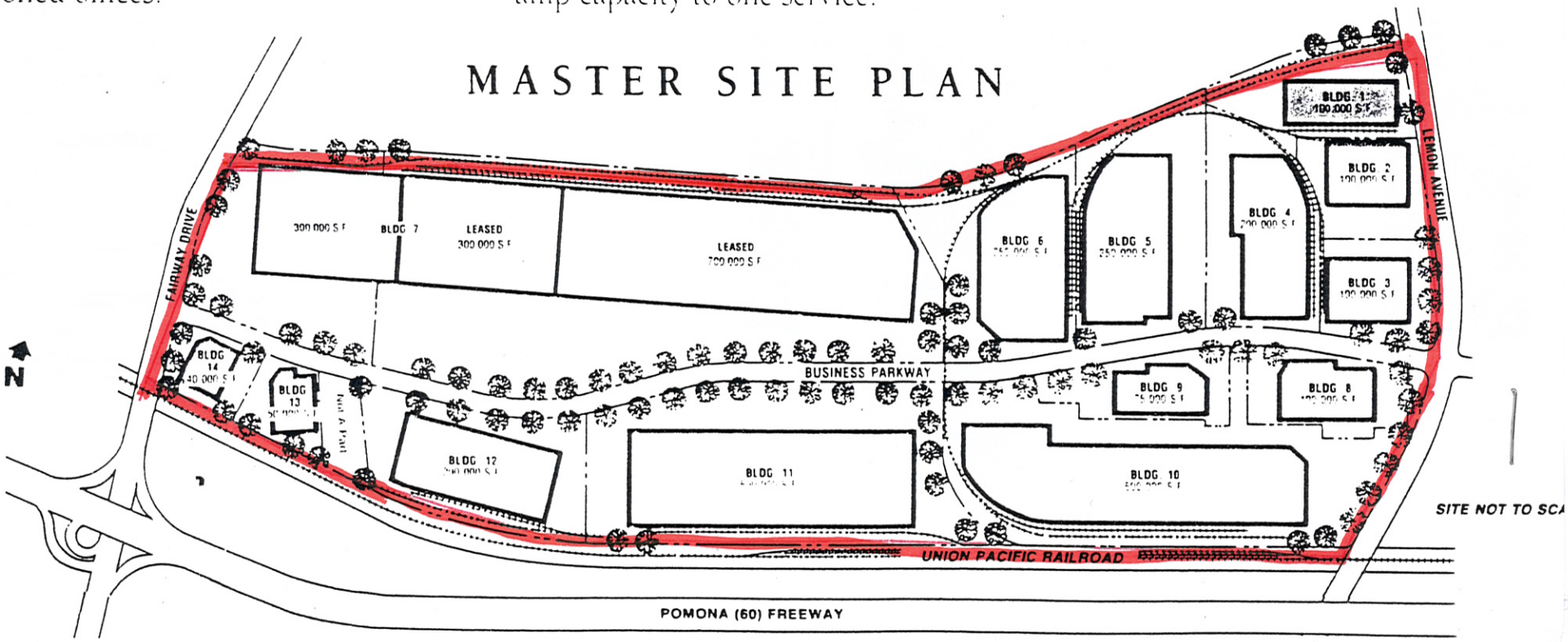
(Approved: Site 3) **Proposed Zone Site 4 – Fairway Business Center, City of Industry – Parcels A-M**

F E A T U R E S

- One ownership 200 acre master planned business park.
- The architecture and landscape design create an aesthetically pleasing park environment.
- Modern concrete tilt-up construction allows for manufacturing, assembly or distribution.
- Protective and cooperative covenants, conditions and restrictions.
- State-of-the-art building systems.
- 4,200 sq. ft. of heated and air conditioned offices.
- Parking for 150 cars and additional parking available.
- 26 ft. minimum ceiling clearance at first column.
- Calculated fire sprinkler system .60 G.P.M./3,000 sq. ft.
- Transparent skylights/smoke vents at a ratio of 1 per 30 sq. ft. of floor area.
- Fire retardant aluminum foil insulated ceiling.
- Electrical – 3 – 400 amps 277/480 volts, 3 phase, 4 wire main services. Additional conduit installed for 800 amp capacity to one service.
- 16 dock high loading spots and 1 ramp
- Union Pacific Rail Service – 5 spots
- 40 ft. x 40 ft. bay spacing.
- Concrete loading aprons in front of all loading areas.
- Continuous strip fluorescent lighting.
- Building will divide as follows:
  Unit A – 25,000 sq. ft.;
  Unit B – 25,000 sq. ft.;
  Unit C – 50,000 sq. ft.

MASTER SITE PLAN