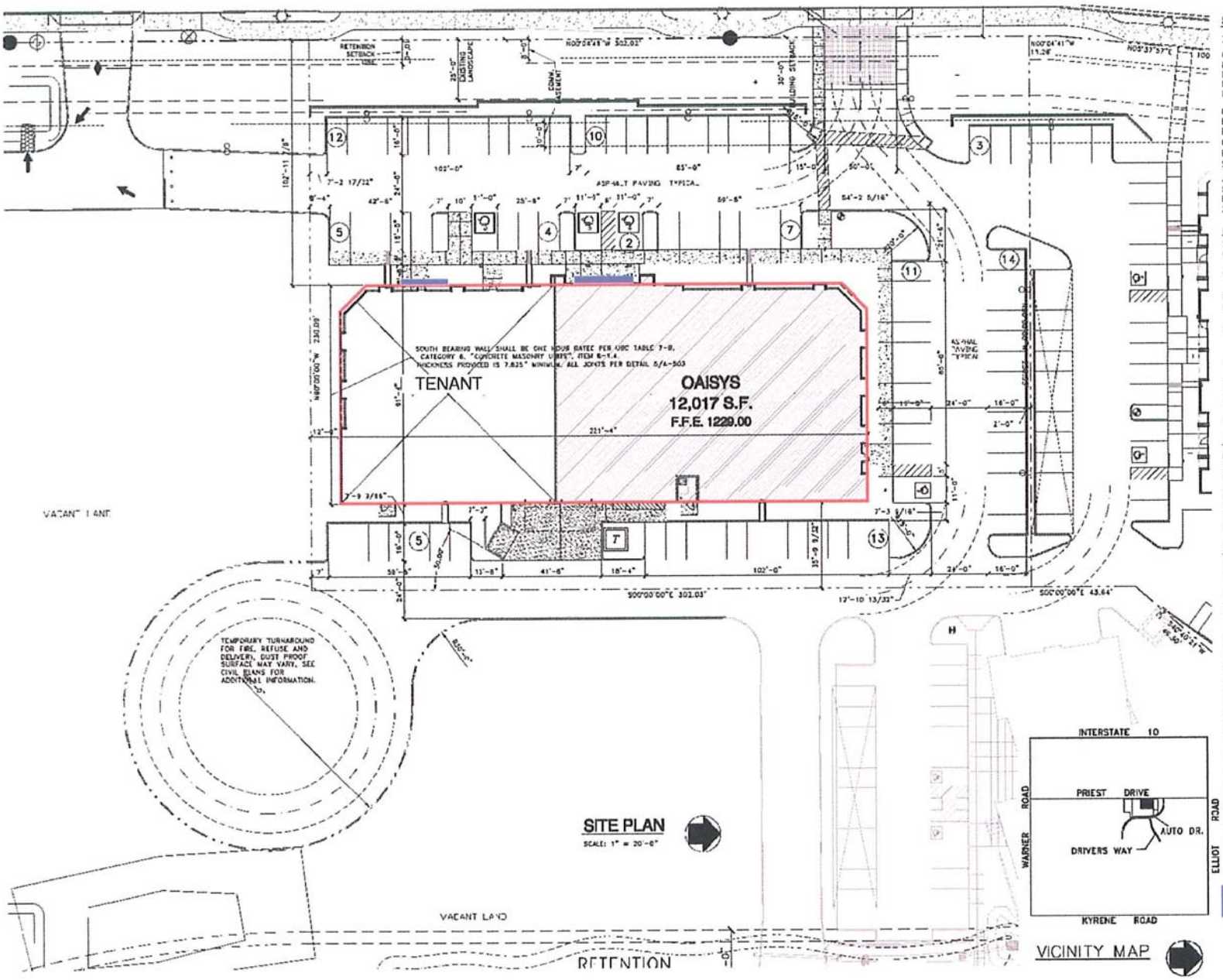

SITE PLAN
SCALE: 1" = 20'-0"

VICINITY MAP

SHELL PROJECT DATA:

ZONING: I-1

GROSS SITE AREA: 86,237 S.F. 1.98 ACRES
NET SITE AREA: 69,550 S.F. 1.6 ACRES
BLDG. AREA: 20,277 S.F.
LOT COVERAGE: 29%
LANDSCAPING: 21,352 / 31%

CONSTRUCTION TYPE V-N A.F.E.S.
BUILDING AREA: 20,277 S.F.
FLOOR AREA: 19,300 S.F.
OCCUPANCY: B / S1
B (90%) = 18,249 S.F. = 183 OCCUPANTS
S1 (10%) = 1,051 S.F. = 4 OCCUPANTS

AREA INCREASE CALCULATIONS: PER 505.3 INCREASE FOR FRE SPRINKLERS, BASE ALLOWABLE = 8,000 x 3 = 24,000 S.F. ALLOWABLE.

PARKING REQUIREMENTS

SPACES REQUIRED:
OFFICE @ 1:250 S.F.
18,249 S.F. / 250 = 73 SPACES
WAREHOUSE @ 1:500 S.F.
1,051 S.F. / 500 = 2 SPACES

BICYCLE REQUIRED:
OFFICE @ 1:2500 S.F.
18,249 S.F. / 2500 = 7 SPACES
WAREHOUSE @ 1:5000 S.F.
1,126 S.F. / 5000 = 0 SPACES

TOTAL REQUIRED: 75 SPACES

SPACES PROVIDED: 86 SPACES

BICYCLE PROVIDED: 8 SPACES

ACCESSIBLE REQUIRED/PROVIDED: 4/4 SPACES

DEVELOPMENT TEAM:

DEVELOPER
SUN STATE BUILDERS
CONTACT: STEVE BROWN
ADDRESS: 505 S. MADISON DRIVE
TEMPE, AZ 85281
TEL: 480-894-1266
FAX: 480-988-4826

ARCHITECT
BALMER ARCHITECTURAL GROU
CONTACT: STEPHEN L. HUNT
ADDRESS: 2111 E. HIGHLAND, SUITE B375
PHOENIX, AZ 85016
TEL: 602-954-8718
FAX: 602-468-9880

LEGAL DESCRIPTION, OAISYS SITE, TEMPE BUSINESS CENTER

A portion of Lot 3 of "Autoplex Center Two" as recorded in Book 628, Page 43in the office of the Maricopa County Recorder's office, Maricopa County Arizona, more particular described as follows:

Commencing at the Northwest corner of said Lot 3, said point being on the eastright-of-way line of Priest Drive and the POINT OF BEGINNING;
Thence along the said west right-of-way line, Southeasterly along a curve, concave to the west, with a radius of 367.00 feet, an arc length of 221.29 feet, an interior angle of 34°32'53", a chord length of 217.98 feet, and a chord bearing of South 17°16'27" East;
Thence South 90°00'00" East a distance of 230.53 feet to a point on the most westerly line of Lot 2 of said "Autoplex Center Two";
Thence South 00°00'00" East along said westerly line of Lot 2, a distance of 102.07 feet to the southwest corner of said Lot 2.
Thence continue South 00°00'00" East a distance of 199.98 feet;
Thence North 90°00'00" West a distance of 230.09 feet to a point on the eastright-of-way line of Priest Drive;
Thence North 00°04'42" West along said east right-of-way line, a distance of 302.02 feet to the POINT OF BEGINNING.

The above described area contains 69,550 sq ft. (1.597 acres) more or less.

= **POTENTIAL SIGNAGE LOCATIONS**