



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

Proudly presents:

6.11 Acres of Commercial Land

4371 Pleasant Valley Rd.
Placerville, CA 95667



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PLEASE CONSULT THE IVY GROUP AGENT FOR MORE DETAILS.

PROPERTY DESCRIPTION

The subject property consists of 6.11 acres of commercial land that has been approved for a mini-storage facility by the City of Placerville. The subject's assessor parcel number is 078-270-171.

The subject property is located on Pleasant Valley Rd. in Placerville with excellent visibility from all directions.

The area is comprised of a mixture of property uses with the primary uses being low to medium density residential and a mixture of office and retail. The subject neighborhood is well located close to many amenities including shops, restaurants and the Sacramento area.

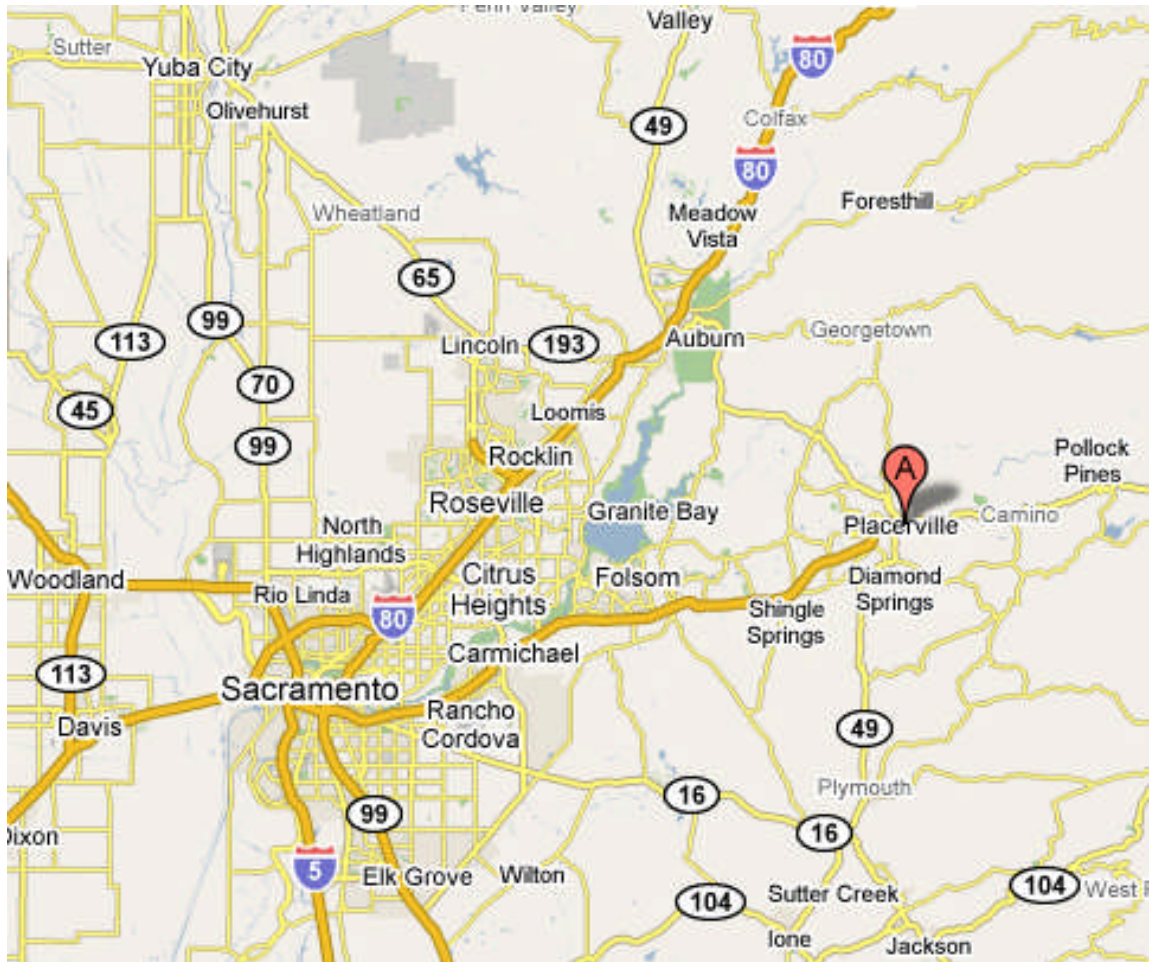
Pleasant Valley Rd. is a primary access thoroughfare that is traveled by automobiles. It is approximately two miles from Route 50, which is the primary connector of Sacramento to Lake Tahoe. Pleasant Valley Rd. houses many properties as well as special purpose properties including residential homes, hotel facilities, restaurants, gas stations and a variety of retail and office uses.

The subject is deemed a conforming use along a heavily traveled thoroughfare from a vehicular perspective. The area's boundaries are not currently changing and the real estate market is stable in the subject's area. The long term outlook for this area is deemed good.

| | |
|----------------------------|--|
| PRICE: | \$875,000 |
| LOT SIZE: | 6.11 acres |
| COUNTY: | El Dorado |
| PARCEL NUMBER: | APN # 78-270-171 |
| USE CODE: | Commercial Acreage |
| CONDITIONAL PERMIT: | Special use for mini-storage. File # S04-0019. |
| MISC INFO: | City of Placerville has increased coverage to 85% of 6.11 acres as effective January 2008. |



Commercial Acreage



Area Map

ATTACHMENT

Conditions of approval and mitigation measures Special use permit for the Leong Mini-Storage

APN 078-270-171, File Number S04-0019

This special use permit approval is based upon and limited to compliance with the project description, dated October 27, 2005, and conditions and Approval set forth below.

The project description is as follows:

Approval of Special Use Permit S04-0019 for a mini-storage facility/commercial development on a parcel encompassing 6.11 acres (with a boundary line adjustment). The project includes 10,461 square feet of commercial office/shop space, 56,007 square feet of mini-storage space (approximately 242 storage units) and a 1,296 square foot caretaker/manager residence. The gate hours are to be 7 AM to 7 PM daily, with office hours 8 AM to 6 PM daily. There will be two employees at the site.

The project site is to be developed with ten mini-storage and commercial structures and a caretaker/manager residence. The following table provides the building details:

| <i>Bldg #</i> | <i>Parcel Size (SF)</i> | <i>Building Size (SF)</i> | <i>Floor Area Ratio</i> | <i>Proposed Use</i> | <i># of Storage Units</i> |
|---------------|-------------------------|---------------------------|-------------------------|---------------------------|---------------------------|
| 1 | | 8386 | | Mini-storage/Office/Shops | 12 |
| 2 | | 8400 | | Mini-storage | 20 |
| 3 | | 5600 | | Mini-storage | 32 |
| 4 | | 5600 | | Mini-storage | 32 |
| 5 | | 6300 | | Mini-storage | 36 |
| 6 | | 4900 | | Mini-storage | 38 |
| 7 | | 1296 | | Manager's Residence | 0 |
| 8 | | 8386 | | Commercial Office/Shops | 0 |
| 9 | | 8400 | | Mini-storage | 20 |
| 10 | | 5600 | | Mini-storage | 30 |
| 11 | | 3600 | | Mini-storage | 22 |
| Totals | 266,502 | 66,468 | .25 | | 242 |

* Impervious Areas: 66,468 SF (bldg. coverage) + 105,120 SF (parking/driveways) = 171,588 SF (64%).