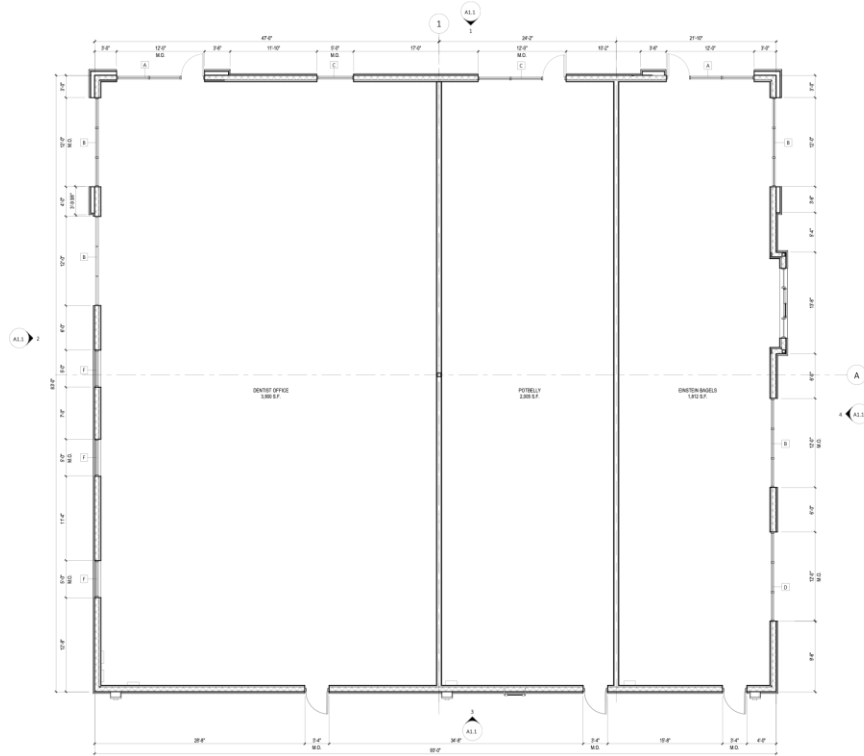


EXHIBIT A

SITE PLAN



The purpose of this Exhibit is to show the approximate location of the Premises. It shall not be deemed to be a warranty, representation or agreement on the part of Landlord that the Project will be, or will remain, as depicted hereon, or that the tenants shown hereon (if any) are now, or will be, in occupancy at any time during the Lease Term, or that any square footage shown hereon is accurate.

EXHIBIT I

LANDLORD'S WORK LETTER

LANDLORD'S WORK. Landlord agrees to deliver possession of the Premises as designed by Landlord's architect in the general configuration shown in Exhibit B in the following manner:

1. **Wall(s):** Standard demising wall(s) and exterior wall(s) consisting of smooth drywall over insulated studs to the roof deck above. Drywall shall be taped and finished, ready to receive paint.
2. **Storefront/Doors:** All storefront glass, doors and door systems to be new, sound and secure in good working condition and in compliance with the Americans with Disabilities Act ("ADA") and applicable state accessibility requirements. One (1) single or double front entry door(s), manually operated, and one (1) single rear personnel/service door with "no knowledge" hardware that is keyed from outside, manually operated if feasible and necessary. The front entry door and the rear service door shall have cylinder locks keyed alike.
3. **Floor:** Standard natural colored concrete slab, with a minimum four (4) inch thickness that will not have a moisture content above four pounds (4 lbs) based on a calcium chloride test, ready for flooring.
4. **Roof:** Roof to be in good condition and free of leaks. Canopy and fascia to be repaired and painted if necessary.
5. **Roof Platforms and Penetrations:** Roof platforms for heating and air conditioning equipment and roof penetrations for ducts, vents, plumbing, and conduits shall be provided in accordance with Landlord's drawings. Any additions, deletions, relocations or changes to the roof platforms or roof penetrations must be requested by Tenant in writing, and be approved by Landlord. All costs for the design and construction of these additions, deletions, relocations or changes from that on Landlord's drawings and any repair required to the roof itself, shall be borne by Tenant.
6. **Ceiling:** Open to the roof deck with minimum clearance height of eleven (11) feet.

ADA Compliance: Landlord shall be responsible for constructing and maintaining the center in compliance with all ADA guidelines and regulations; consequently Landlord shall be solely responsible to ensure all facets of the center are ADA compliant (i.e., ramps, path of travel, site accessibility, etc.), inclusive of any additional work the City or other applicable governmental entity may require in order for Landlord to bring the Center up to current ADA Codes as necessary for Tenant to open and operate from the Premises. Tenant shall be solely responsible to ensure its interior improvements are in compliance with all the applicable ADA Guidelines.

7. **Heating/Air Conditioning:** Landlord to provide new heating and air conditioning unit(s) will be furnished consistent with sound engineering practices and per state energy requirements. HVAC shall be designed and installed to support a capacity of not less than one (1) ton per 350 square feet. Landlord to provide a rent credit of \$20,000 for additional HVAC, which may only be applied toward Tenant's HVAC costs. Any portion of the \$20,000 credit not used for HVAC shall be retained by Landlord.
8. **GAS:**
 - Separately metered service stubbed to tenants' premise with shutoff per tenant's specified location

- Minimum 2" gas service (size to be verified with engineer) with 7" water column of pressure at tenant connection point
- Minimum capacity of 600,000 Btu/h. Final size to be determined using total gas required based on tenant plans and local code.
- Provide regulators as needed to meet the pressure requirement.

	LL Work	Tenant Work	Credit	Agreed
2" Gas Service Stubbed into Premise	X			
600,000 Btu/h Capacity	X			
Meter	X			
Comments				

9. Electrical Service: TYPICAL SHOP (NO DRIVE-THRU) 400 AMP SERVICE:

- 400 amp, 208Y/120, 3 phase, 4 wire, grounded electrical service
- CT block, meter base and meter located per tenants' plans and specifications.
- Main disconnect switch to be dedicated for tenant's use only.
- Service conductors from utility company connection to panel.
- Provide (1) 400 amp, 3 phase, 4 wire, 42 position panelboard (RP) with 400 amp main circuit breaker (CB) with 400 amp feed thru lugs and conductors to subpanel LP.
- Provide (1) 400 amp, 3 phase, 4 wire, 42 position panelboard (LP) with 400 amp main lugs only.
- All panels to be 208Y/120, 3 phase, 4 wire, recessed, lockable and located per tenant plans.
- All breakers shall be bolt in and provided per Tenant's panel schedule.
- Provide all conduit and conductors required for landlord provided equipment (typical for all electrical options).
- Alternate panel configurations may be acceptable with tenant written approval (typical for all electrical options).

10. Utility Meters: Provide separate utilities and separate meters including sub-meters.

11. Service: Internet / Telephone service shall be brought to telephone equipment room and one (1) one inch (1") conduit with pull string shall be provided to the Premises by Landlord. Tenant shall arrange for further interior distribution.

12. Smoke Detectors/Sprinkler System (If Applicable): If required, Landlord shall install standard upright sprinkler system including main lines, branch lines and uprights, all smoke detectors, and/or any other life safety system, in accordance with the requirements of all State, County and City codes.

13. Sewer Stub: At minimum, Landlord shall provide one (1) four inch (4") sewer stub at a minimum depth of four feet (4') and shall be responsible for paying all fees associated with stubbing the necessary sewer lines to the Premises, including any one time meter/tap/connection/hookup/capacity fees in connection with building the unimproved shell and to permit retail or office use generally.

14. Water Stub: At minimum, Landlord shall provide one (1) one inch water stub to the Premises at a minimum of 60 PSI and 30 GPM. Tenant to pay any incremental fees attributable to its specific use.

15. Signage: One (1) conduit and "J" box with wire from Landlord's time clock panel to all designated sign locations. "J" box to be wired and powered to house lighting circuit.