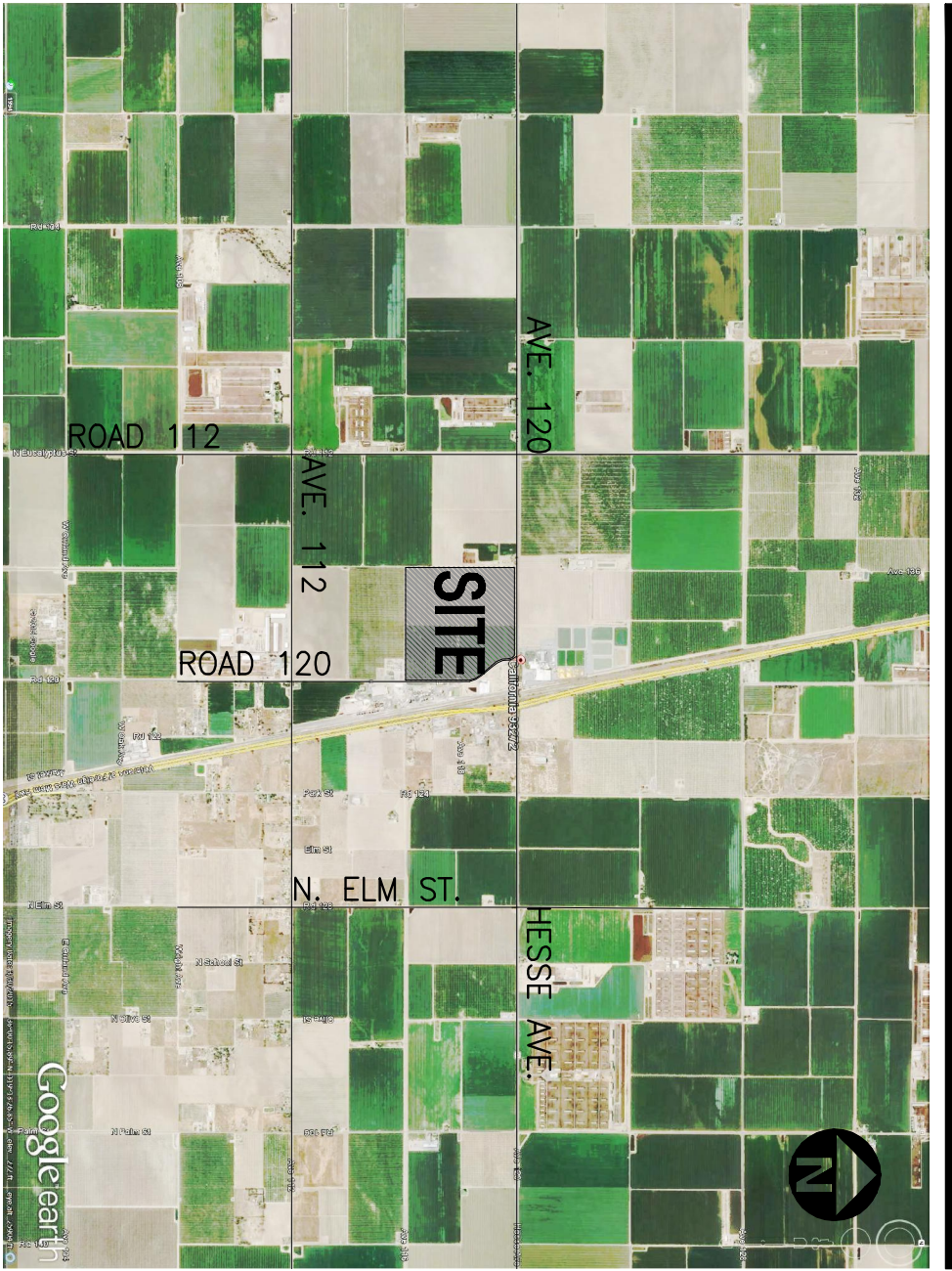


Aerial Map



Tabulation

SITE AREA	BLDG. 1		BLDG. 2		TOTAL
	In s.f.				
In acres	2,781,154	3,468,767		6,249,921 s.f.	
	63.85	79.63		143.5 ac	
BUILDING AREA					
Office	25,000	35,000		60,000 s.f.	
Warehouse	1,379,060	1,599,080		2,978,140 s.f.	
TOTAL	1,404,060	1,634,080		3,038,140 s.f.	
COVERAGE					
	50.5%	47.1%		48.6%	
PARKING REQUIRED					
1 per 2,000 s.f.	703	818		1,521 stalls	
PARKING PROVIDED					
Standard (9' x 18')	589	585		1184 stalls	
Trailer (10' x 33')	432	730		1162 stalls	
TOTAL	1031	1315		2346 stalls	
ZONING ORDINANCE FOR CITY					
Zoning Designation - Light Industrial (M-1)					
MAXIMUM BUILDING HEIGHT ALLOWED					
Height - 75'					
MAXIMUM FLOOR AREA RATIO					
FAR - .50					
SETBACKS					
Building					
Front - 10'					
Side - 5'					
Rear - 15'					

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

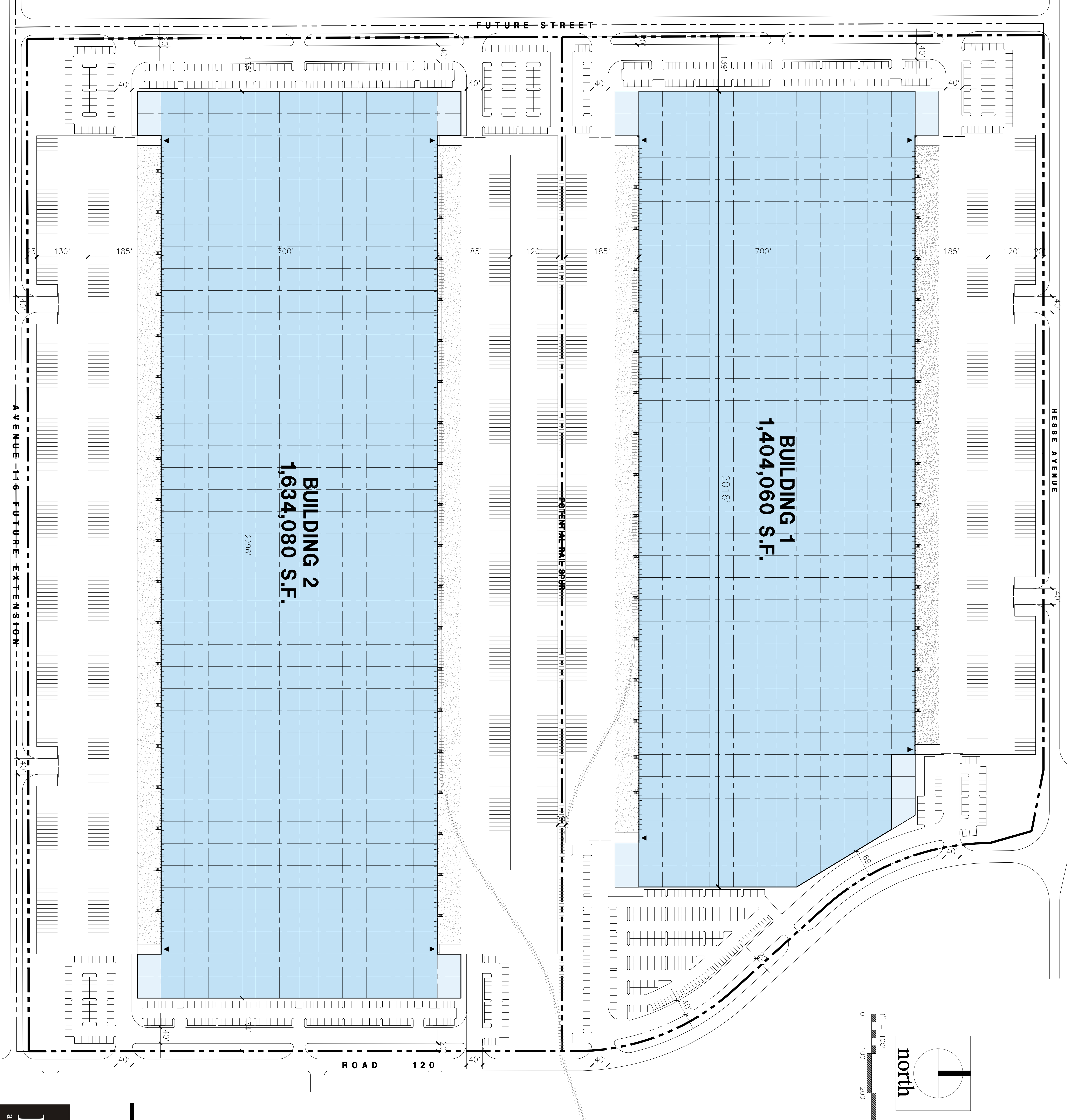
Conceptual Site Plan

Avenue 120 & Road 120

County of Tulare, CA



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



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Scheme 1