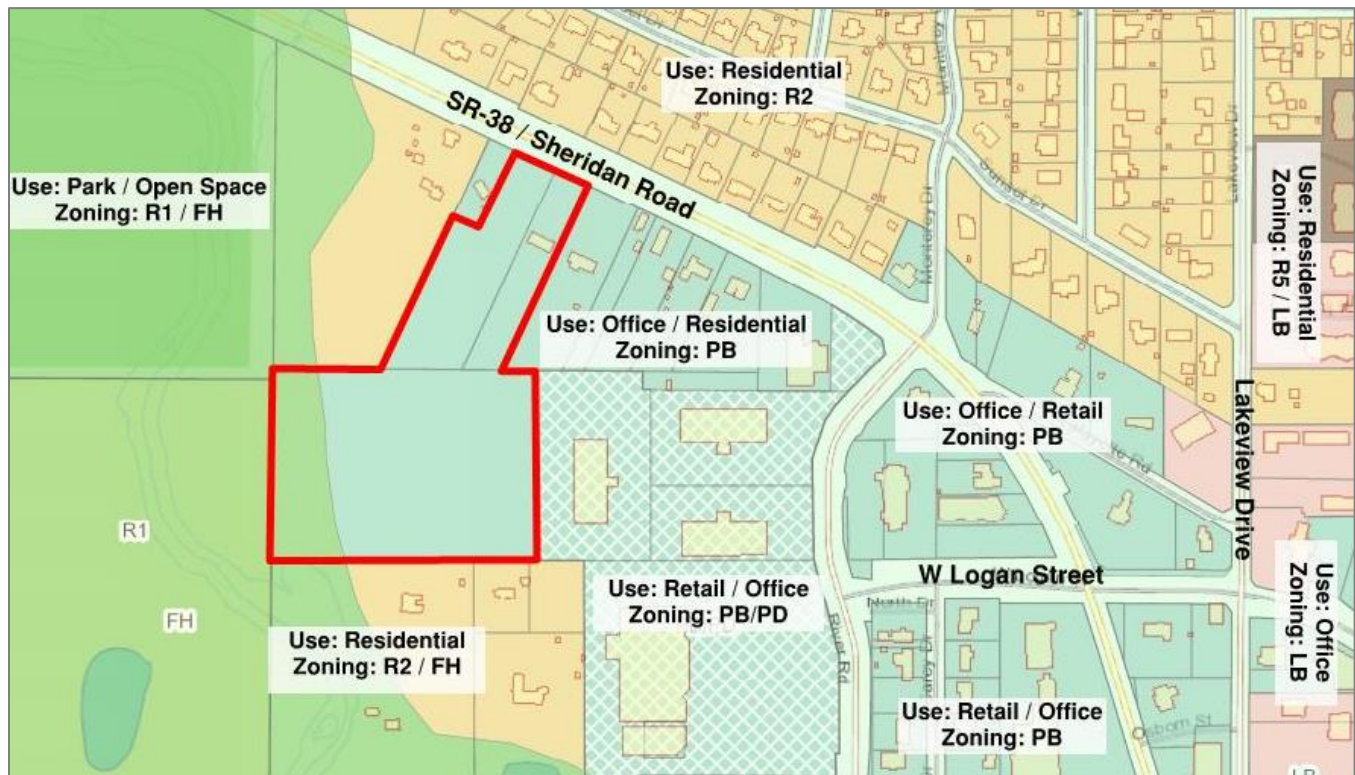
UDO § 8.C.4.D and Appendix C Conditional Use application to permit office suites and commercial self-storage in the PB (Planned Business) zoning district.

Recommendation:

Approve. See Findings of Facts for Approval on page 3 and Conditions of Approval on page 5.

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ANALYSIS

The subject property is located on the south side of State Road 38 (Sheridan Road) about 900 feet west of River Road. The petitioner's property contains a single family residence built in the 1950s with a storage shed. The subject property is surrounded by single family residential uses to the north and south, single family residential and nature reserve park uses to the west and a mix of office, retail and single family residential uses to the east (see Exhibits 2 and 3).

The 12.69 acre property is made up of three parcels. The northeast parcel along Sheridan Road is developed with a 1,700 square foot single family residence with attached garage and a 96 square foot storage shed. The residence, owned by Dr. David Wilson, was previously used for his medical practice. It is currently rented to tenants as a single family house. The remainder of the property is undeveloped. The parcel to the west of the developed parcel is an extension of the lawn area for the existing house. The large parcel at the rear or south end of the property does not have street frontage and is further constrained by about a one hundred sixty foot wide area of floodplain and wetlands along the west property line. The petitioner is currently in the process of purchasing the property to develop the site with a commercial self-storage facility with office suites.

The petitioner is requesting a Conditional Use Permit to allow a commercial self-storage and office suite development within the Planned Business (PB) zoning district per Unified Development Ordinance (UDO) §8.C.4.D and Appendix C (see Exhibits 4, 5, 6 and 7). A recent update to the UDO changed warehousing, self-storage to a Conditional Use, requiring the Board of Zoning Appeals (BZA) approval.

The proposed project is different than typical self-storage facilities because it is intended for the business and commercial use, with the inclusion of office suites for tenant rental, greater drive aisles between buildings, larger storage units and higher monthly rent. The building proposed at front of the project will consist of office suites, a conference room and restrooms. The offices and conference room will be available for lease for in addition to storage units. The proposed storage units range from two hundred (200) square feet to five thousand (5,000) square feet and rent starts at \$250 per month.

The storage units are proposed for use by commercial tenants to meet their short-term storage needs for seasonal items, business growth or an overstock of items that cannot be accommodated at their business location. According to the petitioner, the other commercial self-storage locations in the greater Indianapolis area are often used for the storage high-end items and most units are visited bimonthly. The commercial clientele that utilize self-storage come from a variety of industries including health care, retail, entertainment, moving, construction, restaurant and hospitality. St. Francis Hospital and Community Hospital and other health care industry customers store medical equipment. Retail companies such as Verizon and AT&T store cell phones, accessories and signs. Caplinger Fish and Circle City Star utilize their units to store restaurant equipment. Construction and landscape companies store items associated with their specialty including construction supplies, hoses, tools, and equipment.

The office suites may be rented to self-storage tenants or other businesses that need short-term office space or prefer to keep a business office outside of their home. Moving companies like College Hunks and Red Cheetah Moving kept onsite offices in addition to storage space. A temporary office for Ben Carson's election campaign was located at one commercial self-storage location in addition to a storage unit for campaign materials. ASAP Permits, a company that obtains permits for construction companies, also leases office space.

No onsite outdoor storage is proposed at this time. This includes the overnight parking and storage of vehicles, boats, trailers, recreational vehicles, machinery or equipment. All storage, including the parking and storage of the aforementioned items, will be enclosed within a building. The petitioner understands that if outdoor storage is a future potential use, they will need to request the proper permits and approval prior to commencing storage outside.

The project, as proposed, would not appeal to customers seeking typical residential storage. Per the Developer's Packet, the rent varies from \$250 to \$2,600 a month for storage units and the smallest unit is two hundred (200) square feet. The minimum rental term is six months to a year and monthly rent is collected by automatic payments and annual lease renewals, with steep penalties for delinquent payments. In addition, the lease requires a minimum one million dollar commercial general liability insurance policy on the storage unit for the duration of the lease.

The proposed commercial self-storage and office suites would fulfill a need in the Noblesville business community. It would provide warehousing options for larger companies, including the medical and health care offices and hospital in the immediate area, as well as office and storage space for smaller starter companies that have outgrown the spare room or garage in the business owner's home. Staff recommends approval based upon the findings of fact and subject to the conditions listed below.

CONDITIONAL USE FINDINGS

AGENDA ITEM #2:

The Noblesville Board of Zoning Appeals is authorized to approve or deny Conditional Use requests from the terms of the zoning ordinance. **The BZA may impose reasonable conditions as part of its approval. A Conditional Use request may be approved only upon a determination in writing that the following nine (9) standards are met (see Indiana Code §36-7-4-918.2):**

1. The proposed Conditional Use is, in fact, a conditional use established within the specific zoning district involved.

Pursuant to UDO §8.C.4.D and Appendix C, warehousing, self-storage is a conditional use in the PB (Planned Business) zoning district.

2. The proposed Conditional Use will be harmonious with and in accordance with the general objectives or with any specific objective of the City's Comprehensive Plan and the Unified Development Ordinance.

The proposed Conditional Use will be harmonious with an in accordance with the general objectives of the City's Comprehensive Plan and with the Unified Development Ordinance. The Comprehensive Plan shows this area as Mixed Density Single Family Residential. The existing PB zoning designation and Mixed Density Single Family Residential comprehensive plan designations are in conflict. No changes have been made to the zoning designation of the site. While the existing house is currently used for residential purposes, it was previously used as a commercial office for a medical practice. The conflicting designations may be a clerical error and will be resolved with the upcoming Comprehensive Plan Update in the next 2 years.

3. The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area.

The project, as proposed, consists of sixteen one-story buildings. The proposed materials of stone and glass as well as the architectural elevations are consistent with the general vicinity. Construction will be done in phases to meet the demands of the market. The operation of a commercial self-storage and office facility along State Route 38 and adjacent to the existing medical offices and retail uses is appropriate with the intended character of the area.

4. The proposed Conditional Use will not be hazardous or disturbing to existing neighboring uses. It is believed that the proposed use will be operated in a manner that will not be hazardous or disturbing to the surrounding area. The proposed self-storage and office development is for commercial use. While it is accessible to the tenants at all times, the bulk of operation should be conducted during business hours. Per the sample lease agreement provided, no hazardous materials will be stored onsite.

5. The proposed Conditional Use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

It is unlikely that the proposed project will experience any lack in essential public facilities and services. The utilities to the site and all other services provided by the City are already in place. The petitioner or land owner may be responsible for refuse disposal through a private carrier.

6. The proposed Conditional Use will not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community.

It is unlikely that the proposed project will create excessive additional requirements at public expense for public facilities and services. The subject property is already served by public services.

7. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The excessive production of smoke, fumes, glare or odors is not anticipated from the proposed use. No smoke, fumes, glare or odors should be generated from the proposed commercial self-storage and office use.

8. The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

The design of the vehicular access to the site is not anticipated to interfere with traffic on the surrounding streets. The driveway to the proposed project shall remain in the same approximate location as the current driveway.

9. The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

There do not appear to be any significant historic features located on the subject property.

RECOMMENDATIONS

AGENDA ITEM #2:

APPROVE the requested Conditional Use request based on the following findings of fact:

- Is in fact a conditional use established within the specific zoning district involved;
- Will be harmonious with and in accordance with the general objectives or with any specific objective of the City's Comprehensive Plan and the Unified Development Ordinance;
- Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area;
- Will not be hazardous or disturbing to existing neighboring uses;
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
- Will not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community;
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares; and
- Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

With the following specific conditions:

1. The site shall be developed for commercial office or commercial storage uses only. No other commercial, residential or industrial activity shall occur onsite without the prior authorization of the Planning Department or the Board of Zoning Appeals. This shall include, but is not limited to, temporary or permanent residential uses, onsite vehicle or marine craft sales, vehicle or marine craft repair and service, machinery or equipment repair and service, manufacturing uses, food production, commercial kennel or health and fitness facility uses.
2. Outside storage, vending machines and display of merchandise is prohibited. This includes overnight parking of vehicles, boats, trailers, recreational vehicles, machinery or equipment. Any vehicles, boats, trailers, recreational vehicles, machinery, equipment or materials kept on the property shall be stored within a building.
3. The fence/screen around the property shall be opaque. The fence/screen colors shall be earth tones or black. If a windscreen is used in conjunction with a fence, the windscreen shall be black, brown or beige with at least 95% opacity on the inside of the fence/screen. No chain link fences or barbed wire are allowed. No fences may be installed inside the flood hazard area.
4. The Applicant shall include building base landscaping on the perimeter of the north building (closest to Sheridan Road).

5. The site shall be developed so that it meets all parking requirements per Article 10 of the Unified Development Ordinance. The current parking required for self-storage facilities is one (1) space per fifty (50) storage spaces, plus one (1) space per three hundred (300) square feet of any office spaces. If the calculation of required parking spaces results in a fraction, said fraction shall be considered as being the next unit and shall be counted as one (1) space.
6. Any temporary signs require a Temporary Sign Permit prior to sign installation. Temporary signs shall meet the requirements of UDO §11.C.2 Temporary Signs.
7. The development of this site may require the combination of the three parcels into one lot through the Secondary Plat process.
8. Project shall comply with all applicable Development Standards in the Unified Development Ordinance unless specifically waived by variance request.
9. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will then record this document against the property and a file stamped copy of such recorded document shall be available in the Department of Planning and Development.
10. Any alterations to the approved building plan or site plan, other than those required by the Board of Zoning Appeals (BZA) or the Technical Advisory Committee (TAC), shall be submitted to the Planning and Development Department prior to the alterations being made, and if necessary, a BZA hearing shall be held to review such changes.

Exhibit 2 - Parcel Map



June 25, 2018

Buildings

- Building
- Building Foundation
- Parcels

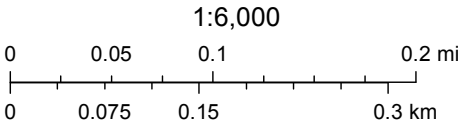


Exhibit 3 - Aerial Photo



June 25, 2018

Wetlands

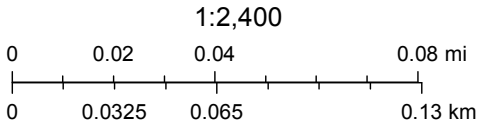


Exhibit 4 - Application

CITY OF NOBLESVILLE ♦ CONDITIONAL USE APPLICATION



CITY OF NOBLESVILLE BOARD OF ZONING APPEALS CONDITIONAL USE APPLICATION



Application Number: BZNA-97-2018

The undersigned requests a Conditional Use as specified below. Should this conditional use request be approved, such approval shall only authorize the particular use described in this application and as further limited by reasonable conditions imposed upon such approval by the Board of Zoning

Project Name or Occupant Name: Commercial Self Storage
Common Address: 605 Sheridan Road, Noblesville

Applicant Name: Soff Family LLC
Applicant Address: 8070 Castleton Road
Applicant City/State/Zip: Indianapolis, IN 46150 E-mail: Jsoff@esoff.com
Applicant Phone #1: 317-577-4995 Phone #2: 317-863-7033 Fax: 317-577-4996
Owner Name: Wilson Family, LP & David Wilson
Owner Address: 37 Pleasant Hill Court
Owner City/State/Zip: Cicero, IN 46034 E-mail: DAVMS479@aol.com
Owner Phone #1: _____ Phone #2: _____ Fax: _____

Property Location: ☒ Not located in a recorded subdivision, see legal description attached.

Subdivision Name: _____

Subdivision Section: _____ Lot Number: _____ Last Deed of Record Number: _____

Existing Land Use: Vacant land, one small rental home

Common Description of Request: Storage business only

Zoning District of Property: PB Code Section(s) Appealed: UDO § _____

Date: 5/29/18 Applicant's Signature: [Signature]



The Noblesville Board of Zoning Appeals (BZA) is authorized to approve or deny Conditional Use requests in accordance with the terms of the Noblesville Unified Development Ordinance, Article 4, Part C. The BZA may impose reasonable conditions as part of its approval (see Indiana Code § 36-7-4-918.2).

The Board of Zoning Appeals shall review the particular facts and circumstances of each proposed Conditional Use request in terms of the following nine (9) standards. The BZA shall determine whether there is adequate evidence showing the truth of the following statements:

1. The proposed Conditional Use is, in fact, a conditional use established within the specific zoning district involved. Explain why this statement is true in this case:

Attached

2. The proposed Conditional Use will be harmonious with and in accordance with the general objectives or with any specific objective of the City's Comprehensive Plan and the Unified Development Ordinance. Explain why this statement is true in this case:

Attached

3. The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area. Explain why this statement is true in this case:

Attached



4. The proposed Conditional Use will not be hazardous or disturbing to existing neighboring uses. Explain why this statement is true in this case:

Attached

5. The proposed Conditional Use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed Conditional Use shall be able to provide adequately any such services. Explain why this statement is true in this case:

Attached

6. The proposed Conditional Use will not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community. Explain why this statement is true in this case:

Attached



7. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. Explain why this statement is true in this case:

Attached

8. The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Explain why this statement is true in this case:

Attached

9. The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Explain why this statement is true in this case:

Attached

City of Noblesville – Conditional Use Application (Commercial Self Storage)

1. The zoning on 605 Sheridan is Planned Business District, which does allow warehousing and storage. Therefore, Commercial Self Storage would be in compliance with the current zoning standards. This would be the best and highest use for the 12.7-acre tract on Highway 38. We are a unique commercial-only storage facility which facilitates the storage of products and equipment for business of all sizes in a clean, new warehouse. In addition, we are requesting outdoor storage for vans, trailers, and mid-size trucks. Our facility assists in removing sub-contractor equipment and vehicles out of neighbors (a major issue for HOAs) and into a secure, fenced, gated and garaged area. Much of our site is not visible from Hwy 38 or any street and abuts trees on 3 sides and a large ravine on the west.
2. Our usage is harmonious with and meets the general City of Noblesville Comprehensive Plan standards. In the City of Noblesville comprehensive plan, updated in 2016, a Vision Core Statement reads: "A business-friendly economy that allows the City to maintain low taxes while providing superior services." We appreciate the vision of the City of Noblesville and look forward to helping meet the city's planned growth objectives.

Commercial Self Storage is in line with the city goal: "Economic Development – Attract, retain and expand an array of businesses and industries that create jobs and wealth for residents and support the economic vitality of the City." No other business provides our services and storage capacity; we store business-only products and equipment.

Therefore, Commercial Self Storage meets both Core Objective and City Goal #3. We have seen the growth of business in the communities where we have built facilities in Castleton, Greenwood, and Columbus, OH and expect nothing less at the proposed Noblesville location.

Finally, Commercial Self Storage helps further the Land Use Goal D of Fiscal Impact. The current tax base of the three parcels is \$7,350. When completed, our project will add to the tax base with approximately \$42,599 in property taxes a 83% increase in taxes year after year.

3. Our buildings are not the average storage facility buildings. The stone and glass front of our main building is professional looking and fits well with the vision of the city. Our facility is completely fenced, gated and has extensive landscaping. The facility will blend well into the business district on Hwy 38.

Currently, a construction business is housed to the west and a chiropractor to the east along with many other businesses in the area. A large 200' cellular tower and office park are to the southeast and to the west is a flood plain ravine.

Frontage along Hwy 38 or Sheridan Street will be limited to one stone and glass front building. Behind our fence and gate will be additional buildings secured and blocked by a fence and landscaping. We will follow the City guidelines for landscaping and appropriate appearance. On this pie shaped lot, very little visibility of the buildings will be seen from the street.

4. Our business model does not allow any hazardous materials to be stored. Furthermore, the facility is asphalt, so no dust is created and there is very limited noise due to the low volume of traffic. Our facility is for businesses to store products and equipment only. Most of the units are visited bi-monthly to pick up and distribute products and contain medical equipment, IT, or other high-end valuable items needing a secure, low-traffic area to store items for delivery.

The traffic is less than 40 vehicles per day and very quiet which is appropriate in this business development area of western Noblesville. Most of our warehouses will be next to an office parking lot on the east side and Mill Creek and the flood plain on the west.

5. All utilities run along Hwy 38 and no special needs or large quantities are required. We use very little water and sewer and have low demand for electric and gas. All these utilities are along Sheridan Street. We will have little to no impact on any utility or neighbor.
6. As a business with less than five employees, we will have little impact on community facilities. All current public services are more than adequate for our needs. The current street and public services needed are adequate. We will add at our cost an additional fire hydrant to the back of our parcel. In addition, we will contribute 6 times more in property tax than is currently collected. We do not need schools, have never had a break in or fire in our 10 years of operation and will therefore not impact the city's economic welfare negatively. However, we will increase tax revenue to the city and county.
7. Commercial Self Storage does not produce loud noise, smoke, fire, fumes, glare, odor or produce excessive traffic. We will not be detrimental in any way to the general welfare of the community. Rather we will increase commercial property values, add over \$8 million in investment in the facility and betterment to the community and neighborhood when completed by offering a one of a kind in Hamilton County short term storage for business equipment and products.
8. We will continue to use the single entrance that has been in use for over 60 years. In addition, our low vehicular traffic will not hinder or have any additional traffic interference on Sheridan Road. Our customers will enter and exit throughout the day not just at 8:00 am and 5:00 pm. Delivery and pickups are also scattered throughout the entire day. Staff employment will not affect traffic. We will only employ one full time person from 8:30 am to 4:30 pm. In summary, low use for a high return in increased taxes and a unique new business service to Noblesville.
9. The conditional use will not result in any damage to historical features or buildings in the area. We will remove some scrub bushes and trees on the back lot which cannot be seen now or in the future from any neighborhood.

05-21-18

BZA Case Number: 0097-2018

Re: Conditional Use Consent

I, David E Wilson, MD and Wilson Family LP, it's personal representative, Owner of Record, do hereby consent to Commercial Self Storage, by Jim R Sapp to apply for Conditional Use permit on our 3 parcels located at:

605 Sheridan Road, parcel number 11-06-36-01-06-003.000, consisting of 1.48 acres

0 Sheridan Road, parcel number 11-06-36-01-08-002.000, consisting of 2.78 acres and

0 River road, 11-06-36-00-00-020.000 consisting of 8.61 acres all in Noblesville, IN, Hamilton County

Furthermore, I support the conditional use request as being the highest and best use of the parcels for the City of Noblesville and the general community bringing a unique business to our community and increasing tax base and employment.



David E Wilson

Notarized,



Common Address: 605 Sheridan Road Noblesville, IN



Land Descriptions

Tract One: (Instrument #9859362 - Warranty Deed - Wilson Family Limited Partnership)

A part of the Northwest Quarter of Section 36, Township 19 North, Range 4 East, described as follows, to-wit: Begin at an iron stake 834.4 feet West of the Southeast corner of the West Half of the Northwest Quarter of Section 36, Township 19 North, Range 4 East; run thence North 25 degrees 31 minutes East 674.5 feet to the intersection with the center line of State Road #38; thence following this center line Northwesterly 200.0 feet to a point; thence South 25 degrees 30 minutes West 769.9 feet to the intersection with the South line of said Northwest Quarter; thence East 221.58 feet to the place of beginning.

EXCEPT:

A part of the Northwest Quarter of Section 36, Township 19 North, Range 4 East, described as follows : Begin at the Southeast corner of the West Half of the Northwest Quarter of Section 36, Township 19 North, Range 4 East; thence West on and along the South line of said Half Quarter Section 834.4 feet, Deed (835.6 feet measured) to an existing iron pipe; thence North 25 degrees 31 minutes East through an existing iron pipe 674.5 feet to the intersection with the center line of State Road #38; thence following this centerline Northwesterly 200 feet to the beginning of this description; thence South 25 degrees 30 minutes West 275.0 feet; thence Southeasterly parallel with the centerline of State Road #38, 80 feet; thence Northeasterly parallel to aforesaid Westerly side 275.0 feet to the center line of State Road #38; thence Northwesterly on and along aforesaid center line 80 feet to the place of beginning.

ALSO EXCEPT: (Instrument #200600001624 - Warranty Deed - State of Indiana)

A part of the Northwest Quarter of Section 36, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows:

Commencing 834.4 feet West of the Southeast corner of the West Half of the said quarter section; thence North 25 degrees 31 minutes East 674.5 feet to the intersection with the center line of State Road 38 (bearings and distances quoted from Instrument # 9809859362); thence South 24 degrees 00 minutes 46 seconds West 35.01 feet along the Southeastern line of the grantor's land to the Southwestern boundary of said State Road 38 and the point of beginning of this description; thence South 24 degrees on minutes 46 seconds West 14.20 feet along said Southeastern line to point "471" designated on said plat; thence North 64 degrees 56 minutes 06 seconds West 120.00 feet to the Northwestern line of the grantor's land; thence North 24 degrees 00 minutes 46 seconds East 14.43 feet along said Northwestern line to the boundary of said State Road 38; thence South 64 degrees 49 minutes 20 seconds East 120.00 feet along the boundary of said State Road 38 to the point of beginning and containing 0.039 acres, more or less.

Tract Two: (Instrument #9859393 - Warranty Deed - David E. Wilson, M.D.)

Begin at a point 725.4 feet West of the Southeast corner of the West Half of the Northwest Quarter of Section 36, Township 19 North, Range 4 East; run thence North 25 degrees 30 minutes East 626.1 feet to the center of State Highway No. 38; thence Northwesterly on and along the center line of said State Highway 100.00 feet; thence South 25 degrees 30 minutes West 674.5 feet to the South lien of said Northwest Quarter; thence East 109.4 feet to the Place of Beginning.

EXCEPT: (Instrument #200600001614 - Warranty Deed - State of Indiana)

A part of the Northwest Quarter of Section 36, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows:

Commencing 725.4 feet West of the Southeast corner of the West Half of the said quarter section; thence North 25 degrees 30 minutes East 626.1 feet to the center of State Highway 38 (bearings and distances quoted from Instrument # 9809859363); thence South 24 degrees 00 minutes 46 seconds West 35.01 feet along the Southeastern line of the grantor's land to the Southwestern boundary of said State Highway 38 and the point of beginning of this description; thence South 24 degrees 00 minutes 46 seconds West 9.00 feet along said Southeastern line; thence North 64 degrees 56 minutes 06 seconds West 100.00 feet to point "472" on the Northwestern line of the grantor's land; thence North 24 degrees 00 minutes 46 seconds East 9.20 feet along said Northwestern line to the boundary of said State Highway 38; thence South 64 degrees 49 minutes 20 seconds East 100.00 feet along the boundary of said State Road 38 to the point of beginning and containing 0.021 acres, more or less.

Tract Three: (Instrument #9565774 - Quitclaim Deed - Wilson Family Limited Partnership)

Part of the Northwest and Southwest Quarters of Section 36, Township 19 North, Range 4 East in Hamilton county, Indiana, described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said section 36; thence South 0 degrees 18 minutes 12 seconds East (assumed bearing) along the West line thereof 517.95 measured (31.33 rods deed); thence North 88 degrees 43 minutes 55 seconds East 1667.59 feet; thence North 0 degrees 26 minutes 51 seconds East 666.32 feet to a point in the center line of state Road 38, being on a curve, the radius point of which bears South 34 degrees 42 minutes 34 seconds West 1450.22 feet from said point; thence Northwesterly along said center line and curve 200.00 feet to a point which bears North 26 degrees 48 minutes 28 seconds East 1450.22 feet from said radius point; thence leaving said center line, South 0 degrees 04 minutes 03 seconds East parallel with the West line of the east half of the Northwest Quarter of said section 36, 310.02 feet; thence South 88 degrees 57 minutes 16 seconds West parallel with the North line of the Southwest Quarter of said section 36, 491.44 feet; thence North 0 degrees 04 minutes 03 seconds West 50.00 feet to the North line of said Southwest Quarter section; thence South 88 degrees 57 minutes 16 seconds West along said North line 1012.51 feet to the point of beginning and containing 20.00 acres, more or less.

EXCEPTING THEREFROM: (Out Lot 2)

Part of the West Half of section 36, Township 19 North, Range 4 East in Noblesville Township, Hamilton county, Indiana, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 4 East; thence South 00 degrees 52 minutes 41 seconds West (assumed bearing) on the West line of said Southwest Quarter 31.33 rods (516.945 feet); thence South 89 degrees 38 minutes 58 seconds East 1665.41 feet to the place of beginning of the within described real estate; thence South 89 degrees 38 minutes 58 seconds East 143.53 feet to a point on a line which bears South 01 degrees 47 minutes 00 seconds West from a point on the North line of said Southwest Quarter which is 1817.00 feet South 89 degrees 30 minutes 00 seconds East of the Northwest corner of said Southwest Quarter; thence North 01 degree 47 minutes 00 seconds East on said line 327.84 feet; thence South 90 degrees 00 minutes 00 seconds West 143.37 feet; thence South 01 degree 49 minutes 00 seconds West 326.97 feet to the place of beginning, containing 1.078 acres, more or less.

FURTHER EXCEPTING THEREFROM: (Out Lot 3)

Part of the West Half of Section 36, Township 19 North, Range 4 East in Noblesville Township, Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 4 East; thence South 00 degrees 52 minutes 41 seconds West (assumed bearing) on the West line of said Southwest Quarter 31.33 rods (516.945 feet); thence South 89 degrees 38 minutes 58 seconds East 1568.54 feet to the place of beginning of the within described real estate; thence South 89 degrees 38 minutes 58 seconds East 96.87 feet; thence North 01 degree 49 minutes 00 seconds East 326.97 feet; thence South 90 degrees 00 minutes 00 seconds West 156.70 feet to a point on a curve, the radius point of which lies 250.00 feet South 67 degrees 23 minutes 57 seconds East from said point; thence Southwesterly, curving to the left on said curve, an arc distance of 98.61 feet to the point of tangency of said curve; thence South 00 degrees 00 minutes 00 seconds tangent with said curve 58.37 feet; thence North 90 degrees 00 minutes 00 seconds East 68.67 feet to a line which bears North 00 degrees 00 minutes 00 seconds from the place of beginning; thence South 00 degrees 00 minutes 00 seconds on said line 171.77 feet to the place of beginning, containing 0.995 acre, more or less.

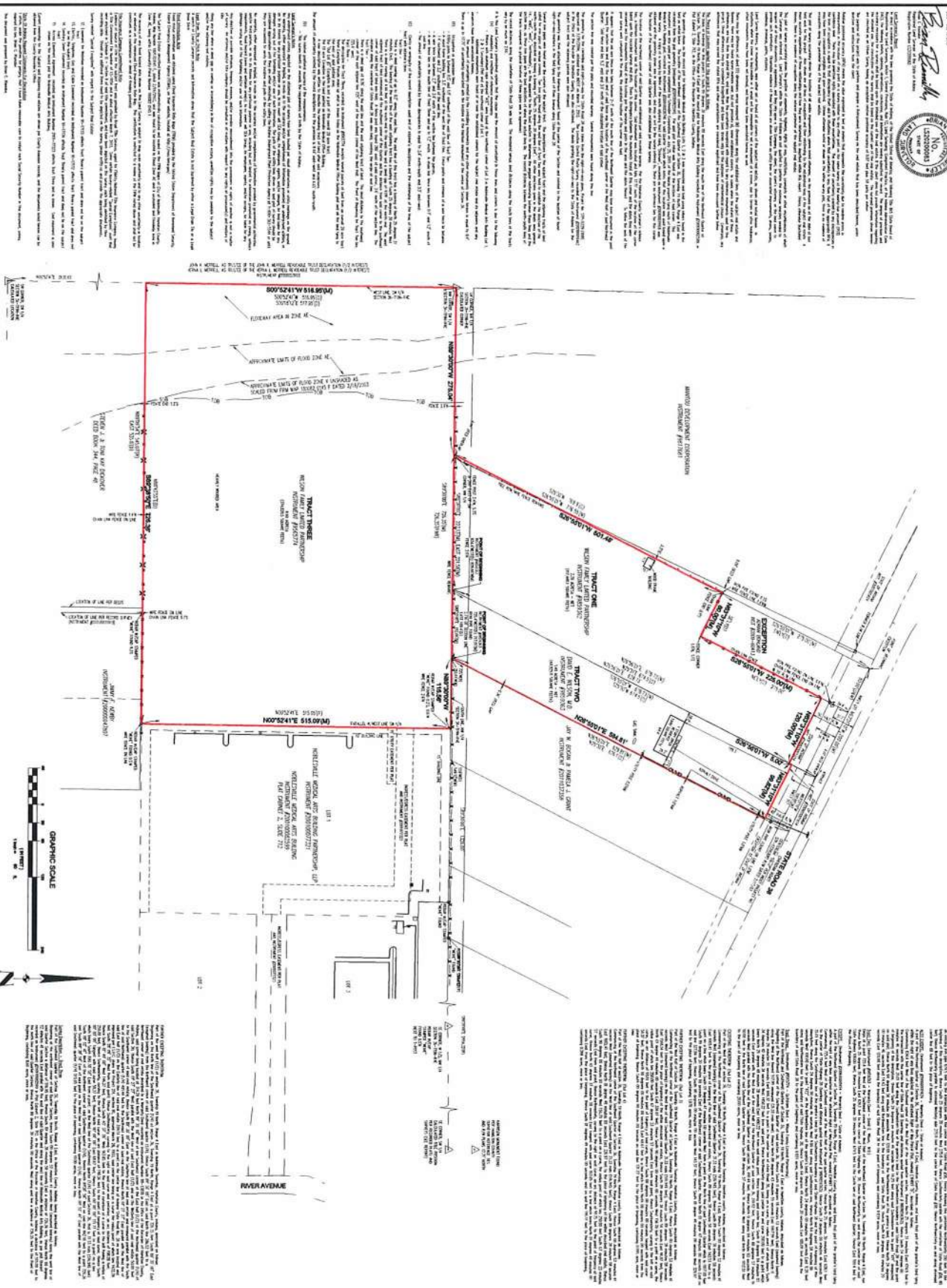
FURTHER EXCEPTING THEREFROM: (Out Lot 4)

Part of the West Half of section 36, Township 19 North, Range 4 East in Noblesville Township, Hamilton county, Indiana, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 4 East; thence South 00 degrees 52 minutes 41 seconds West (assumed bearing) on the West line of said Southwest Quarter 31.33 rods (516.945 feet); thence South 89 degrees 38 minutes 58 seconds East 1665.41 feet; thence North 01 degree 49 minutes 00 seconds East 326.97 feet to the place of beginning of the within described real estate; thence South 90 degrees 00 minutes 00 seconds West 156.70 feet to a point on a curve, the radius point of which lies 250.00 feet South 67 degrees 23 minutes 57 seconds East from said point; thence Northeasterly, curving to the right on said curve, an arc distance of 91.75 feet to the point of tangency of said curve; thence North 43 degrees 37 minutes 38 seconds East tangent with said curve 163.85 feet to a line which bears North 01 degrees 49 minutes 00 seconds East from the place of beginning; thence South 01 degrees 49 minutes 00 seconds west on said line 195.11 feet to the place of beginning, containing 0.388 acres, more or less.



ALTA / ACSM LAND TITLE SURVEY
605 SHERIDAN ROAD
12.70 ACRES (NET)



Group
Land Surveys
12345 Main Street
Indianapolis, IN 46204
Phone: (317) 555-1234
Fax: (317) 555-5678
Email: info@group.com

PROJECT LOCATED IN:
WILSON FAMILY FARM
NOBLESVILLE, INDIANA

PROJECT LOCATED IN:
SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST
INDIANAPOLIS, INDIANA

ALTA/ACSM
LAND TITLE SURVEY

PREPARED FOR:
COLUMBIAN UNIVERSITY
12345 Main Street
Indianapolis, IN 46204

DATE THIS DEED:
12/15/2018

DRAWING LEGEND

1	100' WIDE EASEMENT
2	50' WIDE EASEMENT
3	10' WIDE EASEMENT
4	100' WIDE EASEMENT
5	50' WIDE EASEMENT
6	10' WIDE EASEMENT
7	100' WIDE EASEMENT
8	50' WIDE EASEMENT
9	10' WIDE EASEMENT
10	100' WIDE EASEMENT
11	50' WIDE EASEMENT
12	10' WIDE EASEMENT
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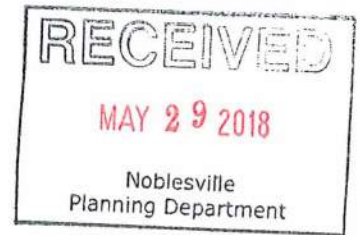
SYMBOL LEGEND

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100	100' WIDE EASEMENT

PROJECT INFORMATION

Project Number: C13-7921
Sheet Number: 1 of 1

VICINITY MAP - NOT TO SCALE



May 29, 2018

Narrative Statement: Commercial Self Storage

We wish to bring a new and unique business service to Noblesville fulfilling your City Comprehensive Plan and Unified Development Ordinance by offering short term, mid-size warehousing to businesses. We have no consumer or residential traffic due to the larger size of our units and pricing. We focus on commercial storage with many of our customers in the medical, IT, food and construction industries.

Another secondary benefit to the City that helps promote safer, more attractive neighborhoods is that Commercial Self Storage takes business vans and trailers out of neighborhoods and stores them in our secure, gated community. The facility is an \$8 million investment and will increase property taxes 6 fold to more than \$45,000 per year with little or no usage of public community services. The property has been dormant for years and this is the highest and best use of the property which abuts an office facility, large cell tower, other businesses and Mill Creek flood plain.

Exhibit 5 - Site Plan



LOCATION MAP (NOT TO SCALE)



AERIAL PHOTOGRAPH (NOT TO SCALE)

PROJECT OVERVIEW

PAGE 01

ZONING INFORMATION
ZONING DISTRICT: Planned Business District (PB) and partial Flood Hazard (FH)
PERMITTED USE: Warehousing, Mini-Storage (Conditional Use)

DEVELOPMENT STANDARDS

MIN. LOT AREA: 20,000 sq ft
MIN. LOT FRONTAGE: N/A
MIN. LOT WIDTH: 12 width:depth ratio
MIN. FRONT YARD: 60'
MIN. SIDE YARD: 10' unless abutting residential, then 15'
MIN. REAR YARD: 10' unless abutting residential, then 20'
MAX. FLOOR AREA RATIO: 60%
MAX. LOT COVERAGE: 75%
MAX. BUILDING HEIGHT: 3 stories or 35'
LANDSCAPING: Required
LIGHTING PLAN: Not required

PARKING REQUIREMENTS

MIN. PARKING SETBACK: 20' from property line abutting any street
PARKING SPACE DIMENSIONS: 9 ft. by 20 ft.
AISLE WIDTH: 12' one-way, 24' two-way
MIN. DRIVEWAY WIDTH: 20'

DRIVEWAY SEPARATION: 25' from adjoining residential, 10' from adjoining non-residential, 45' from street intersection. Limited to 1 driveway per frontage.

LOADING SPACE REQUIREMENT: N/A
REQUIRED PARKING SPACES: 1 per 800 sq ft gross floor area

PERFORMANCE STANDARDS: Lighting, glare, heat, noise, odors, smoke, particulate matter, vibration, noxious/toxic materials, fire, explosive hazards, solid waste, water hazards, and electrical disturbance are regulated per Article 13 Environmental Performance Standards

SITE FIGURES

DIMENSIONS	NO.	SQ. FT.	SUB-TOTALS	ACRES	PERCENT
1-SERIES	80' x 140'	1	11,200	0.26	2.0%
2-SERIES	60' x 162'	0	9,720	-	0.0%
6-SERIES	26' x 162'	4	16,848	0.39	3.0%
7-SERIES	70' x 104'	7	50,960	1.17	9.2%
8-SERIES	60' x 162'	5	48,600	1.12	8.8%
OPEN SPACE			192,188	4.41	34.7%
PAVEMENT			233,316	5.36	42.2%
TOTALS	17		553,112	12.70	100.0%

PROPERTY INFORMATION

PARCEL 1
PROPERTY OWNER: WILSON FAMILY LP
PROPERTY ADDRESS: 0 SHERIDAN RD
JURISDICTION: NOBLESVILLE, IN
PARCEL NUMBER: 11-06-36-01-06-002.000
STATE PARCEL NUMBER: 29-06-36-106-002.000-013
ACREAGE: 2.76 ACRES (120,225 SQ FT)
SCHOOL DISTRICT: NOBLESVILLE SCHOOLS
FLOODPLAIN PANEL NO.: 18057C0141G

PARCEL 2
PROPERTY OWNER: WILSON, DAVID E MD
PROPERTY ADDRESS: 605 SHERIDAN RD
JURISDICTION: NOBLESVILLE, IN
PARCEL NUMBER: 11-06-36-01-06-003.000
STATE PARCEL NUMBER: 29-06-36-106-003.000-013
ACREAGE: 1.48 ACRE (64,468.80 SQ FT)
SCHOOL DISTRICT: NOBLESVILLE SCHOOLS
FLOODPLAIN PANEL NO.: 18057C0141G

PARCEL 3
PROPERTY OWNER: WILSON FAMILY LMT PTN
PROPERTY ADDRESS: 0 RIVER RD
JURISDICTION: NOBLESVILLE, IN
PARCEL NUMBER: 11-06-36-00-00-020.000
STATE PARCEL NUMBER: 29-06-36-000-020.000-013
ACREAGE: 8.61 ACRE (375,051.60 SQ FT)
SCHOOL DISTRICT: NOBLESVILLE SCHOOLS
FLOODPLAIN PANEL NO.: 18057C0141G

UTILITY CONTACTS

ELECTRIC: DUKE ENERGY (www.duke-energy.com)
WATER: CITIZENS ENERGY GROUP / INDIANA-AMERICAN
WATER COMPANY (www.citizensenergygroup.com)
SEWER: NOBLESVILLE UTILITIES (http://www.cityofnoblesville.org)
GAS: VECTREN GAS (www.vectren.com)
TELEPHONE: AT&T (www.att.com)

NOTES

ACCESS: Properties have frontage along SR 38.
EASEMENTS: TBD. The southwestern edge of Parcel 3 lies within the Flood Hazard (FH) District.
PROCESS FOR DEVELOPMENT APPROVALS: Improvement
Location Permit \$100 + \$35 / acre, non-inclusive of any variance(s), conditional-use permits, special exceptions, etc. and pending feedback from jurisdiction. Also requires Certificate of Compliance from Architect/Engineer and additional approvals from Indiana Department of Environmental Management and Hamilton County.

CONTACT: Noblesville Planning & Development at (317) 776-6325



CLIENT
COMMERCIAL SELF STORAGE

PROJECT
Noblesville 2

PROJECT NO.
18-057

CONTRIBUTORS
BH, JC

PRINTED
May 15, 2018





SITE PLAN

PRINTED
May 15, 2018

CONTRIBUTORS
BH, JC

PROJECT
Noblesville 2

PROJECT NO.
18-057

COMMERCIAL SELF STORAGE
8070 Castleton Road
Indianapolis, IN 46250
Tel: 317.511.4995 EXT. 106

PLAN 4 LAND, LLC
P.O. Box 215
Ostrander, OH 43061
Tel: 633.752.6452

Plan 4 Land
WWW.PLAN4LAND.NET



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST

RENDERINGS

PRINTED
May 15, 2018

CONTRIBUTORS
BH, JC

PROJECT
Noblesville 2

PROJECT NO.
18-057

COMMERCIAL SELF STORAGE
8070 Castleton Road
Indianapolis, IN 46250
Tel: 317.511.4995 EXT. 106

PLAN 4 LAND, LLC
P.O. Box 215
Ostrander, OH 43061
Tel: 833.752.6452

Plan 4 Land
WWW.PLAN4LAND.NET

SITE DATA TABLE

SITE CONCEPTUAL LAYOUT



PREPARED BY

DLDS
DEBOY LAND DEVELOPMENT SERVICES

Designers-Engineers-Surveyors
501 S. 9th Street, Suite 100, Noblesville, IN 46060
317.761.1001, 317.761.1002

1/4" GALV. W/ALUM.
STEEL ROOFING

ROOF GUTTER

1/4" GALV. ROOF SECTION FOR
ROOF FLASHING AND DRAIN

1/4" GALV. W/ALUM.
STEEL ROOFING

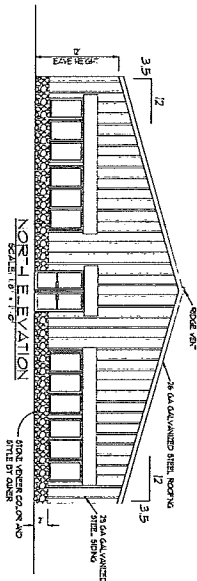
EAST ELEVATION

1/4" GALV. ROOF SECTION FOR
ROOF FLASHING AND DRAIN

ROOF GUTTER

1/4" GALV. W/ALUM.
STEEL ROOFING

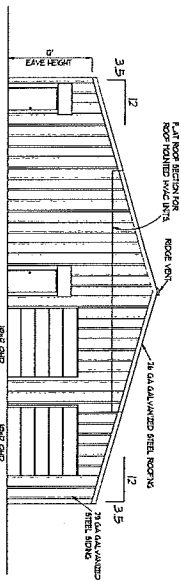
WEST ELEVATION



NORTH ELEVATION

ROOF GUTTER

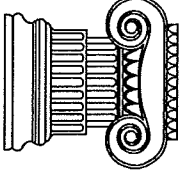
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STEEL ROOFING



SOUTH ELEVATION

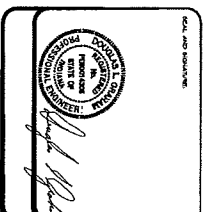
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Barr
Design Group, LLC



502 S. Main St.
Goshien, IN 46526
Tel: (574) 534-6531
Fax: (574) 534-6565

COMMERCIAL SECT. 5/20/04
ELEVATIONS



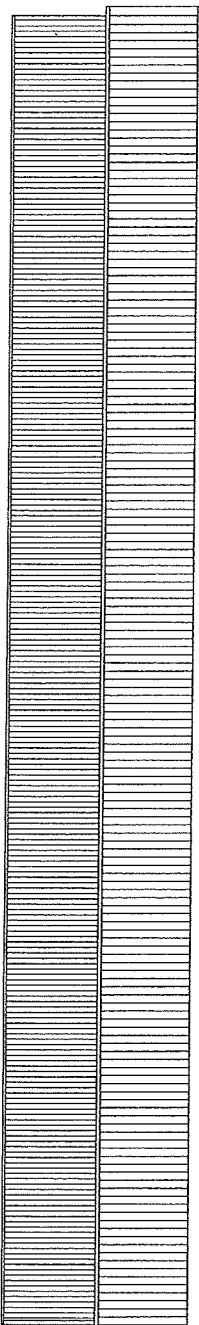
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THIS DRAWING IS THE PROPERTY OF BARR DESIGN GROUP, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARR DESIGN GROUP, LLC.

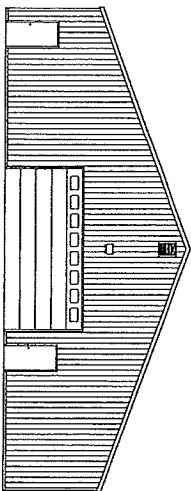
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JOB NO: 16451

DATE	REVISION	DATE	REVISION

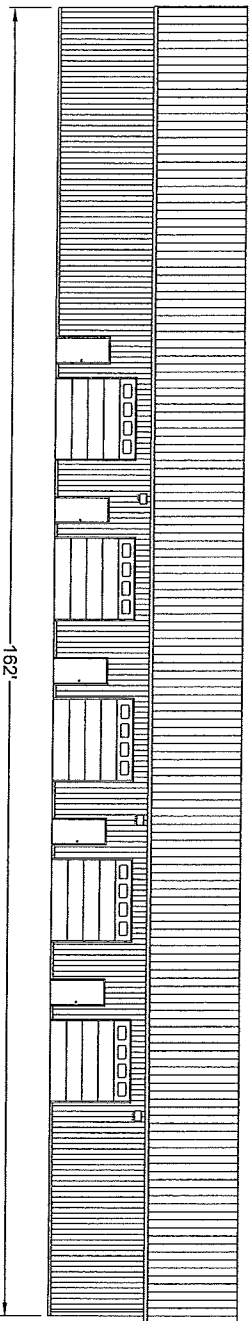
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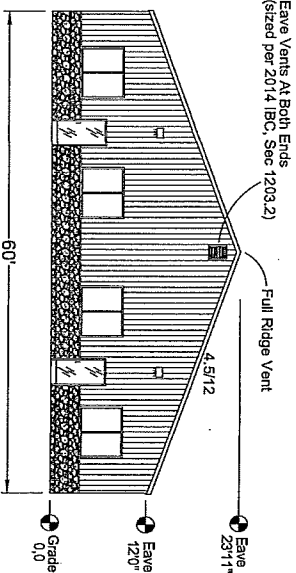
West Elevation



South Elevation



East Elevation



North Elevation

NOTES:

Building Exterior Walls: Metal (Stone Manscoat - Front Side)
Building Exterior Roof: Metal

Commercial Self-Storage
Greenwood, Bldg-21
Airport Parkway
Greenwood, IN 46142
Owner: SAPP Family LLC

Drawn by: Ryoder
Date: 5-17-16
Scale: 3/32" = 1'-0"

Yoder Design

7155W SR120
Shipshewana, IN
46556

ELEVATIONS

A2



CERTIFICATION BY:
Kevin M. Finn, PE, INC.
1776 Elmhurst Rd., Suite 1
Goshen, IN 46536
IN Lic. # PE19600032

PROPOSED BUILDING USE
Commercial Storage Bays:
60' x 162'
(9,720 SqFt)
12' High Ceilings
Building Insulated "Cold Storage"

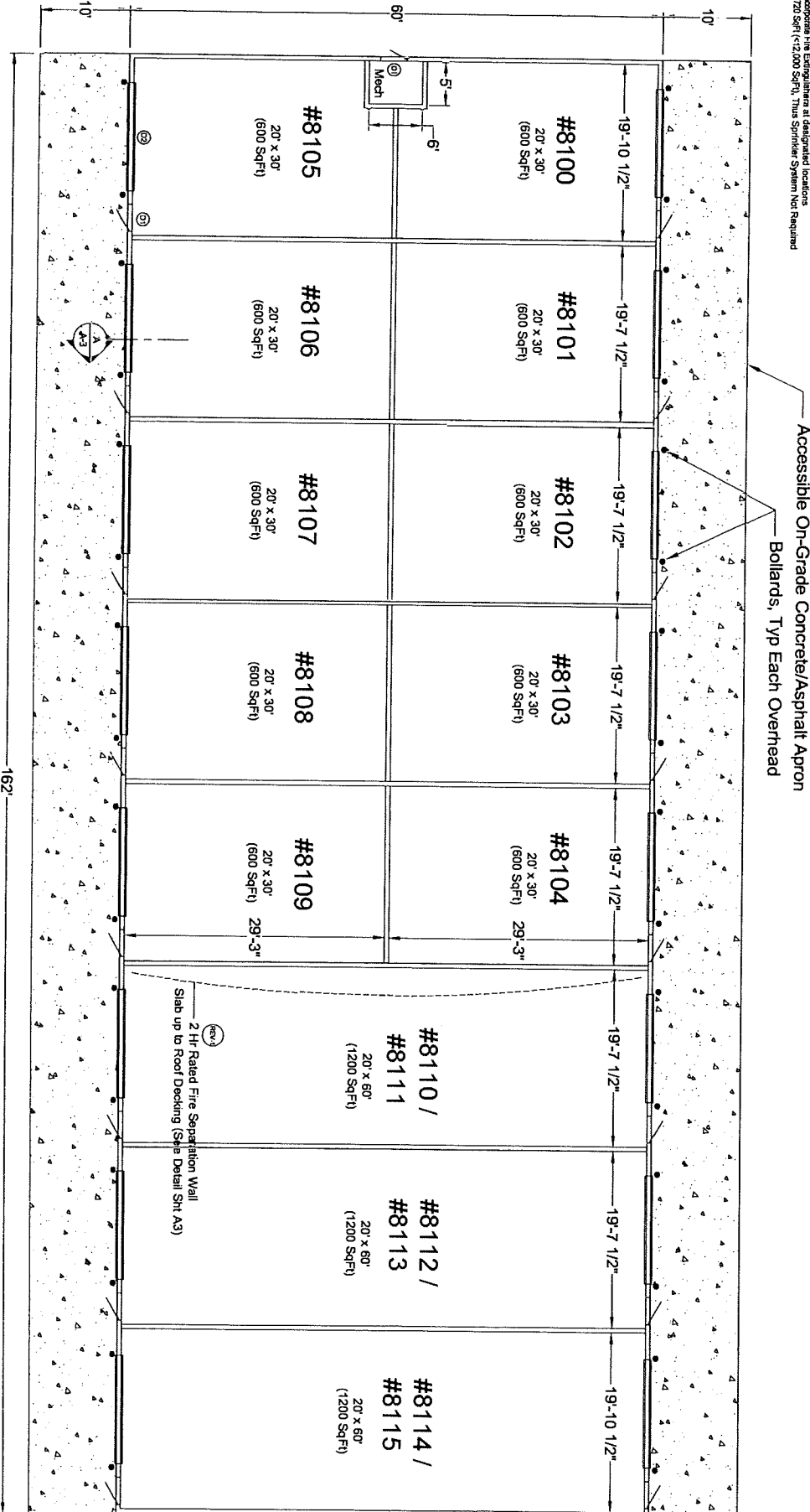
2014 IN BUILDING CODE
310 - OCCUPANCY TYPE
51 - OCCUPANCY
ROOF SNOW LOAD - 20 PSF
WIND SPEED - 115 MPH, EXPC
SEISMIC DESIGN CATEGORY-C
TOTAL SPACE: 9,720 SqFt

Typical Storage Bay
- Sixteen Storage Bays: each Bay incorporates:
(1) Steel Walk-thru Door
(1) 12'w x 10' steel insulated overhead door
(2) LED Light Fixtures (photo-cell, motion activated)
(1) Light Switch and min. Recept. (per code compliance)
(1) 20" x 40" attic access opening
NOTE: Draft Stopping in Attic Spaces As Required By IBC
(Max. 3000 SqF Draft Stopping Installation)

Door Schedule		
Key	Size	Description
01	36' x 80'	Exterior Steel Insulated
02	12' x 10'	Steel Insulated Overhead

LIFE SAFETY

- No Full Time Employee Occupy Building (Storage Facility)
- Building to be used for storage only (No Office, ADA Accession)
- Doors are Direct Exit to Outside (No Interior walkways)
- Max. travel distance to any exit < 20'
- Building to incorporate Illuminated Exit Sign/Lights at each exit door
- Building to incorporate Illuminated Heads/Motion Detectors
- Building to incorporate Fire Extinguishers at designated locations
- Building is 6'70 SqFt (12,000 SqFt), Thus Sprinkler System Not Required



Rev: 1 11-22-16 and 2 Hr Rated Fire Separation call-out/detail

Commercial Self-Storage

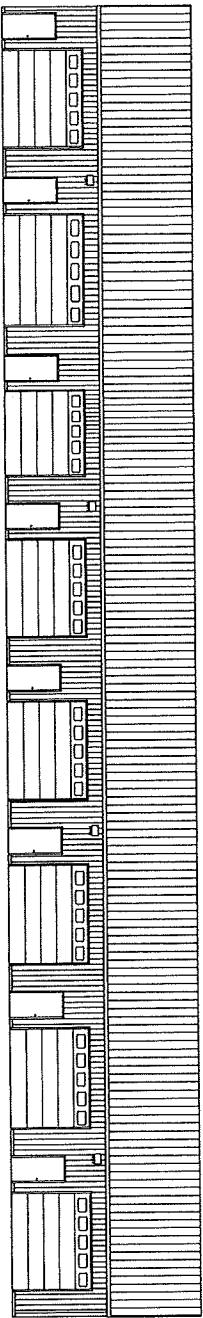
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Yoder Design

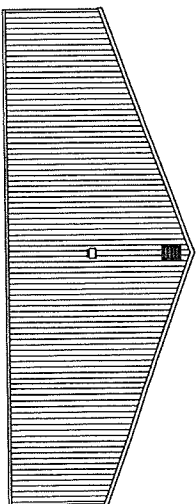
7155A, SR120
Shippensburg, IN
46565

FLOOR PLAN

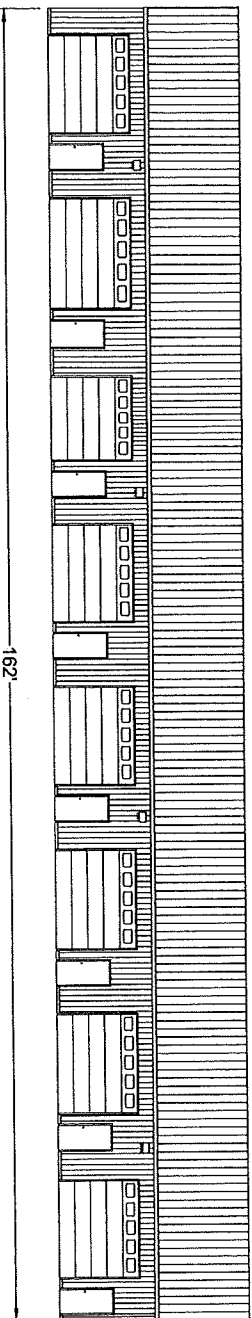
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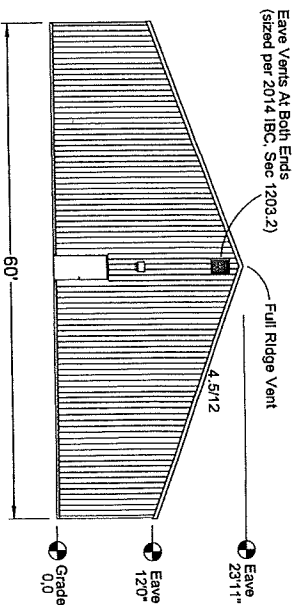
West Elevation



South Elevation



East Elevation



North Elevation

NOTES:

Building Exterior Walls: Metal
Building Exterior Roof: Metal

Commercial Self-Storage

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Date: 5-17-16
Scale: 3/32" = 1'-0"

Yoder Design

7155W SR120
Shiptonwanna, IN
46365

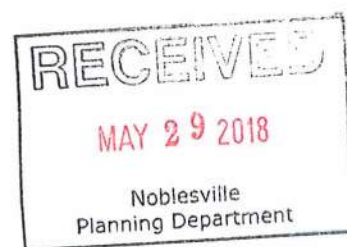
ELEVATIONS

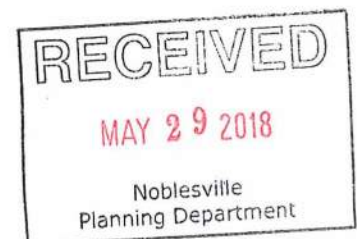
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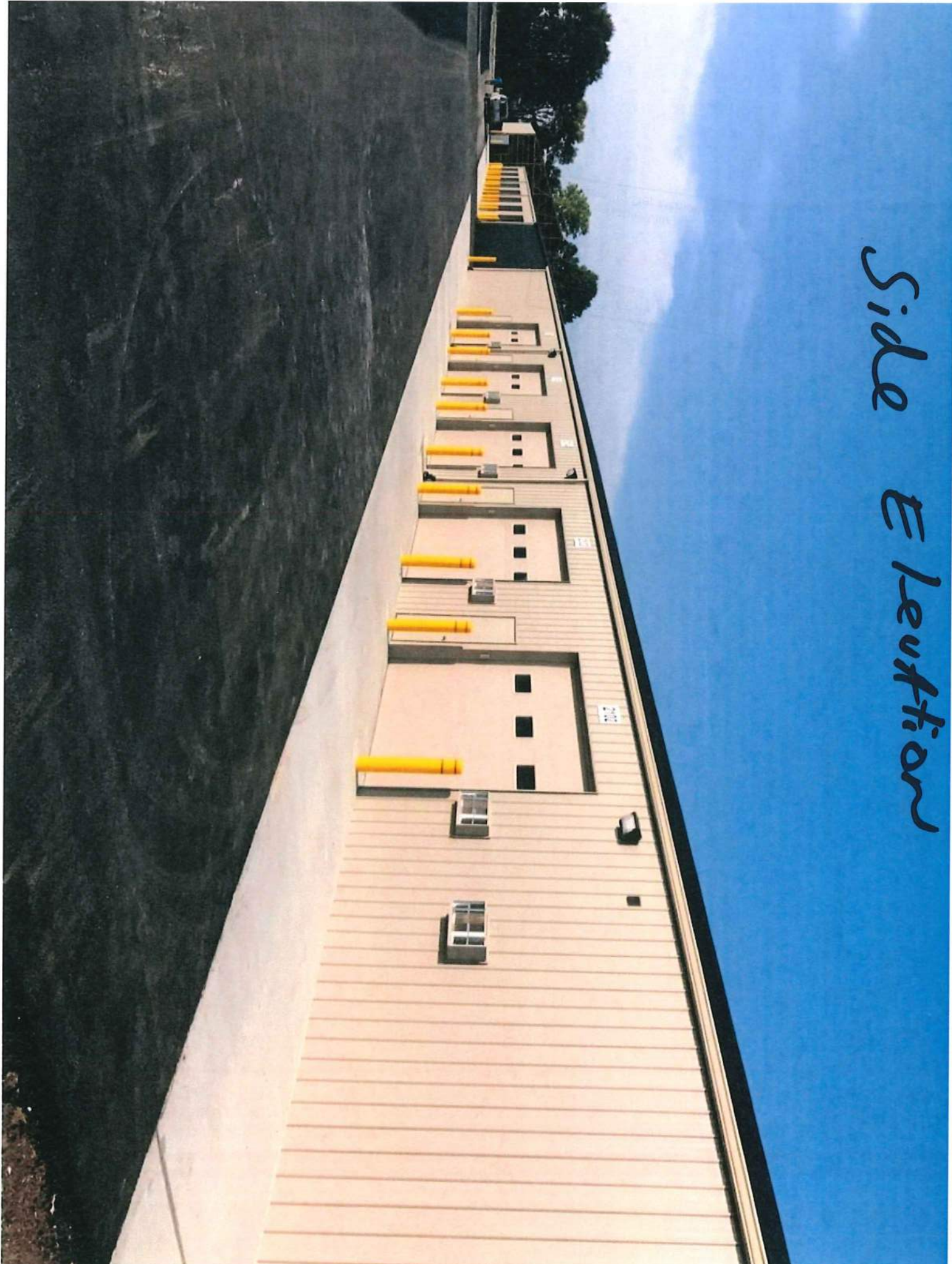


Sample Elevations





Side Elevation



Side Elevation

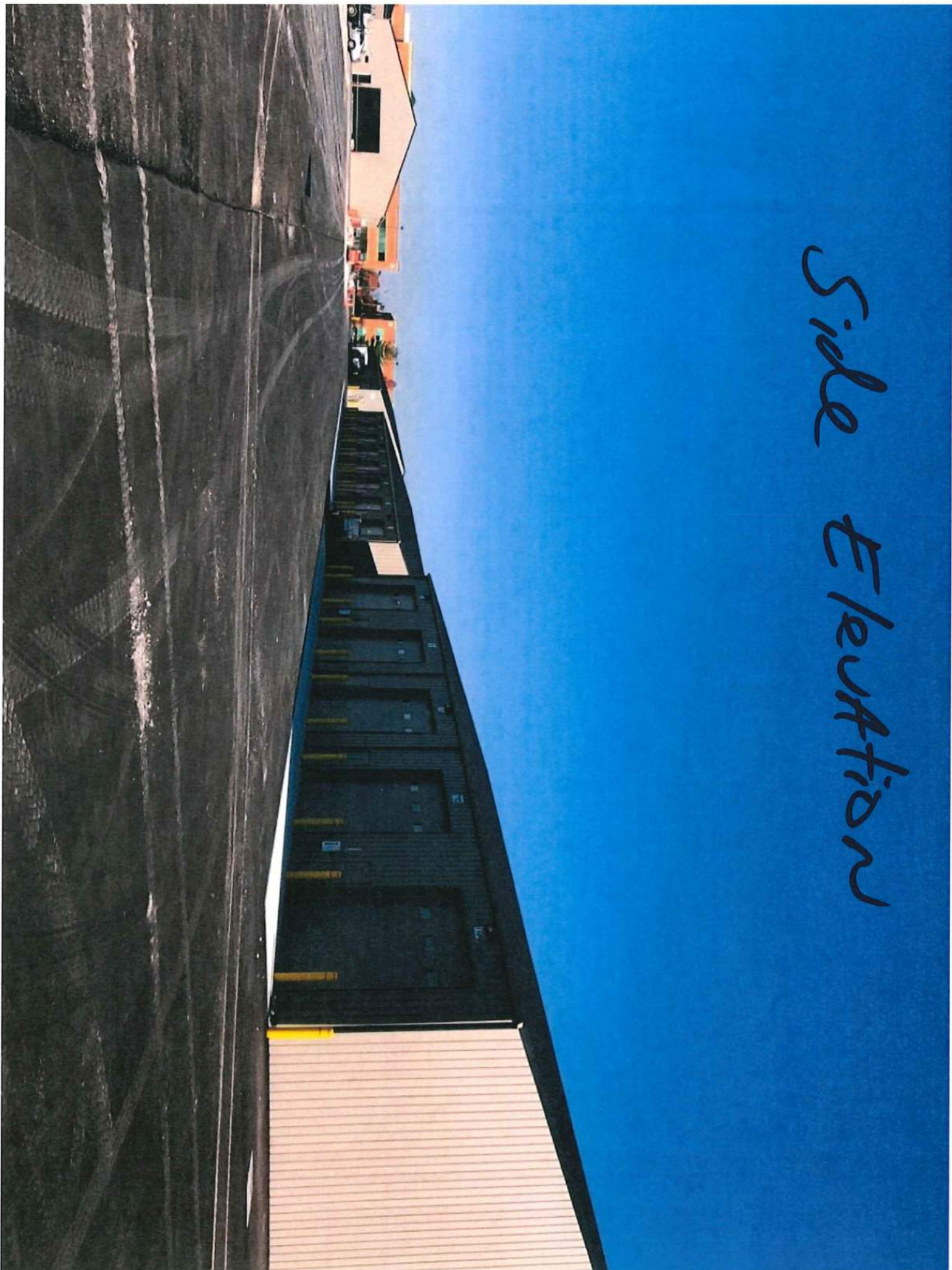


Exhibit 7 - Site Photos



Looking at site from the northwest corner of property



Looking at site from the northeast corner of property



Looking at west on State Road 38 from northwest corner of site



Looking southeast on State Road 38 from northwest corner of site



Looking at site from the northwest corner of property



13 Acres Development Site

SR 38/465 SHERIDAN ROAD, NOBLESVILLE, IN 46060



13 Acres > Great Opportunity in Noblesville

Thirteen-acre development site adjacent to a medical office complex and one mile to Riverview Hospital. The area is a commercial neighborhood serving the healthcare needs of Noblesville and Riverview Hospital.

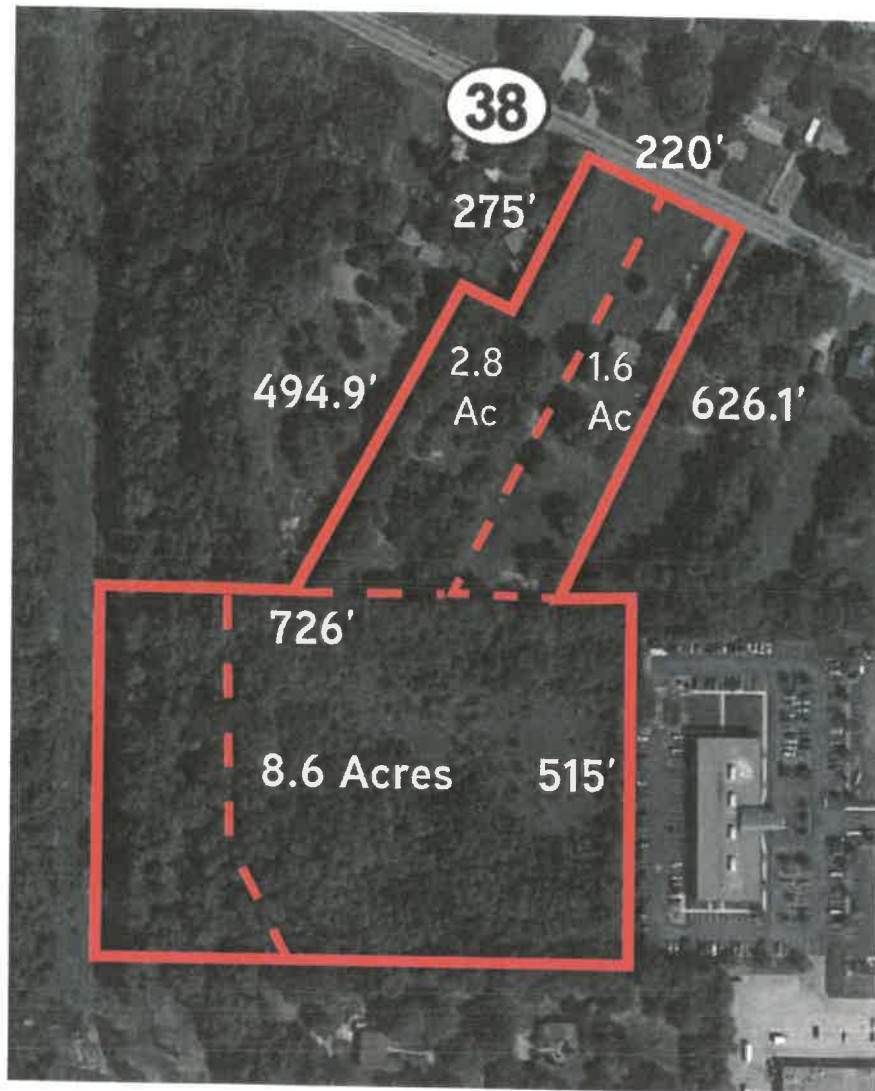
Property Details

- > 13 acres
- > ± 8 acres buildable
- > Sale Price: \$650,000
\$50,000 per acre
- > Zoning: PB (Planned Business)
- > Great site for retirement/nursing facility
- > Close to medical/Riverview Hospital

Ross Reller, Senior Vice President
& Director of Land Services
Direct 317 663 6552
Mobile 317 414 1101
ross.reller@colliers.com

COLLIERS INTERNATIONAL
9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
www.colliers.com

SR 38/465 Sheridan Road > Site Plan



Contact Us

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& Director of Land Services

Indiana Region

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.





LOCATION MAP (NOT TO SCALE)



AERIAL PHOTOGRAPH (NOT TO SCALE)

ZONING INFORMATION

ZONING DISTRICT: Planned Business District (PB) and partial Flood Hazard (FH)
PERMITTED USE: Warehousing, Mini-Storage (Conditional Use)

DEVELOPMENT STANDARDS

- MIN. LOT AREA: 20,000 sq ft
- MIN. LOT FRONTAGE: N/A
- MIN. LOT WIDTH: 12' width: depth ratio
- MIN. FRONT YARD: 80'
- MIN. SIDE YARD: 10' unless abutting residential, then 15'
- MIN. REAR YARD: 10' unless abutting residential, then 20'
- MAX. FLOOR AREA RATIO: 60%
- MAX. LOT COVERAGE: 75%
- MAX. BUILDING HEIGHT: 3 stories or 35'
- LANDSCAPING: Required
- LIGHTING PLAN: Not required

PARKING REQUIREMENTS

- MIN. PARKING SETBACK: 20' from property line abutting any street
- PARKING SPACE DIMENSIONS: 9 ft. by 20 ft.
- MIN. DRIVEWAY WIDTH: 20'
- DRIVEWAY SEPARATION: 25' from adjoining residential, 10' from adjoining non-residential, 45' from street intersection. Limited to 1 driveway per frontage.
- LOADING SPACE REQUIREMENT: n/a
- REQUIRED PARKING SPACES: 1 per 800 sq ft gross floor area
- PERFORMANCE STANDARDS: Lighting, glare, heat, noise, odors, smoke, particulate matter, vibration, noxious/toxic materials, fire, explosive hazards, solid waste, water hazards, and electrical disturbance are regulated per Article 13 Environmental Performance Standards

SITE FIGURES

	DIMENSIONS	NO.	SQ. FT.	SUB-TOTALS	ACRES	PERCENT
1-SERIES	80' x 140'	1	11,200	11,200	0.26	2.0%
2-SERIES	60' x 162'	0	9,720	-	-	0.0%
6-SERIES	26' x 162'	4	4,212	16,848	0.39	3.0%
7-SERIES	70' x 104'	7	7,280	50,960	1.17	9.2%
8-SERIES	60' x 162'	5	9,720	48,600	1.12	8.8%
OPEN SPACE				192,188	4.41	34.7%
PAVEMENT				233,316	5.36	42.2%
TOTALS		17		553,112	12.70	100.0%

PROPERTY INFORMATION

PARCEL 1
PROPERTY OWNER: WILSON FAMILY LP
PROPERTY ADDRESS: 0 SHERIDAN RD
JURISDICTION: NOBLESVILLE, IN
STATE PARCEL NUMBER: 11-06-36-01-06-002.000
ACREAGE: 2.76 ACRES (120,225.60 SQ FT)
SCHOOL DISTRICT: NOBLESVILLE SCHOOLS
FLOODPLAIN PANEL NO.: 18057C0141G

PARCEL 2

PROPERTY OWNER: WILSON, DAVID E MD
PROPERTY ADDRESS: 605 SHERIDAN RD
JURISDICTION: NOBLESVILLE, IN
STATE PARCEL NUMBER: 11-06-36-01-06-003.000
ACREAGE: 1.48 ACRE (64,468.80 SQ FT)
SCHOOL DISTRICT: NOBLESVILLE SCHOOLS
FLOODPLAIN PANEL NO.: 18057C0141G

PARCEL 3

PROPERTY OWNER: WILSON FAMILY LMT PTN
PROPERTY ADDRESS: 0 RIVER RD
JURISDICTION: NOBLESVILLE, IN
STATE PARCEL NUMBER: 11-06-36-00-00-020.000
ACREAGE: 8.61 ACRE (375,051.60 SQ FT)
SCHOOL DISTRICT: NOBLESVILLE SCHOOLS
FLOODPLAIN PANEL NO.: 18057C0141G

UTILITY CONTACTS

ELECTRIC: DUKE ENERGY (www.duke-energy.com)
WATER: CITIZENS ENERGY GROUP / INDIANA-AMERICAN WATER COMPANY (www.citizensenergygroup.com)
SEWER: NOBLESVILLE UTILITIES (http://www.cityofnoblesville.org)
GAS: VECTREN GAS (www.vectren.com)
TELEPHONE: AT&T (www.att.com)

NOTES

ACCESS: Properties have frontage along SR 38.
EASEMENTS: TBD. The southwestern edge of Parcel 3 lies within the Flood Hazard (FH) District.
PROCESS FOR DEVELOPMENT APPROVALS: Improvement Location Permit \$100 + \$35 / acre, non-inclusive of any variance(s), conditional-use permits, special exceptions, etc. and pending feedback from jurisdiction. Also requires Certificate of Compliance from Architect/Engineer and additional approvals from Indiana Department of Environmental Management and Hamilton County.

CONTACT: Noblesville Planning & Development at (317) 776-6325



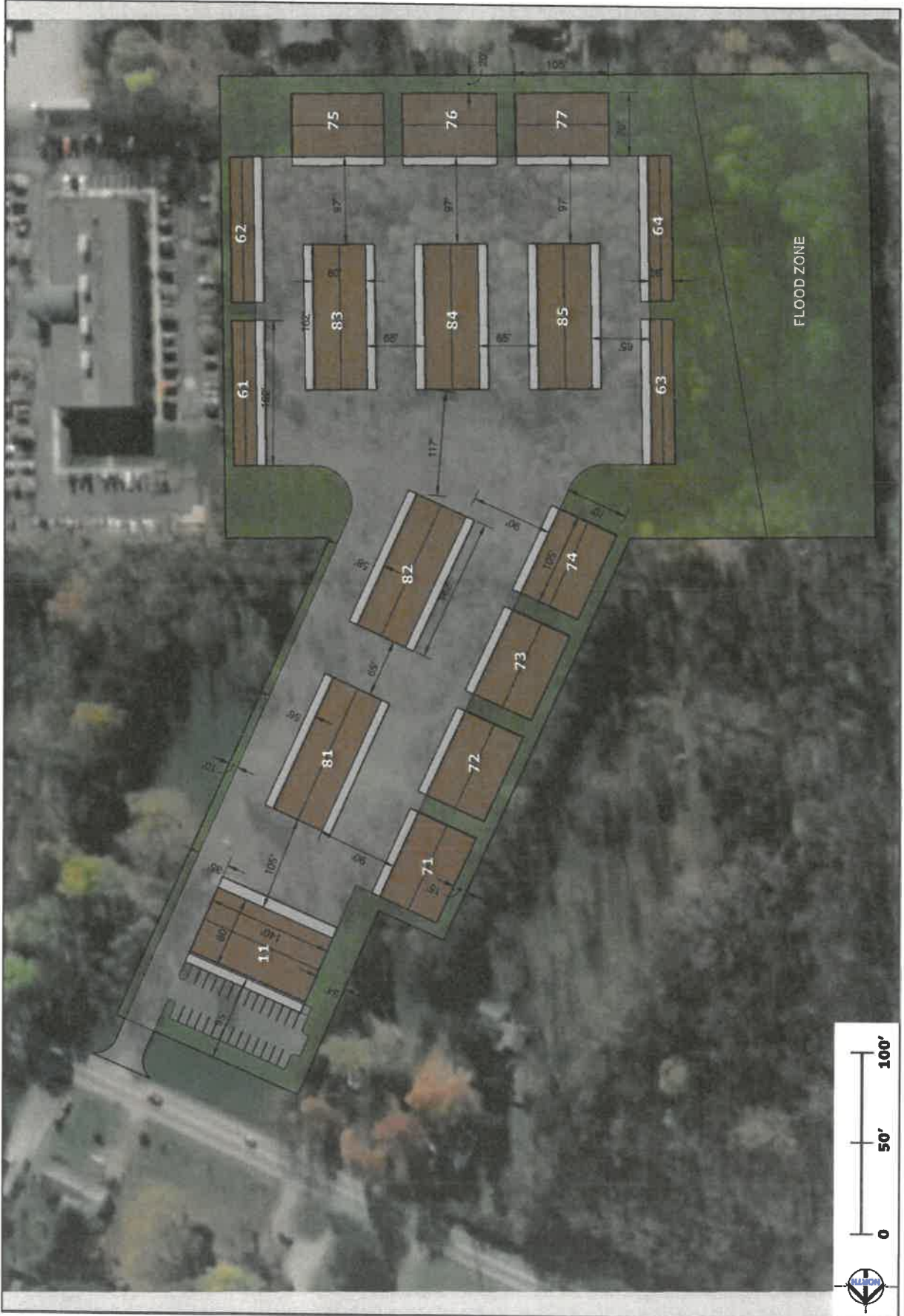
SITE PLAN

PRINTED
May 15, 2018
CONTRIBUTORS
BH, JC

PROJECT
Noblesville 2
PROJECT NO.
18-057

COMMERCIAL SELF STORAGE PLAN 4 LAND, LLC
8070 Castleton Road
Indianapolis, IN 46250
Tel: 317.511.4995 EXT. 106
P.O. Box 215
Cedarier, OH 43061
Tel: 833.752.6452

Plan 4 Land
www.plan4land.com



RENDERINGS

PRINTED
May 15, 2018
BH, JC

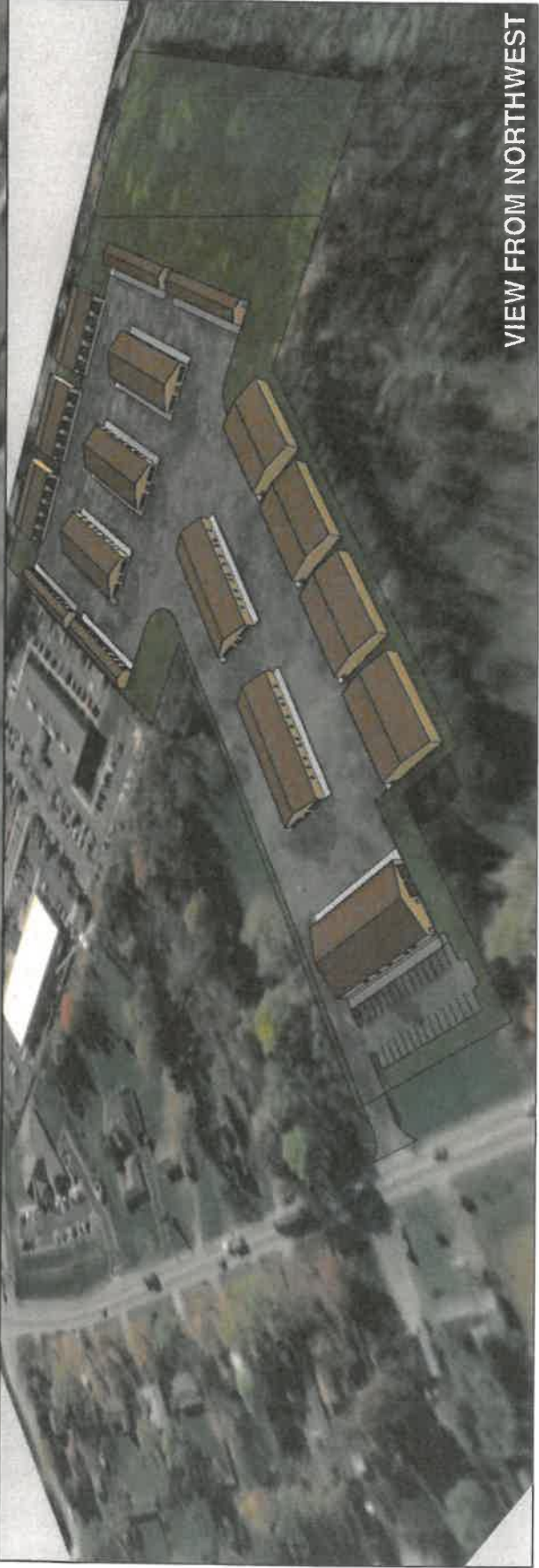
CONTRIBUTORS

PROJECT NO.
18-057
PROJECT
Noblesville 2

COMMERCIAL SELF STORAGE PLAN 4 LAND, LLC
P.O. Box 215
Ostrander, OH 43061
Tel: 833.752.6452

Plan 4 Land
www.plan4land.com

VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST



[illegible]

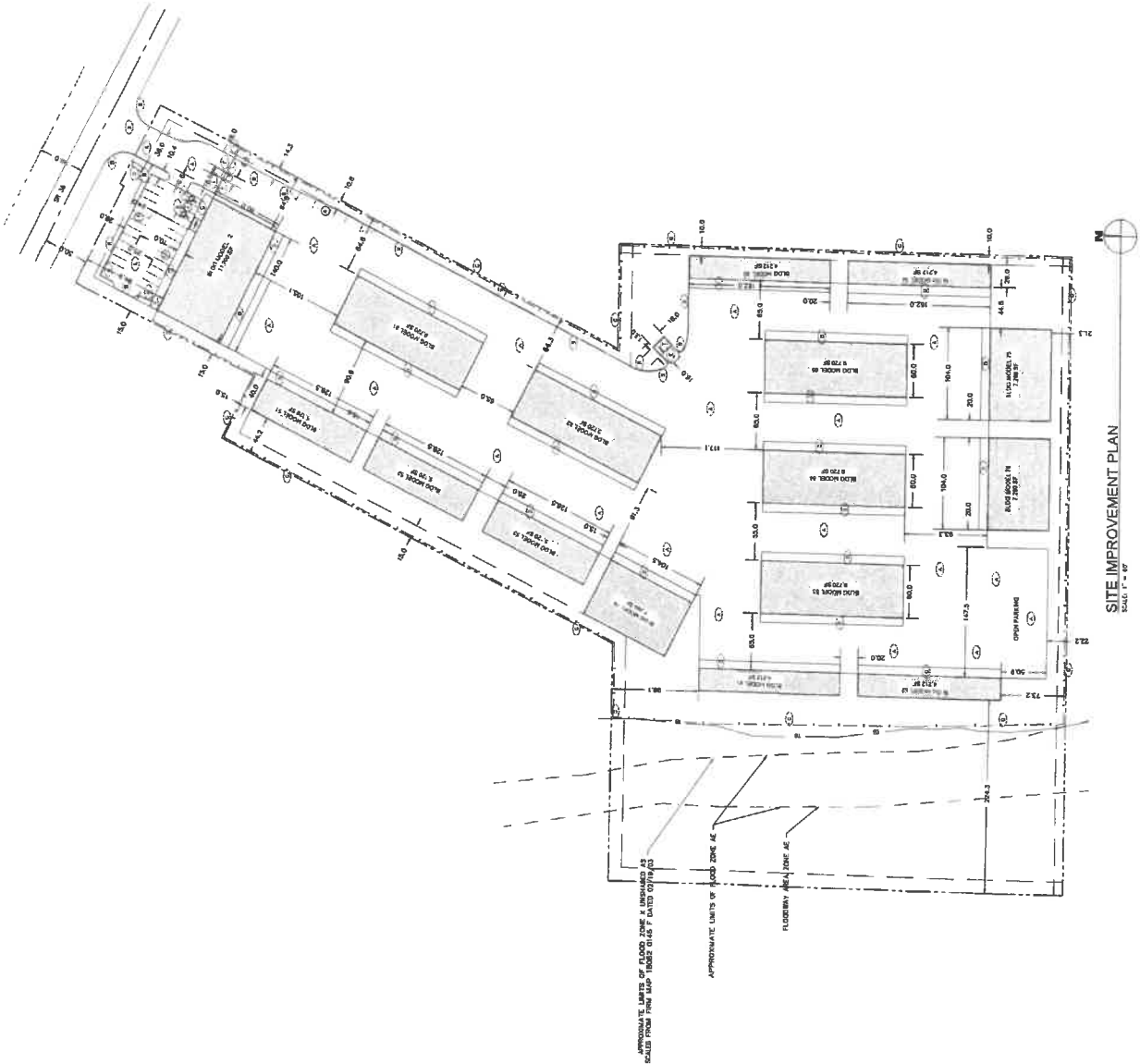
BLDG TYPE	IMAGE/SL NO.	FOOT PRINT	TOTAL BLDG.
1 BLDG	5	11,100	11,100
2 BLDG	3	3,000	1,500C
3 BLDG	4	8,730	39,680
4 BLDG	5	2,380	27,84C
5 BLDG	6	9,770	47,800
TOTAL	18	-	155,570

SITE DATA TABLE			
SITE DATA		SITE DATA	
PROJECT AREA	2.50 ACRES	7 SPACED	
STANDARD	1.17 ACRES	26 SPACED	
PROPERTY AREA	3.50 ACRES	DETACHED PAIRING GARAGE	31
TOTAL PAIRING			

1. $\frac{1}{2}$	2. $\frac{1}{3}$	3. $\frac{1}{4}$	4. $\frac{1}{5}$	5. $\frac{1}{6}$	6. $\frac{1}{7}$	7. $\frac{1}{8}$	8. $\frac{1}{9}$	9. $\frac{1}{10}$	10. $\frac{1}{11}$	11. $\frac{1}{12}$	12. $\frac{1}{13}$	13. $\frac{1}{14}$	14. $\frac{1}{15}$	15. $\frac{1}{16}$	16. $\frac{1}{17}$	17. $\frac{1}{18}$	18. $\frac{1}{19}$	19. $\frac{1}{20}$	20. $\frac{1}{21}$	21. $\frac{1}{22}$	22. $\frac{1}{23}$	23. $\frac{1}{24}$	24. $\frac{1}{25}$	25. $\frac{1}{26}$	26. $\frac{1}{27}$	27. $\frac{1}{28}$	28. $\frac{1}{29}$	29. $\frac{1}{30}$	30. $\frac{1}{31}$	31. $\frac{1}{32}$	32. $\frac{1}{33}$	33. $\frac{1}{34}$	34. $\frac{1}{35}$	35. $\frac{1}{36}$	36. $\frac{1}{37}$	37. $\frac{1}{38}$	38. $\frac{1}{39}$	39. $\frac{1}{40}$	40. $\frac{1}{41}$	41. $\frac{1}{42}$	42. $\frac{1}{43}$	43. $\frac{1}{44}$	44. $\frac{1}{45}$	45. $\frac{1}{46}$	46. $\frac{1}{47}$	47. $\frac{1}{48}$	48. $\frac{1}{49}$	49. $\frac{1}{50}$	50. $\frac{1}{51}$	51. $\frac{1}{52}$	52. $\frac{1}{53}$	53. $\frac{1}{54}$	54. $\frac{1}{55}$	55. $\frac{1}{56}$	56. $\frac{1}{57}$	57. $\frac{1}{58}$	58. $\frac{1}{59}$	59. $\frac{1}{60}$	60. $\frac{1}{61}$	61. $\frac{1}{62}$	62. $\frac{1}{63}$	63. $\frac{1}{64}$	64. $\frac{1}{65}$	65. $\frac{1}{66}$	66. $\frac{1}{67}$	67. $\frac{1}{68}$	68. $\frac{1}{69}$	69. $\frac{1}{70}$	70. $\frac{1}{71}$	71. $\frac{1}{72}$	72. $\frac{1}{73}$	73. $\frac{1}{74}$	74. $\frac{1}{75}$	75. $\frac{1}{76}$	76. $\frac{1}{77}$	77. $\frac{1}{78}$	78. $\frac{1}{79}$	79. $\frac{1}{80}$	80. $\frac{1}{81}$	81. $\frac{1}{82}$	82. $\frac{1}{83}$	83. $\frac{1}{84}$	84. $\frac{1}{85}$	85. $\frac{1}{86}$	86. $\frac{1}{87}$	87. $\frac{1}{88}$	88. $\frac{1}{89}$	89. $\frac{1}{90}$	90. $\frac{1}{91}$	91. $\frac{1}{92}$	92. $\frac{1}{93}$	93. $\frac{1}{94}$	94. $\frac{1}{95}$	95. $\frac{1}{96}$	96. $\frac{1}{97}$	97. $\frac{1}{98}$	98. $\frac{1}{99}$	99. $\frac{1}{100}$	100. $\frac{1}{101}$	101. $\frac{1}{102}$	102. $\frac{1}{103}$	103. $\frac{1}{104}$	104. $\frac{1}{105}$	105. $\frac{1}{106}$	106. $\frac{1}{107}$	107. $\frac{1}{108}$	108. $\frac{1}{109}$	109. $\frac{1}{110}$	110. $\frac{1}{111}$	111. $\frac{1}{112}$	112. $\frac{1}{113}$	113. $\frac{1}{114}$	114. $\frac{1}{115}$	115. $\frac{1}{116}$	116. $\frac{1}{117}$	117. $\frac{1}{118}$	118. $\frac{1}{119}$	119. $\frac{1}{120}$	120. $\frac{1}{121}$	121. $\frac{1}{122}$	122. $\frac{1}{123}$	123. $\frac{1}{124}$	124. $\frac{1}{125}$	125. $\frac{1}{126}$	126. $\frac{1}{127}$	127. $\frac{1}{128}$	128. $\frac{1}{129}$	129. $\frac{1}{130}$	130. $\frac{1}{131}$	131. $\frac{1}{132}$	132. $\frac{1}{133}$	133. $\frac{1}{134}$	134. $\frac{1}{135}$	135. $\frac{1}{136}$	136. $\frac{1}{137}$	137. $\frac{1}{138}$	138. $\frac{1}{139}$	139. $\frac{1}{140}$	140. $\frac{1}{141}$	141. $\frac{1}{142}$	142. $\frac{1}{143}$	143. $\frac{1}{144}$	144. $\frac{1}{145}$	145. $\frac{1}{146}$	146. $\frac{1}{147}$	147. $\frac{1}{148}$	148. $\frac{1}{149}$	149. $\frac{1}{150}$	150. $\frac{1}{151}$	151. $\frac{1}{152}$	152. $\frac{1}{153}$	153. $\frac{1}{154}$	154. $\frac{1}{155}$	155. $\frac{1}{156}$	156. $\frac{1}{157}$	157. $\frac{1}{158}$	158. $\frac{1}{159}$	159. $\frac{1}{160}$	160. $\frac{1}{161}$	161. $\frac{1}{162}$	162. $\frac{1}{163}$	163. $\frac{1}{164}$	164. $\frac{1}{165}$	165. $\frac{1}{166}$	166. $\frac{1}{167}$	167. $\frac{1}{168}$	168. $\frac{1}{169}$	169. $\frac{1}{170}$	170. $\frac{1}{171}$	171. $\frac{1}{172}$	172. $\frac{1}{173}$	173. $\frac{1}{174}$	174. $\frac{1}{175}$	175. $\frac{1}{176}$	176. $\frac{1}{177}$	177. $\frac{1}{178}$	178. $\frac{1}{179}$	179. $\frac{1}{180}$	180. $\frac{1}{181}$	181. $\frac{1}{182}$	182. $\frac{1}{183}$	183. $\frac{1}{184}$	184. $\frac{1}{185}$	185. $\frac{1}{186}$	186. $\frac{1}{187}$	187. $\frac{1}{188}$	188. $\frac{1}{189}$	189. $\frac{1}{190}$	190. $\frac{1}{191}$	191. $\frac{1}{192}$	192. $\frac{1}{193}$	193. $\frac{1}{194}$	194. $\frac{1}{195}$	195. $\frac{1}{196}$	196. $\frac{$
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CITY NAME	JIM M. BARR
COUNCILMANIC SEAL STORAGE	6979 CATTLETON ROAD INDIANAPOLIS, IN 46208 317-577-4100 EXT 100 jmbarr@seal.com
FIRST NAME	Douglas James Joseph Barr
DOB	MM/DD/YYYY
DATE OF BIRTH	01/01/1960
CURRENT RANK	Lieutenant Major
UNIT	2nd Air Force

C2.0

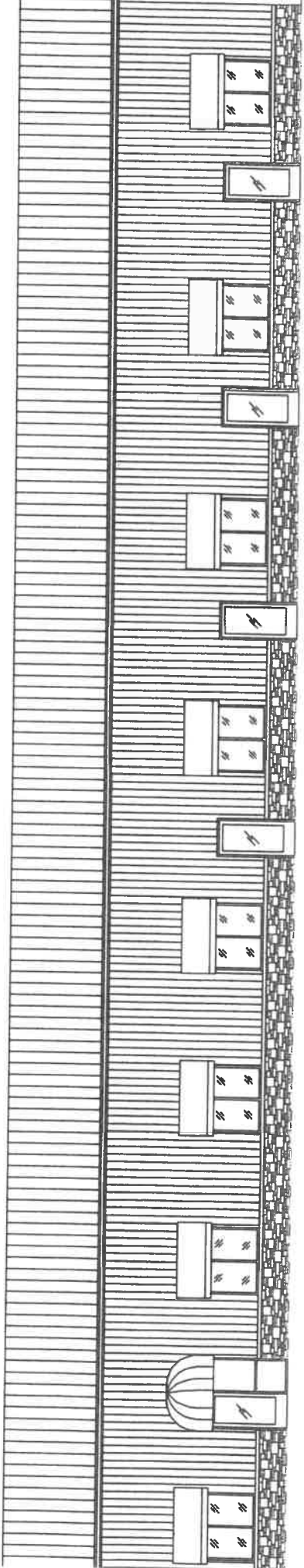


605 Sheridan

Noblesville

Build Order

#	Model	Sq ft
1.	Bld #12	11,200
2.	Bld #81	9,720
3.	Bld #51	5,120
4.	Bld #61	4,212
5.	Bld #74	7,280
6.	Bld # 52	5,120
7.	Bld # 62	4,212



1 FRONT ELEVATION

SCALE = NTS



ARCHITECTURAL FLOOR PLAN
SCALE: N/A

COMMERCIAL *SELF-STORAGE*

NOBLESVILLE
2018

Noblesville, IN
605 Sheridan Road
Hwy 38 West

Owned and operated by Sapp Family, LLC, Jim & Theresa Sapp Hoosiers for over 40 years.

Castleton Facility 2010

Our first facility opened in 2010 with 38,500 sq. ft under roof in four buildings. Since our opening, demand has been strong. We added 1 building in 2014, 1 in 2015 and 2 in 2016 and the final building was added and opened May 2018.

Greenwood Facility 2017

Our second facility open in Jan 2018, has 7 buildings open and is already at 92% occupancy in 5 months. We are beginning our Phase 2 building of 7 more buildings on the 12 acre site June 1, 2018 one year ahead of schedule.

Columbus, OH May 2018

Our third location opened May 21, 2018 in Columbus, OH with two buildings and five more buildings to open summer of 2018. We had six leases on opening day. Site selection, permitting and building take a minimum of 12-16 months.

WAREHOUSING TRENDS

The consumer self-storage industry reports over \$22 billion a year in revenue and continues on an upward growth cycle. But, there is another large, untapped side of the industry that is accelerating at an even faster revenue growth trajectory – business to business self-storage. With higher ROIs, Commercial Self Storage is at the forefront of this emerging self-storage revenue model.

The traditional consumer self-storage business nation-wide runs 12% vacancy, has major accounts receivable issues, pays a premium for property and requires a large marketing budget to name just a few business challenges. Contrarily, our “commercial only” storage model escapes the trappings of these business shortcomings and is perfectly positioned to capitalize on the market's most economically available assets.

With increased to-your-door delivery of nearly every conceivable product that a consumer can dream up – many times within hours of clicking the order button – many retailers are being forced to downsize or shut their doors in concession to the warehousing giants Amazon, Chewy, WayFair and the like. Over the past 8 years the business world has been adjusting through the use of smaller warehouses for both affordable direct deliveries to consumers and in many cases, closer access to Amazon warehouses. The great recession of 2008 taught both Fortune 500 and entrepreneurs that large long-term leases on warehouses are not only very expensive but for the most part, are not needed in the new world of technologically-advanced logistics.

This logistics lesson has produced explosive growth opportunity and exponential demand for small, short-term warehousing. We have shown so far through our multi-location business operating in two states how the business community is desperately searching for small warehouse space with advanced access and security, logistically sound location, and the ability to process shipping and receiving of trucks and trailers. And these businesses aren't just window-shopping, they're paying top dollar for this sacred space that literally provides the lifeblood their companies so critically need.

Our model affords these businesses with 200 sq. ft to 5,000 sq. ft short-term warehousing with 5 major benefits that the residential storage units do not offer. These distinguishing factors make us stand out in each new market we enter which then allows for higher square foot returns.

First, and definitely one of the biggest differentiators from traditional residential self-storage we've found is turning space. Our facilities average over 60 feet between buildings where the normal self-storage is 22. These facilities simply cannot meet the needs of commercial receiving, which means they are not competition. We accommodate deliveries for our business storage clients from trucks of all sizes. UPS, FedEx and even the post office vehicles

need large turning radiuses and room to maneuver for deliveries and pickups. Our Castleton location last summer was the largest postal service pickup site in the region, housing Dr. Ben Carson's distribution center for his political campaign merchandise and direct mailings in 8 of our warehouses for nine months.

In addition to ample turning space between buildings, all units include electrical LED interior lights. Our properties have fork lifts available for offloading and most importantly our facilities have clean, 24/7 accessible community restrooms. The combination of these amenities allows for rent factors that are 22% higher than traditional self-storage in the Midwest, according to the national publication *Inside Self Storage* report.

Finally, businesses are looking for customizable, short-term flex space for their changing needs. With our newly designed foot print on 9-10 acres we have 5 distinct building models specifically tailored to different types of businesses with varying ceiling heights, door widths, some with HVAC, and some with offices. These differences give businesses the opportunity to grow and pay for additional warehouses when needed. National warehouse companies normally start lease terms at 5,000 sq. ft and require a minimum 3-year commitment. Our focus is on shorter leases with higher rates.

SITE SELECTION

My background is in commercial development. With over 30 years experience ranging from building a chain of quick lubes which franchised, sold to Jiffy Lube/Pennzoil and hired me as a consultant for 5 years on quick lube sites to managing my parents chain of truck stops and most recently controlling personal commercial property development, my background has taught me the ins and outs of expansion, site selection, zoning, and variance challenges.

Many of the original sites I chose for Indy Lube later became part of Walmart, Walgreens, or fast food development sites. A challenge definitely, however the commercial warehouse sites are different.

Location as in many businesses is king, however we do not need expensive retail frontage, we only need large 8-10 acre plots of industrial zoning to build or renovate. Having excellent access to key highway and interstate arteries and the convenience of food, gas and a large box hardware location are also paramount to our tenants.

So the required property for one of our facilities is considerably less expensive than most and much more readily available.

THE BUILDINGS

As we have already discussed, we have developed 5 basic models of warehouses. By using these models it saves time and architecture fees by simply duplicating the models in the city of choice. In addition, after four years of vetting contractors we have secured a strong, quality Amish builder and excavator that are willing to travel in the Midwest with a crew for efficiency, quality buildings and reasonable fees. We are building for \$35.89 sq. ft. before site development cost which is about 20% less than traditional mini storage and getting more square feet.

Additionally, our planned facility investments begin by pre-leasing the facilities before construction finishes which starts the revenue stream at opening.

EXPANSION TEAM

Jim Sapp- Leader and Expansion Expert Bio (see attachments)

Brent Kuhn- General Contractor

Jason Price – Site Development

Allison Barber – Marketing

Doug Latham- CPA

Drew Hatem- Castleton Manager and Trainer

Adam Hardebeck – South Indianapolis Facility Manager and Trainer

Frank Kandrach- Columbus Regional Manager

Merlie Eichler – Building Erector



OUR HISTORY

Our original Commercial Self Storage is a 7-

acre, multi-use commercial micro warehouse and office facility located in Indianapolis' northeast corner. Commercial Self Storage Castleton consists of eight warehouse buildings - some with offices and outdoor parking involving over 65,000 sq. ft. of heated space. The complex has had continual planned growth since its purchase and a large-scale re-development in 2010.

In 2015, we completed building 5, an 8-bay, 6,250 sq. ft facility which was finished July 25th and filled by August 2. Building 6, a 13 door, 5,000 sq. ft facility was then completed in late September of 2015 and was also filled immediately.

We completed Building 7 in September 2017 and it was filled with 2 months. Our expansion at this site was Building 8 which was before leased for a large current tenant construction even began.



September 2017 last and final which was before

The demand has been constant and 8-year growth with no signs of turning reasons: first, when the economy grows. Our affordability, quick short-term lease options provide a low-risk solution for businesses looking for storage or a smaller business footprint during a economic slowdown. steady during our down for several slows, demand turnaround and

The over 120 current tenants range from Fortune 500 firms like Verizon and McDonalds to small landscape companies and sub-contractors.



An additional reason for continued growth is the zoning regulations and to large extent, homeowners associations (HOAs). HOAs have become much more assertive with enforcement of regulations banning any type of construction trucks, trailers or vans with business logos parking in the neighborhoods overnight. Our industrial zoning can meet the parking needs with our outside storage of equipment, RVs and trailers in a safe, fenced, secure staging area.

Our 24/7 video surveillance is motion activated and available for all tenants on a smart phone app for them to watch 24/7, which has been very popular. We are the only metro facility offering these services along with electricity and heat in each unit.

COMMERCIAL SELF-STORAGE

Commercial Self Storage focuses on businesses only and their needs and therefore can command high rent factors. Tenants are very pleased with a flat rate rent that includes electric plugs for re-charging, lights in each unit and 24/7 access. We do offer an efficient radiant heat and once again charge a flat rate for heat November thru March.

We have found by offering six-month to one-year leases the rates can be higher and over 82% of tenants renew. Our first three tenants that began in the spring of 2010 are still with us.



Turnover is low and accounts receivable is zero due to our virtual credit card processing of tenants invoices automatically on debit and credit cards on the first of each month.

The demand for our mini-business warehouses continues to keep us at 100% capacity since 2011. If a tenant leaves, we can back fill immediate with our "wait list" of businesses needing mini-business storage.

I recently interviewed one of our new tenants, Gerry Williams, Regional Manager for Hawx Pest Control, a company based out of Utah. Hawx was expanding and looking for office/warehouse space in the range of 1,000 sq. ft. They had been looking for over 3 months.

He reiterated that everyone wanted to rent him large spaces for long terms. When he found us and everything was included (utilities) they were ecstatic. They pay by virtual credit card and their rate is over \$14.00 sq. ft. with a one year lease. He said headquarters in Utah was elated.



Nationally, according to the Self-Storage Association and Bay View Advisors, a national broker of storage facilities, a hand full of companies have expanded from the residential market to business self-storage and have all accelerated their growth and profits.

Businesses large and small are in need of 3,000 sq. ft and smaller warehousing services at rates much higher than traditional self-storage. Our average sq. ft rates have doubled since 2011 and averaged \$13.33 in 2017 well above national averages, rates traditionally reserved for Class "B" office space.

COMMUNITY

We believe strongly in community involvement. Therefore, we set aside 3-5% of our storage inventory for nonprofits. As a small company, it's important to positively affect our community, specifically within a 10-mile radius of a location. We encourage all nonprofits or NGO's to apply for storage space with us. Our philosophy is to give a minimum of 50% discount off our rates. Our history has shown that NGOs who are willing and able to pay a discounted rate are actually the ones who make the biggest difference and our unit is not appreciated the gesture. From experience, a 100% donated unit is not maintained and therefore, not sustainable. Instead, we discount below market rate with no limitation on term.



We have had several various denominations of churches, sports organizations, Girl Scouts Cookies and educational foundations rent with us and many of them have participated for years. We offer the discounts on any unit size and outdoor storage as well for buses, campers or trailers.

Major Differences

Differences in Commercial Self Storage

1. **Size:** We start where residential self-storage stops. Our warehouses start at 300 sq. ft to 3,000 sq. ft.
2. **Cost :** Consumers need economical small space \$29.-\$99; our units start at \$299. And our average is \$750. Per month
3. **Drive aisles:** We have wide drive aisles for trucks, trailers, and fork lifts. Are aisles are 65-110 ft, self-storage is 20 -25 ft wide
4. Our development is 12 acres; residential storage average is 4-5 acres
5. We have LED electric lights and plugs in each unit, self-storage does not
6. We have fork lifts for tenant use, self-storage does not
7. We have a conference room for tenant training, self-storage does not
8. We are fenced, gated and video surveillance
9. We have business offices for tenant's rental, self-storage does not
10. We have common are restrooms; self-storage has nothing

TENANTS

Commercial Self Storage

Typical Customer Mix

Company Name	Industry	Items Stored
St. Francis Hospital	Health Care	Medical Equipment
Efurniture	Retail	chairs/desk
Flooring International	Flooring	flooring samples
College Hunks	Moving	boxes/moving supplies
Community Hospital	Health Care	Medical Equipment
Red Cheetah	Moving	boxes/moving supplies
Circle City Star	Hospitality	Restaurant Equipment
JLBS	Remodeling	Granite
Event One DJ	Entertainment	Music Equipment
Masterspas	Retail	spas
Best Planet	Retail	Plumbing Supplies
Home DME	Medical	Medical Equipment
Lifestyle Scooters	Medical	Scooters
Capehart Landscape	Landscaping	Trucks/tools/hoses
Best Deals	wholesale	electronics
E & C Custom Framing	construction	Framing equipment
Screen Mobile	Retail	Screens
Smart Pergola	construction	Pergolas
Century Renovation	construction	Construction Materials
Caplinger Fish	Hospitality	Restaurant Equipment
Verizon	Retail	signs/phones
McDonalds	Ron's Truck	Ron's Truck
ATT	Retail	Cell Phones
Cordova Foods	Food	Chocolate
Crash Beds	Residential	Mattress Storage
Always Underground	Construction	Equipment
Step Saver	Water Cond	Equipment
Hamilton Facial Surgery	Medical	Equipment
Cockran	Amazon	Equipment
Escabedo	Solar Panels	Equipment

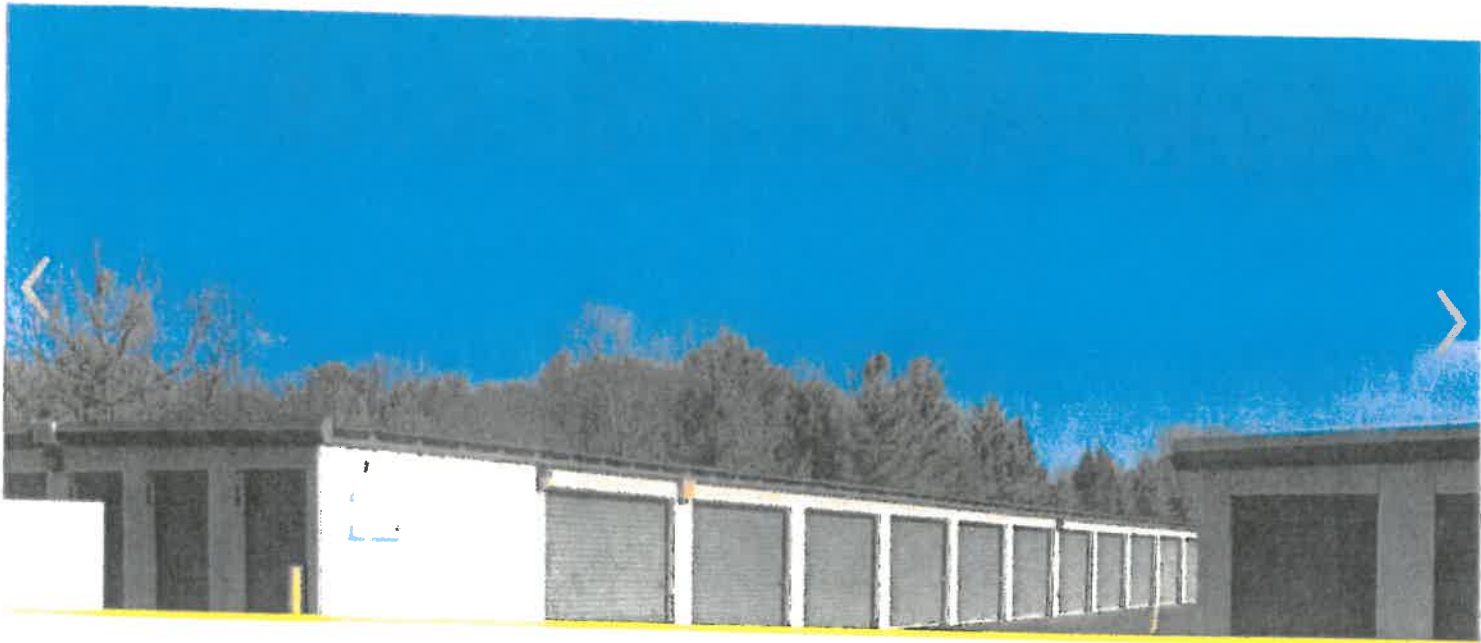
Commercial Self Storage Office Tenant List

Company Name	Industry
Efurniture	Retail/Online Sales
True Property	Property Management
Watchmen	Security Company
Exemplar Construction	Constrcution Company
Red Cheetah Moving	Moving Company
College Hunks	Moving Company
Circle City Contractors	Remodelers
Mosquito Squad	Consumer Services
Detail Windows	Consumer Services
Capehart Landscape	Landscaping and Desgin
Asap Permits	Permitting
Hawx Pest Control	Consumer Services
Ben Carson	Government Services
All Star Truck Lines	Transportation
Positive Focus Mental Health Service	Health Services
Protek Photography	Consumer Services
Crash Beds	Manufacturing
Glass Guru	Consumer Services
North Bay	Produce
Summit Sales	Consumer Services
Actuaries Unlimited	Risk Management
United Xpress	Transportation
J&L Cabinets	Consumer Services
Road Angle Transportation	Transportation
Indy Bargains	Ecommerce
Medical Waste Processing	Health Services

PRICING



Noblesville, IN · Mill Creek



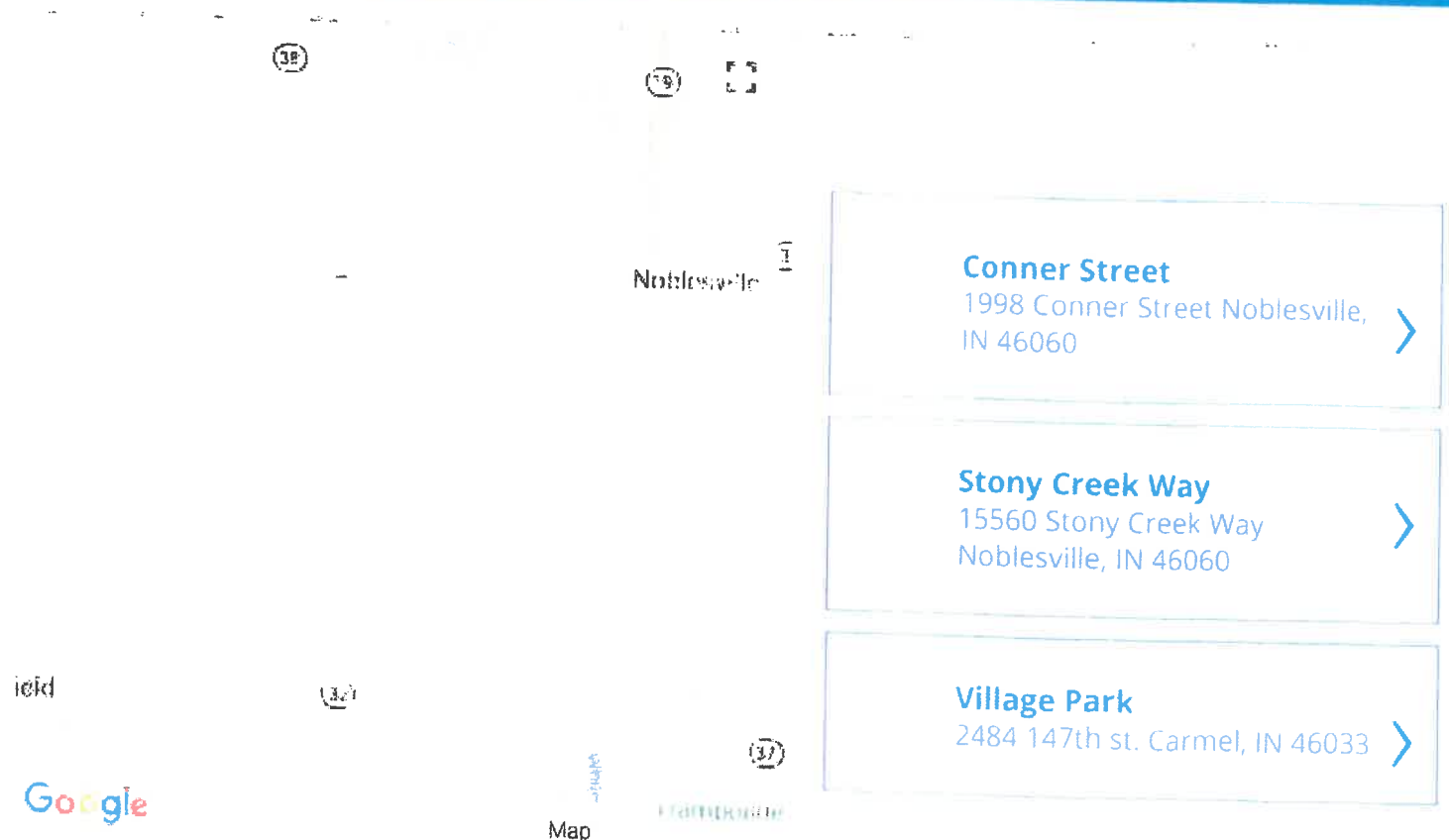
About Us



How much storage do you need?

Unit Size	Unit Details	Specials	Monthly Rent	
5x5	Climate Control ·Ground Floor ·Climate Controlled	1st Full Month Free !!!	\$60 Store Rate \$54/mo Web Rate	>
5x10	Drive-Up Access ·Ground Floor	1st Full Month Free !!!	\$65 Store Rate \$59/mo Web Rate	>
5x10	Climate Control ·Ground Floor ·Climate Controlled	1st Full Month Free !!!	\$97 Store Rate \$88/mo Web Rate	>
5x15	Drive-Up Access ·Ground Floor	1st Full Month Free !!!	\$76 Store Rate \$69/mo	>

			Web Rate	
5x15	Climate Control ·Ground Floor ·Climate Controlled		\$127 Store Rate \$115/mo Web Rate	> Only 2 Units Left!
10x10	Drive-Up Access ·Ground Floor	1st Full Month Free !!!	\$143 Store Rate \$102/mo Web Rate	> Only 1 Unit Left!
10x10	Climate Control ·Ground Floor ·Climate Controlled	1st Full Month Free !!!	\$145 Store Rate \$131/mo Web Rate	>
10x15	Climate Control ·Ground Floor ·Climate Controlled	1st Full Month Free !!!	\$171 Store Rate \$155/mo Web Rate	>
10x20	Drive-Up Access ·Ground Floor	1st Full Month Free !!!	\$173 Store Rate \$157/mo Web Rate	>
10x20	Climate Control ·Ground Floor ·Climate Controlled		\$241 Store Rate \$219/mo Web Rate	> Only 2 Units Left!
12x30	Drive-Up Access ·Ground Floor	1st Full Month 1/2 Off !!!	\$127 Store Rate \$115/mo Web Rate	> Only 3 Units Left!



Noble Creek Self Storage - Noblesville - 401 Noble Creek Dr - Noblesville - 401 Noble Creek Dr

Have billing or other questions for this facility?

401 Noble Creek Dr, Noblesville, IN 46060

We're sorry, we are unable to provide free booking and reservation services for this facility. See one of our preferred facilities below.

Find storage near you



Reserve now, pay later



Cancel for free anytime

📍 Enter Zip or City Name

📅 Planned Start Date

Find Units

Nearby Storage Facilities



(/self-storage/indiana/noblesville/s
conner-st-203961/)

Snapbox Conner St. (/self-storage/indiana/noblesville/snapbox-conner-st-203961/)

Noblesville, IN 46060

0.4 miles away

📞 Call to Book

5' x 5' Unit

1st Full Month Free !!!

\$29.00 ➤ (https://www.selfstorage.com/self-

5' x 10' Unit

\$49.00 ➤ (https://www.selfstorage.com/self-

10' x 10' Unit

\$97.00 ➤ (https://www.selfstorage.com/self-

<https://www.selfstorage.com/self-storage/indiana/noblesville/og/noble-creek-self-storage-noblesville-401-noble-creek-dr-190113/>

[Compare 16 units at this facility » \(/self-storage/indiana/noblesville/snapbox-conner-st-203961/#units\)](#)



[\(/self-storage/indiana/noblesville/snapbox-conner-st-203961/#units\)](#)
[express-noblesville-foundation-drive-68227/](#)

Storage Express - Noblesville - Foundation Drive [\(/self-storage/indiana/noblesville/storage-express-noblesville-foundation-drive-68227/#units\)](#)

Noblesville, IN 46060

0.6 miles away

[Call to Book](#)

★★★★☆ Based on 1 Review [\(/self-storage/indiana/noblesville/storage-express-noblesville-foundation-drive-68227/#facility-page-user-reviews\)](#)

No 5' x 5' Units Available

5' x 10' Unit

50% Off 1st Month's Rent!

\$58.00 [» \(/https://www.selfstorage.com/self-storage/indiana/noblesville/storage-express-noblesville-foundation-drive-68227/#units\)](https://www.selfstorage.com/self-storage/indiana/noblesville/storage-express-noblesville-foundation-drive-68227/#units)

10' x 10' Unit

50% Off 1st Month's Rent!

\$102.00 [» \(/https://www.selfstorage.com/self-storage/indiana/noblesville/storage-express-noblesville-foundation-drive-68227/#units\)](https://www.selfstorage.com/self-storage/indiana/noblesville/storage-express-noblesville-foundation-drive-68227/#units)

[Compare 7 units at this facility » \(/self-storage/indiana/noblesville/storage-express-noblesville-foundation-drive-68227/#units\)](#)



[\(/self-storage/indiana/noblesville/snapbox-conner-st-203961/#units\)](#)
[self-storage-of-noblesville-108472/](#)

SOS Self Storage of Noblesville [\(/self-storage/indiana/noblesville/sos-self-storage-of-noblesville-108472/#units\)](#)

Noblesville, IN 46060

2.1 miles away

[Call to Book](#)

★★★★☆ Based on 4 Reviews [\(/self-storage/indiana/noblesville/sos-self-storage-of-noblesville-108472/#facility-page-user-reviews\)](#)

No 5' x 5' Units Available

10' x 10' Unit

\$108.00 > [https://www.selfstorage.com/self-](https://www.selfstorage.com/self-storage/indiana/noblesville/sos-self-storage-of-noblesville-108472/#units)

[Compare 6 units at this facility » \(/self-storage/indiana/noblesville/sos-self-storage-of-noblesville-108472/#units\)](#)



[\(/self-storage/indiana/noblesville/mini-storage-depot-at-noblesville-208062/\)](#)

Mini Storage Depot at Noblesville [\(/self-storage/indiana/noblesville/mini-storage-depot-at-noble...](#)

Noblesville, IN 46062

3.2 miles away

[Call to Book](#)

5' x 5' Unit

1 Month Free! Guaranteed Lowest Rate! Price Match Guarantee At The Ne... **\$60.00** >

5' x 10' Unit

1 Month Free! Guaranteed Lowest Rate! Price Match Guarantee At The Ne... **\$70.00** >

10' x 10' Unit

1 Month Free! Guaranteed Lowest Rate! Price Match Guarantee At The Ne... **\$100.00** >

[Compare 32 units at this facility » \(/self-storage/indiana/noblesville/mini-storage-depot-at-noblesville-208062/#units\)](#)



[\(/self-storage/indiana/noblesville/self-storage-mill-creek-202336/\)](#)

Snapbox Self Storage Mill Creek [\(/self-storage/indiana/noblesville/snapbox-self-storage-mill-cre...](#)

Noblesville, IN 46062

3.4 miles away

[Call to Book](#)

★★★★☆ Based on 1 Review [\(/self-storage/indiana/noblesville/snapbox-self-storage-mill-creek-202336/#facility-page-user-reviews\)](#)



AAA Members: Get your 1st month free + \$20 gift card

[/self-storage/indiana/noblesville/snapbox-self-storage-mill-](#)

5' x 5' Unit

1st Full Month Free !!!

\$54.00 > [_https://www.selfstorage.com/self-](https://www.selfstorage.com/self-storage/indiana/noblesville/snapbox-self-storage-mill-creek-202336/#units)

5' x 10' Unit

1st Full Month Free !!!

\$59.00 > [_https://www.selfstorage.com/self-](https://www.selfstorage.com/self-storage/indiana/noblesville/snapbox-self-storage-mill-creek-202336/#units)

10' x 10' Unit

1st Full Month Free !!!

\$102.00 > [_https://www.selfstorage.com/self-](https://www.selfstorage.com/self-storage/indiana/noblesville/snapbox-self-storage-mill-creek-202336/#units)

[Compare 29 units at this facility » \(/self-storage/indiana/noblesville/snapbox-self-storage-mill-creek-202336/#units\).](https://www.selfstorage.com/self-storage/indiana/noblesville/snapbox-self-storage-mill-creek-202336/#units)

[Is this your facility? Claim your listing! \(https://www.selfstorage.com/claim-listing?facility=190113\)](https://www.selfstorage.com/claim-listing?facility=190113)

Map of Nearby Facilities

What is SelfStorage.com?

SelfStorage.com is the one-stop shop for self-storage, helping you find the best prices on storage units near you.

We partner with storage facilities across the U.S. to list more than 40,000 locations—the most of any storage website.

By using our advanced filtering and search tools, you can view and compare storage options close to you without the hassle of calling around for prices.

Easily sort through self-storage amenities like climate control and 24-hour access as well as different storage options for your car, boat or RV.

Reserve your unit for FREE in a matter of minutes, whether online or by phone.

Looking for self-storage units in Noblesville? [SelfStorage.com has 15 storage facilities within 15 miles \(/self-storage/indiana/noblesville/\).](https://www.selfstorage.com/self-storage/indiana/noblesville/)

Contact us! (/contact-selfstorage)



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[_https://twitter.com/selfstorageinc\)](https://twitter.com/selfstorageinc)



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[New York, NY \(/self-storage/new-york/new-york/\)](https://www.selfstorage.com/self-storage/new-york/new-york/)

[Houston, TX \(/self-storage/texas/houston/\)](https://www.selfstorage.com/self-storage/texas/houston/)

[Tulsa, OK \(/self-storage/oklahoma/tulsa/\)](https://www.selfstorage.com/self-storage/oklahoma/tulsa/)

[Fort Worth, TX \(/self-storage/texas/fort-worth/\)](https://www.selfstorage.com/self-storage/texas/fort-worth/)

Commercial Self Storage

Effective 1/1/18 #8070

Unit Size	Card Price	SQ Ft Price
10x20	\$250	\$15
10x25	\$300	\$15.60
20x20	\$475	\$14.25
15x30	\$550	\$14.67
20x25	\$600	\$14.40
20x30	\$700	\$14.00
15x50	\$850	\$13.60
28x30	\$950	\$13.33
20x50	\$1,300	\$15.60
20x60	\$1,350	\$13.50
25x60	\$1,250	\$10.00
50X60	\$2,750	\$11.00
30x50	\$1,600	\$12.80
20x80	\$1,750	\$13.13
40x52	\$2,600	\$15.00
Office	\$650	\$43.33
Parking	\$250	n/a

Drive Aisles



Imagery ©2018 Google, Map data ©2018 Google 50 ft



Snapbox Self-Storage

4.8 ★ ★ ★ ★ ★ · 13 reviews

Self-Storage Facility

📍 120 N Mill Creek Rd, Noblesville, IN 46062

🌐 [snapboxselfstorage.com](https://www.snapboxselfstorage.com)

📞 (317) 653-4906

<https://www.google.com/maps/place/Snapbox+Self-Storage/@40.0447291,-86.0611237,147m/data=!3m1!1e3!4m5!3m4!1s0x8814b051a9e9b64d:0x4f0356a263i>

Direct

Neighbor

Support

Date 6/4/18

I would support Commercial Self Storage, conditional use of the Wilson Property, at 605 Sheridan Road, Noblesville, IN 46060

Signed,

Dr. POYLA

Date 6/4/18

Address

GRANT FAMILY CHIROPRACTIC
585 SHERIDAN ROAD
NOBLESVILLE, IN. 46060

Date 6/4/18

I would support Commercial Self Storage, conditional use of the Wilson Property, at 605 Sheridan Road, Noblesville, IN 46060

Signed,



ADRIAN T. BOHLAND

Date 6/5/2018

Address RIDGELINE RESTORATION
627 SHERIDAN ROAD
NOBLESVILLE, IN. 46060



CURRENT INDIANA FACILITIES

Standard Lease

(non Hazardous)

Lease Agreement

This Lease Agreement ("Lease") has been made and entered into on this 22nd day of May, 2018 ("**Effective Date**"), by and between Sapp Family, LLC an Indiana limited liability company d/b/a Commercial Self Storage ("**Lessor**"), whose address is 8070 Castleton Road, IN, 46250, and whose phone number is 317.863-2033, and

Tenant ("**Lessee**"),

Address:

Phone:

Email:

Web site:

Lessor does hereby lease to Lessee and Lessee does hereby lease the following storage unit, upon the following terms and conditions:

Lease Summary:

Unit Number(s):

Monthly Base Rent:

Security Deposit:

Utility: \$0 per month

Trash and/or Pallet Removal: \$75 per month if requested by lessee

Internet: 0 per month

Commencement Date:

Term: 1 month

Gate Code:

Door Code:

Renewal:

1. Subject to Lessor's right to terminate upon default by Lessee, this lease shall be for the term written above, beginning on the date written above, and shall be automatically extended on a year-to-year basis, until such time after the initial term, as either party gives notice to the other party of their intent not to renew this Lease. Notice of non-renewal must be received on or before 30 (30) days prior to the current term expiring or the lease will be deemed to have been renewed for an additional year.
2. Rent shall be paid on or before the first day of each month by credit card on file. If paying by either cash or check on site during normal business hours or by US mail but must be received by Lessor by the 5th of each month during normal business hours.
3. Lessee takes said Unit in its present condition and agrees to return the Unit to Lessor at the end of this Lease or any renewal thereof, in its current condition. Lessor shall not be obligated to make any alterations, additions or repairs to the Unit. Alterations, repairs, additions and improvements or decorations (including but not limited to any change or alteration in, or the installation of any new, heating, electrical or telephone wiring or plumbing, fixtures and apparatus) caused or made necessary by Lessee's occupancy shall be at Lessee's sole expense, but Lessee shall obtain approval and written consent by Lessor prior to the commencement of any such work and all such work must be done in accordance with plans and specifications approved by Lessor. Lessee shall enter into "no lien" contracts with any contractor. No alterations or additions shall be made to the Unit by Lessee without the prior written consent of the Lessor. All repairs, alterations or improvements to the Unit, except unattached moveable trade fixtures of Lessee, shall be the property of Lessor.
4. Lessor and its members, agents and employees shall have no liability to Lessee for any injury or damages to Lessee, its agents, employees or invitees or to any property of the Lessee regardless of the cause, except for injury or damage caused by Lessor's intentional wrongful conduct or gross negligence. Lessee waives all claims of recovery from Lessor and agrees that all fire and extended coverage insurance which may be carried by Lessee with respect to property

located in the Unit shall be endorsed with a clause permitting waiver of rights or recovery prior to a loss so long as such clause is available. No such occurrence shall be deemed to be an actual or constructive eviction from the Unit or result in an abatement of rent.

5. **Lessee covenants and agrees to procure and maintain commercial general liability insurance coverage on the Unit, with a responsible insurer,** with Lessor listed as an additional insured, against all claims and suits for personal and bodily injury, products and completed operations liability, and property damage arising out of Lessee's operation on or use of the Unit and common areas, or caused by the negligence or other misconduct of Lessee or its invitees, licensees, employees, agents, personal representatives, contractors, subcontractors, successors and assigns in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence ("Liability Insurance"). The Liability Insurance shall be issued in the names of Lessee and Lessor, as their respective interests may appear, and shall provide that the insurer may not cancel or materially change coverage without ten (10) days' prior written notice to Lessor. Lessee covenants and agrees to pay, prior to delinquency, all premiums for the Liability Insurance. Lessee shall provide Lessor with such proof of Liability Insurance coverage as Lessor from time to time shall reasonably request.
6. Lessee shall be liable for any damage to the Unit, or the Storage Facility, whether caused by Lessee or any agent, guest, or invitee of Lessee, including, without limitation, damages caused by any truck delivering or picking up from Lessee's Unit, in Lessee's control, or otherwise at the Storage Facility under Lessee's direction. Lessor shall not be liable to the Lessee for damage to Unit or injury to person sustained by reason of the condition of the Unit, or due to any casualty or accident in or about the Unit, except for losses arising out of or in connection with Lessor's gross negligence or willful or wanton misconduct. Lessee hereby agrees to indemnify the Lessor and save the Lessor harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and damage to Unit arising from or out of any occurrence in, upon or at the Unit, or the occupancy or use of the Unit, or any part thereof, including the parking lot. In the event that the Lessor, without fault on its part, is made a party to any litigation commenced by or against the Lessee and arising out of or in connection with an event in or on the Unit, including the parking lot, during the term hereof, the Lessee shall protect, defend and hold the Lessor harmless and shall pay all costs and expenses, including reasonable attorneys' fees, incurred or paid by the Lessor in connection with such litigation.

7. It is specifically understood and agreed by and between the parties that Lessor shall not be responsible for any damage or loss of property stored in the Unit or at the Storage Facility, whether caused by casualty, water damage from any source, acts of God or otherwise. Lessee shall obtain and maintain property and casualty insurance, in the amount of the full replacement value, upon any and all items placed in the Unit.
8. **Lessee further agrees that Lessee's use of the Unit and/or Storage Facility shall be only for the lawful storage of business property and shall not be used for any purpose prohibited by any law, shall not be a nuisance, and shall not otherwise interfere with Lessor's business or any other tenant's use of their storage unit or the Storage Facility. No hazardous materials of any kind permitted in unit or on premises**
Forklifts: Available for use for qualified Lessee's (Lessee is solely responsible to obtain all necessary training, licenses and permits necessary to operate the forklifts licenses).
9. This Lease shall be binding upon the parties hereto, their heirs, successors, representatives and assigns, if any, although Lessee shall not assign any interest under this Lease without Lessor's prior written consent, which may be granted or withheld in Lessor's sole discretion.
10. Lessee shall pay a late fee, in the sum of ten percent (10%) of the amount due, if the rent due under this Lease is not received by Lessor prior to 5:00 o'clock P.M on the 5th of each month Indianapolis time. If Lessee is five (5) or more days late in paying the rent and late fees due hereunder, in addition to any and all other fees or expenses due under this Lease, Lessee shall pay Lessor ten percent (10%) interest on the amount due until the same is paid in full. Lessee must provide Lessor a valid credit card at the time of signing this Lease. If Lessee is delinquent for five (5) or more days, Lessor has the right to charge the credit card the total amount due, including rent, late fees and interest. If at any time during the term of this Lease, said credit card becomes invalid for any reason, Lessee shall provide Lessor with a replacement credit card to be used for the purposes stated herein.
11. In the event Lessee shall fail to pay rent or any other charge due hereunder, and such delinquency exists for more than fifteen (15) days, Lessor is hereby specifically authorized by Lessee to lock out Lessee from the Unit by changing Lessee's code, locking Lessee out of the Unit, and/or by denying Lessee access to the Storage Facility.

12. In the event of Lessee's default in the payment of rent when due, or failure to perform any other covenant contained herein, Lessee expressly agrees that Lessee shall be liable for any and all of Lessor's costs to enforce this Lease, including, but not limited to collection costs; court costs; personal property removal, sale or disposal costs; and Lessor's attorney fees.
13. **Lessor is hereby granted a lien upon all of Lessee's personal property in the Unit or at the Storage Facility.** This lien is for the full amount of all rent and any and all other costs or expenses due under this Lease. Said lien attaches on the date any personal property is placed in the Unit or at the Storage Facility.
14. **If the lessee has been in default continuously for thirty (30) days, the Lessor may begin enforcement of the Lessor's lien.** Enforcement of the lien may include: termination of the lease, denying Lessee access to the storage Unit; moving the Lessee's personal property from the Unit to another storage space pending its redemption, sale, or other disposition; notice being sent to the last known address of Lessee informing the Lessee of the amount due and demanding payment within thirty (30) days; informing the Lessee that the contents of the storage unit are subject to the Lessor's lien; informing the Lessee that the Lessee's access has been denied; and or that the Lessee's property has been moved to a different storage space; the name, street address, and telephone number of the Lessor; and a conspicuous statement that the Lessee's personal property will be advertised for sale or otherwise disposed of if the Lessor deems, at the Lessor's sole discretion, that the Lessee's personal property is not worth the cost of going through a public auction or sale.
15. **By signing this agreement, Lessee waives any additional rights provided under Indiana Code to a ninety (90) day period from the date of delinquency, and agrees that one notice thirty (30) days after the first default notice is sufficient time for the Lessee to redeem the personal property by paying the Lessor an amount sufficient to satisfy the Lessor's lien.** By signing this agreement the Lessee agrees that it shall be Lessor's sole discretion whether Lessee's personal property should be auctioned to cover the lien or disposed of as trash. If the Lessor decides to put the personal property up for sale, then the Lessor shall cause an advertisement of the sale to be published at least 10 days prior to the sale in a newspaper of general circulation in the county in which the storage facility is located. The Lessor may buy the personal property at the sale and or satisfy the Lessor's lien from the proceeds of the sale. If the proceeds of the sale exceed the amount of the Lessor's lien, then the Lessor shall hold the balance for delivery, upon demand, to the Lessee. If the Lessee does not claim the balance of the proceeds within one (1) year after the

sale, the balance shall be treated as unclaimed property under Indiana Code 32-34-1. Lessee hereby waives all claims, actions, and damages against Lessor as a result of the sale or disposals of Lessee's property.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the Effective Date first written above.

LESSOR:

**Sapp Family, LLC dba Commercial Self Storage
an Indiana limited liability company**

by: _____

Property Manager

Leasee:

By: _____

Printed: _____

Cell: _____

Title: _____

Email: _____

Leasee:

By: _____

Printed: _____

Cell: _____

Title: _____

Email: _____

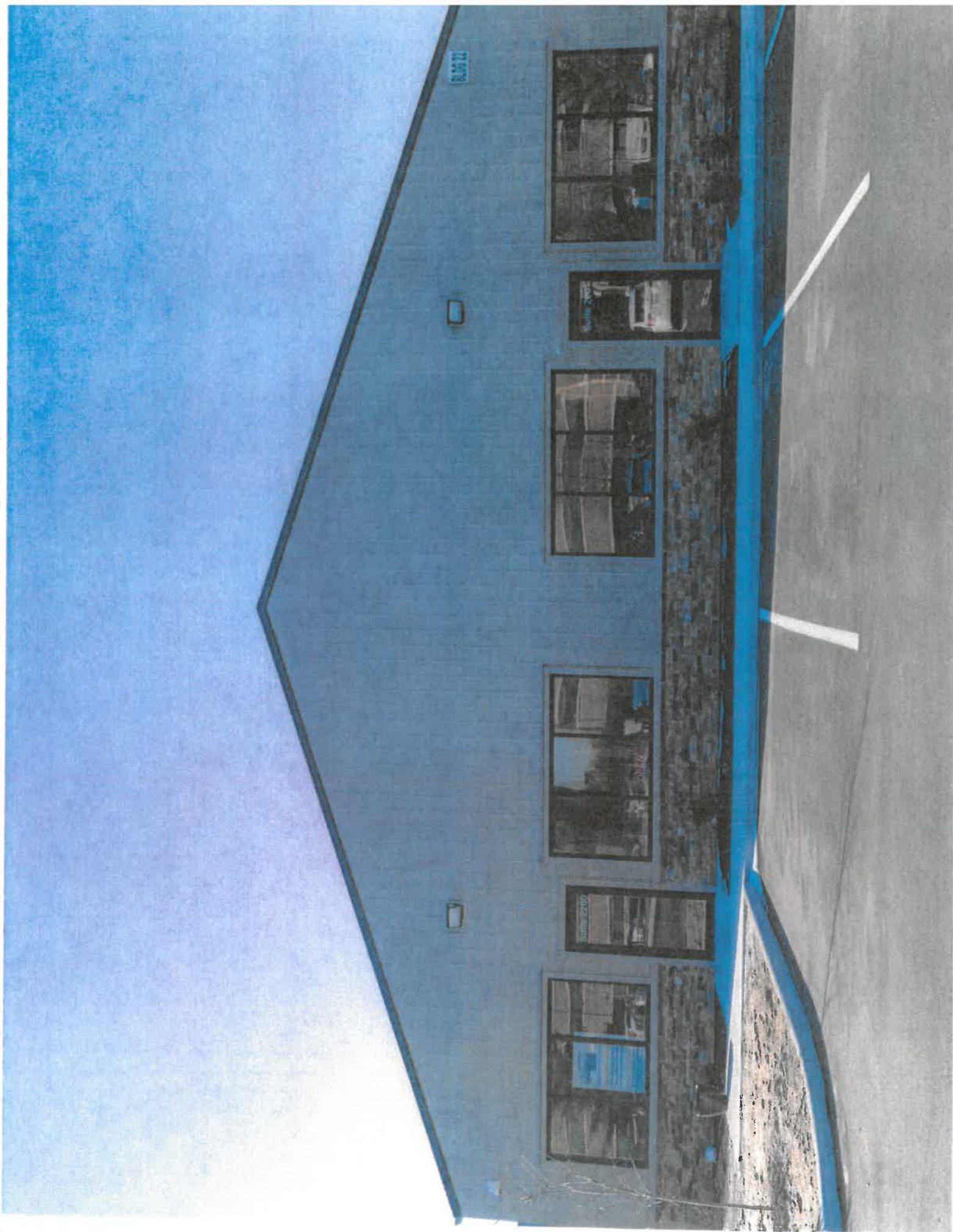


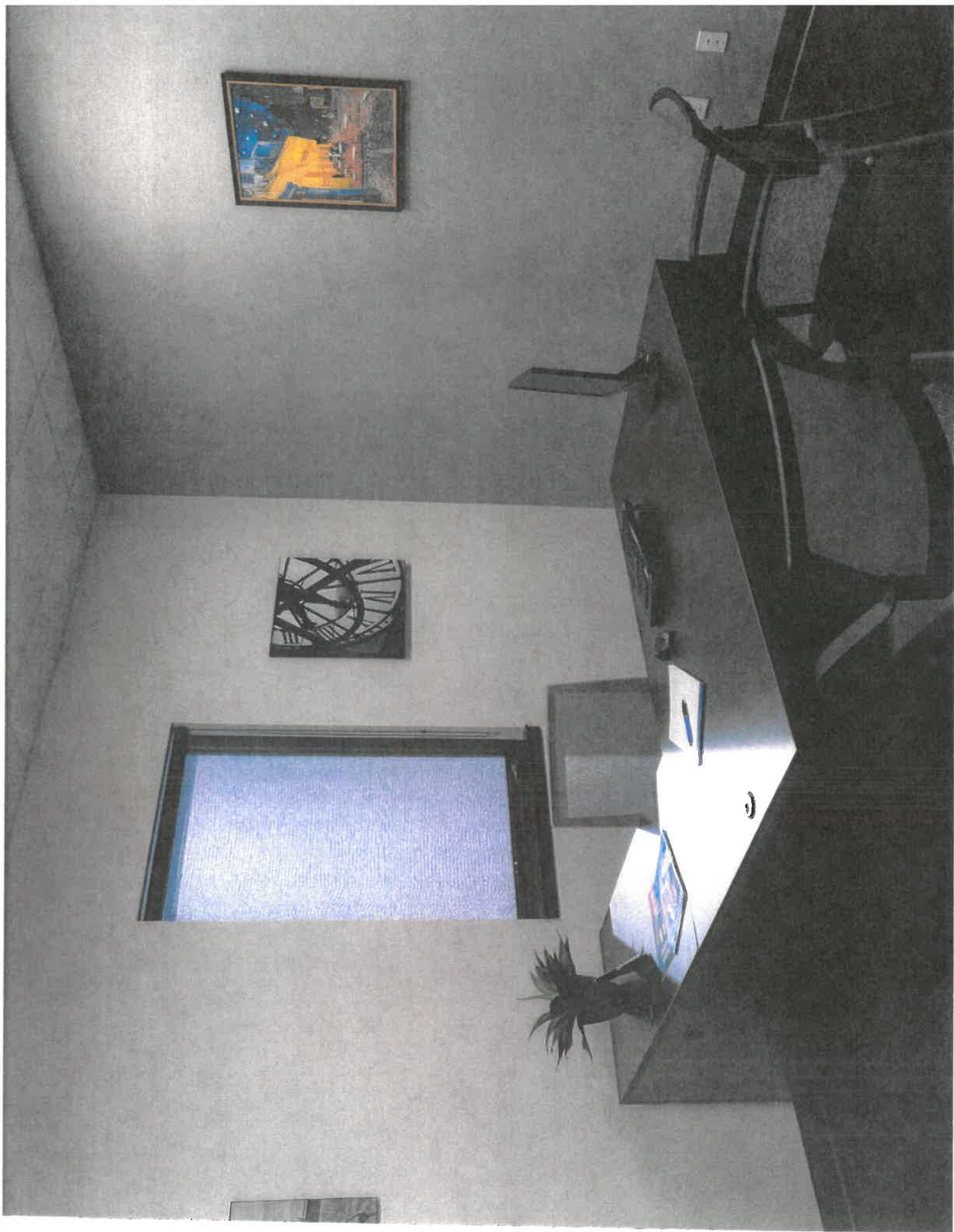
COMMERCIAL SELF-STORAGE



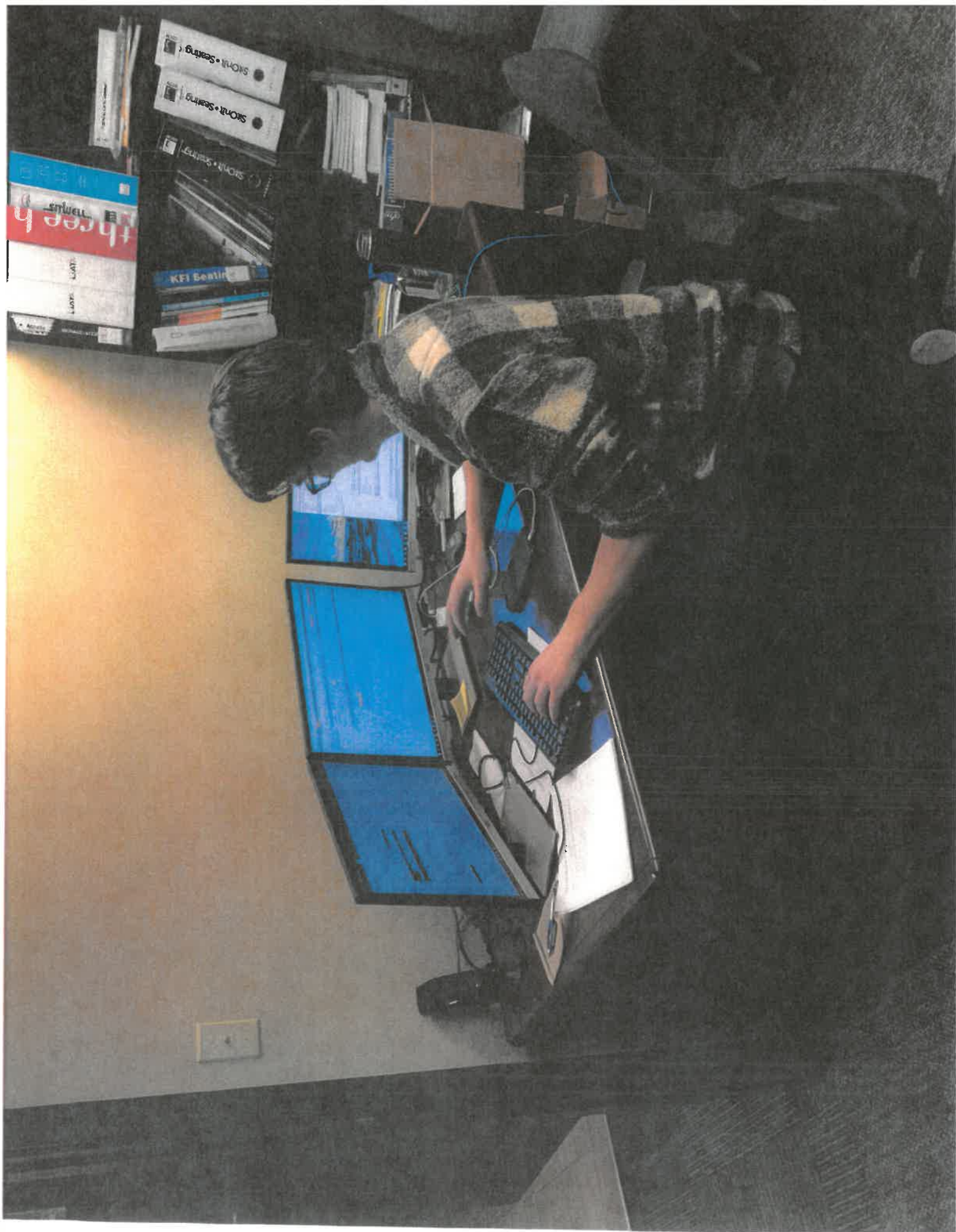




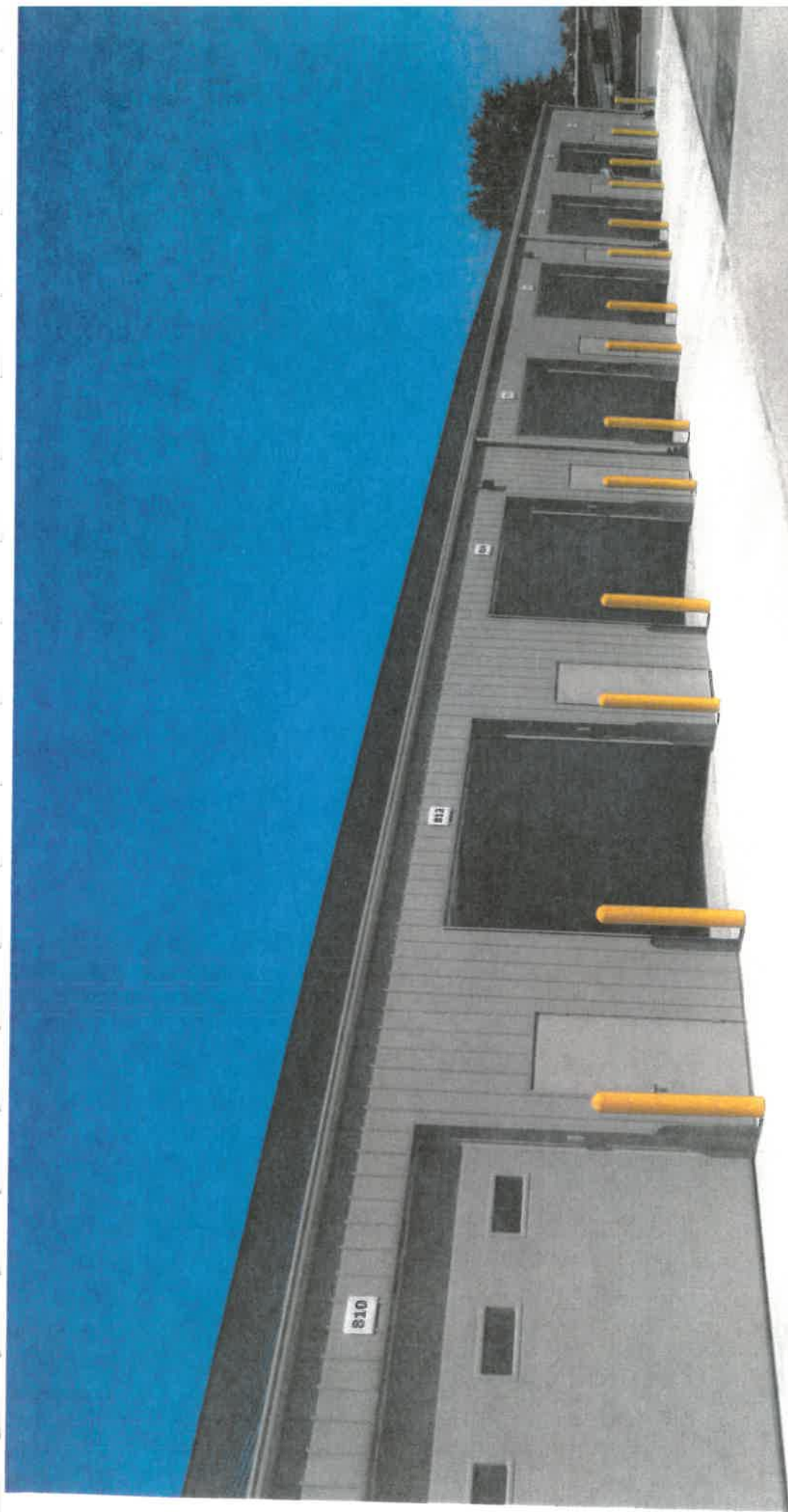












07/11/2016