

**FINDINGS OF FACT-FEBRUARY 17, 2011
RENTBOLD CONSIGNMENT LOT
SITE PLAN
120 NORTH 800 EAST**

ZONING: C-1 OK- Allows Service Industries

UTILITIES: Available at site- Can use restroom facilities inside the existing building

STORMWATER: OK Graveled area

LIGHTING: Proposing limited outdoor lighting. They will use lighting on the back of existing building.

PARKING: Existing parking

LANDSCAPPING: Weed control will be required in gravel area

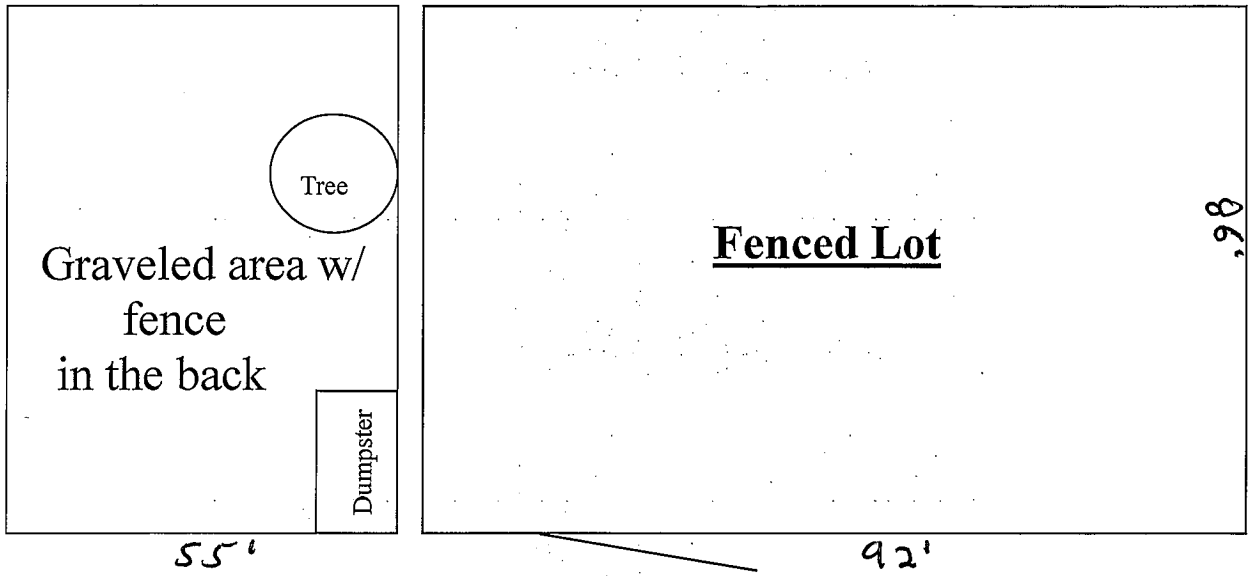
FENCING: Existing chain link and wood fence

SIGNAGE: See enclosed information sheet.

DUMPSTER: Existing dumpster

NOTES:

The Planning Commission discussed the signage issues with them. They gave them some guidelines from city code on what was allowed. The need for good weed control was discussed. The Planning Commission recommended approval as proposed with the conditions that all signs are to be pre-approved by the Zoning Administrator and that weeds are to be kept under control at all times at the site.

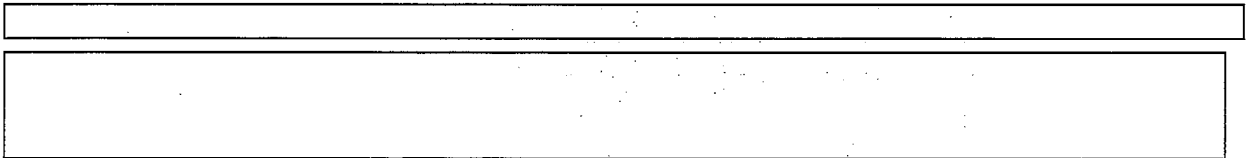


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Laundromat

800 East 120 North
Hyrum, UT 84319

Hair Station



Site Plan for RentBOLD Consignment Lot

January 26, 2011

Attention Hyrum City Planning Commission:

FIELDING PRICE ENTERPRISES, LLC requests the approval of the Hyrum City Planning Commission and City Council to acquire a site permit to do business at the fenced/outdoor storage area located behind the Hair Station on the east side of the property at: 120 North 800 East, Hyrum, Utah 84319. The property owner is Jeremy Jenkins: 435-770-4540. A lease has been requested from March 1, 2011 to September 30, 2011 with renewal options to extend through February 28, 2012.

FIELDING PRICE ENTERPRISES, LLC operates RentBOLD.com (DBA registered with the State of Utah). It has a current business license with Hyrum City and has been in operation since January 2009. RentBOLD.com is primarily an online listing service that facilitates peer-to-peer and business renting.

PURPOSE

RentBOLD.com desires to expand its business model and operation by utilizing the described property as a proof of concept location for doing consignment rentals and sales. The property would be primarily used for storage, pickup and drop-off of listed equipment. RentBOLD.com intends to utilize its web platform (versus a traditional storefront) as the primary means for conducting arrangements of day-to-day business.

SERVICES

It is requested that the property owner makes the following services available/included with the lease of the property: shared garbage dumpster access and waste removal, parking lot maintenance and snow removal, limited access to culinary water, building restroom access, limited access to electricity (30amps), Wi-Fi Internet and limited outdoor security lighting. Proposed landscaping will be small, loose gravel covering the entire inside enclosed area, with Round-up spray maintenance to control weeds as needed in the summer months.

ADVERTISING

It is requested that the following advertising space be available: 1 ~ 4' x 8' lighted sign to be located on either the west or south side of the existing property building, 2 ~ 3' x 12' (vertical) flag type banners with ground stakes to be located near the north/south highway east of the sidewalk, 2-4 ~ 4' x 8' lighted signs to be located directly on or above the existing west fence and gated area of enclosed property, ~2 enclosed brochure boxes

(~1' x 1' lighted) with simple instructions (~1' x 1') and take-away pamphlets to be located near the property entrance or attached to the existing fence.

PARKING

It is requested that a shared parking lot space be generally available for 4-6 customer vehicles and that the east side of the paved parking lot and/or the unpaved north area of the fence can be available for shared customer access to pickup or drop-off rental items. Traffic would enter from the North and exit on the South side of the building (with painted arrows on the asphalt).

It is requested that some shared parking lot space be available near the north/south highway east of the sidewalk or near the north east corner of the parking lot for temporary item promotions.

COVERED and ENCLOSED STORAGE, OFFICE and RESTROOM FACILITIES

It is requested that temporary covered and/or enclosed storage be allowed within the fenced property location. It is anticipated that (2) 20' x 40' partially enclosed coverings (carport type) and (1) 8' x 30'-40' enclosed cargo trailer with locks will be utilized for items that need partial or secure storage. It is anticipated that (1) ~8' x 30' mobile vehicle be utilized within the fenced premise and/or adjacent parking lot for temporary personnel office, break and restroom facilities.

OPERATIONS

It is anticipated that the consignment lot will have limited hours of operation i.e. week day morning and evening hours for pickup and drop-off with extended hours on Saturday. During off hours, the fenced area should remain closed and secure unless otherwise attended.

The storage site will not be utilized for extensive construction, maintenance and/or repair services that could impact storm water run-off or cause elevated noise levels.

We look forward to gaining approval for a site permit from the planning commission and Hyrum City Council. Please contact me at 435 245-3737 evenings or by email at: curtis@rentbold.com if there are any changes that need to be made. Thank you for your consideration.

Curtis Fielding