

SECTION II PROJECT DESIGN & SPECIFICATIONS

From the plans of the project, the following rendering was prepared by McCall & Associates:



By the time of this writing, the walls & roof structure have been erected and site grading has been complete. Site tours are also available upon request.

The building has the following general specifications:

- Zoning:** A-1, City of Phoenix.
- Use Classification:** B, S-1 & S-3.
- Construction Type:** Concrete tilt panel construction.
- Roof Type:** Wood Panelized Roof System with Built-up Roofing.
- Site and Paving Spec:** The concrete floors, loading aprons and site paving are engineered to handle the heavy equipment traffic represented by the use.

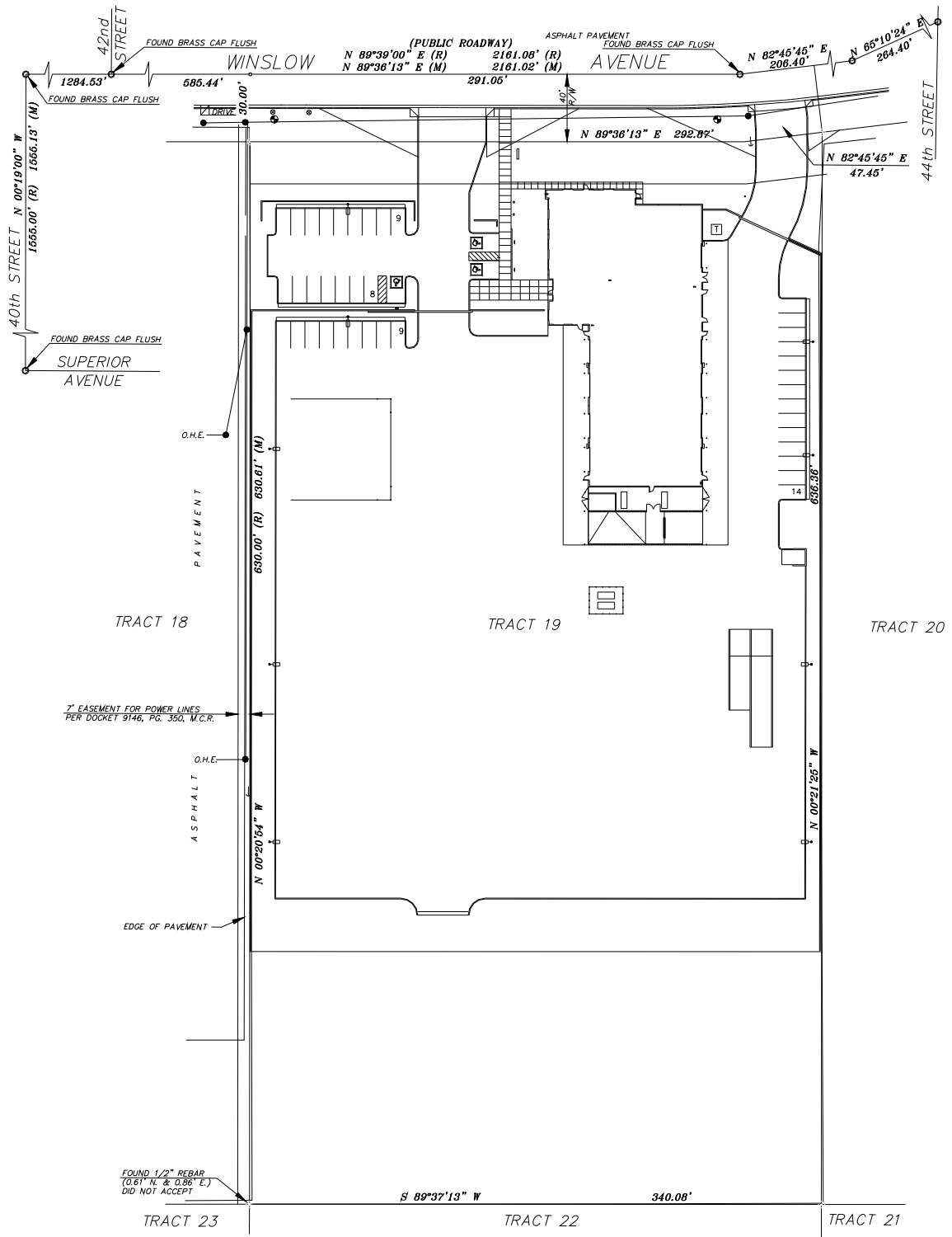
Specialties:

The internals of the shop bay feature a recycling steam cleaning area, high capacity crane-way and high-bay parts storage area. Exterior to the building is a free-standing loading dock and fueling pad upon which IR will install its own above-ground Convault double-walled concrete fueling system.

Building Areas:

<u>AREA</u>	<u>DIMENSION</u>	<u>SQ.FT.</u>
BUILDING	Irregular	22,256 sq.ft.
Service	82' X 73'	8,870 sq.ft.
Parts	83' X 60'	3,488
Steam/Equipment	73' X 35'	2,555
Office	83' X 37'	7,343
Subtotal Concrete Tilt Building		19,701 sq.ft.
Subtotal Steel Awning		2,555 sq.ft.
LAND	Irregular	228,167 sq.ft.
		5.238 Acres
	<i>Coverage Ratio</i>	<i>9.75%</i>

A Phase I environmental survey and a pre-construction ALTA survey are available for review. The next page presents the project site plan. Sets of permitted plans and specifications are available upon request.



40th STREET N 00°19'00" W
1666.00' (R) 1666.13' (M)

42nd STREET
1284.63'

WINSLOW AVENUE
585.44'

(PUBLIC ROADWAY)
N 89°39'00" E (R) 2161.08' (R)
N 89°36'13" E (M) 2161.02' (M)

ASPHALT PAVEMENT
FOUND BRASS CAP FLUSH
291.06'

N 82°45'45" E
206.40'

N 65°10'24" E
264.40'

44th STREET

FOUND BRASS CAP FLUSH
SUPERIOR AVENUE

O.H.E.
PAVEMENT
630.00' (R) 630.81' (M)

TRACT 18

TRACT 19

TRACT 20

7' EASEMENT FOR POWER LINES
PER DOCKET 9146, PG. 350, M.C.R.

O.H.E.
ASPHALT

EDGE OF PAVEMENT

N 00°20'54" W

N 00°21'25" W

FOUND 1/2" REBAR
(0.61" N. & 0.56" E.)
DID NOT ACCEPT

S 89°37'13" W

340.08'

TRACT 23

TRACT 22

TRACT 21