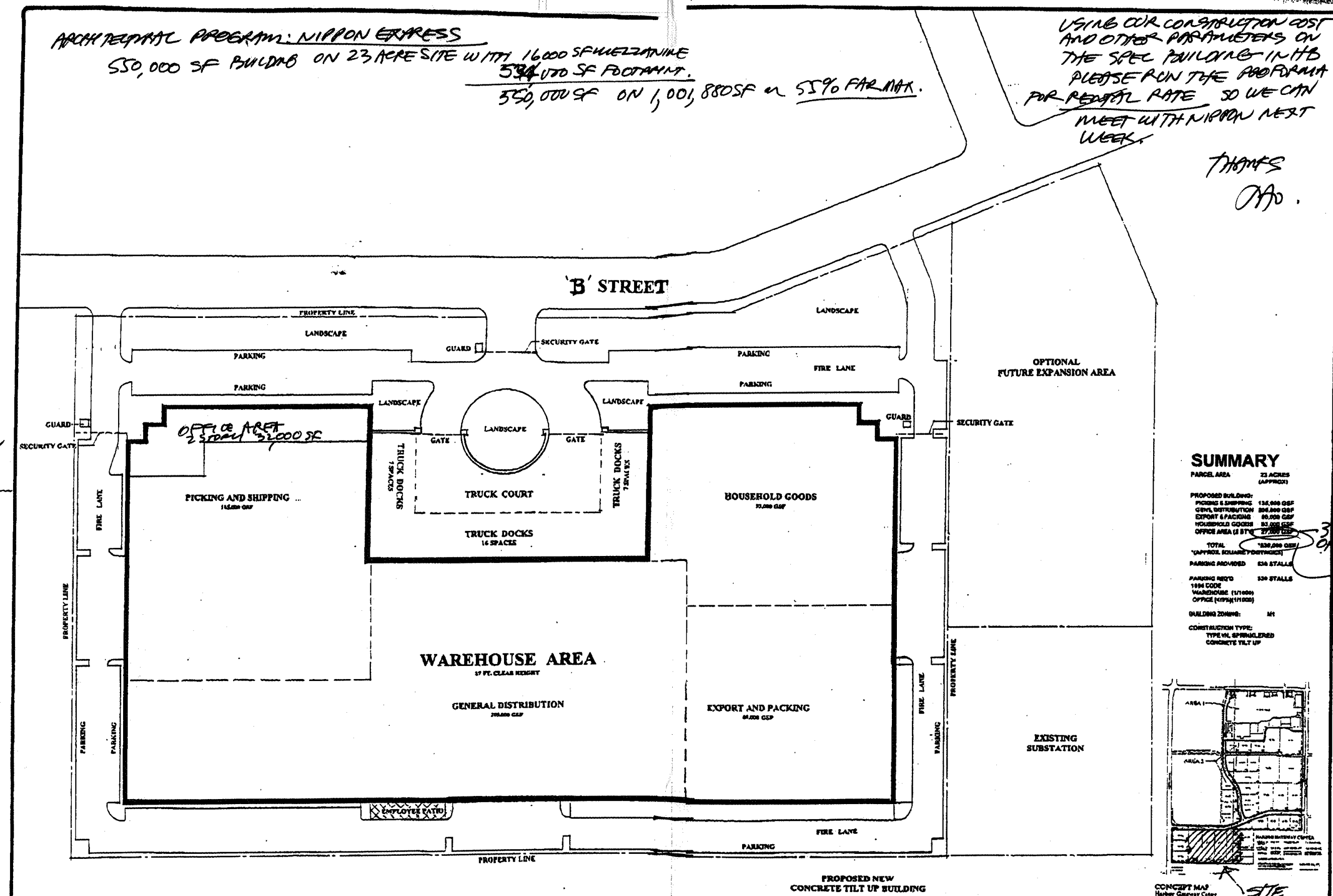
ARCHITECTURAL PROGRAM: NIPPON EXPRESS
550,000 SF BUILDING ON 23 ACRE SITE WITH 16,000 SF MEZZANINE
534,000 SF FOOTPRINT.
550,000 SF ON 1,001,880 SF or 55% FAR MAX.

USING OUR CONSTRUCTION COST AND OTHER PARAMETERS ON THE SPEC BUILDING IN HB PLEASE RUN THE PROFORMA FOR RENTAL RATE SO WE CAN MEET WITH NIPPON NEXT WEEK.

THANKS
MO.

NOTE: PRESERVES LOTS TO WEST WHICH FRONT ON WESTERN AV. FOR COMMERCIAL



CONCEPTUAL SITE PLAN
NIPPON EXPRESS

SCHEME 2

SCHEME 2

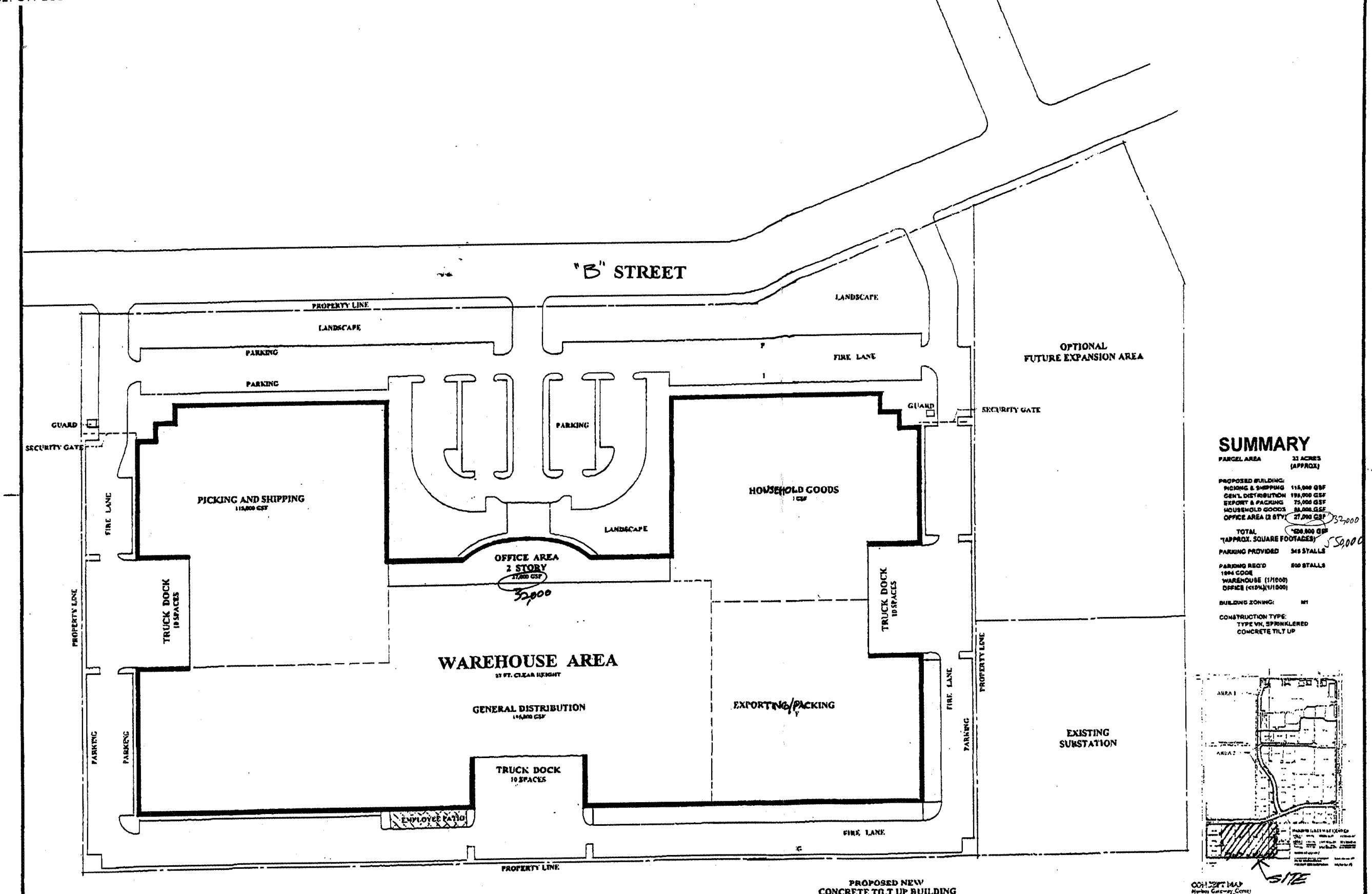
CONCEPTUAL SITE PLAN
NIPPON EXPRESS

TERRY ARCHITECTS
ARCHITECTS / PLANNERS

Kim - please get me the file on Nippon EXP.
FILE: TORRANCE NIPPON EXP.

BOE-C6-0111768

01/07/1997 12:59 7144599500 TERRY ARCHITECTS PAGE 03



SUMMARY

PARCEL AREA	33 ACRES (APPROX)
PROPOSED BUILDING:	
PICKING & SHIPPING	115,000 GSF
GEN'L DISTRIBUTION	195,000 GSF
EXPORT & PACKING	75,000 GSF
HOUSEHOLD GOODS	88,000 GSF
OFFICE AREA (2 STY)	27,000 GSF 32,000
TOTAL (APPROX. SQUARE FOOTAGES)	550,000
PARKING PROVIDED	345 STALLS
PARKING REQ'D 1994 CODE WAREHOUSE (1/1000) OFFICE (<10%)(1/1000)	500 STALLS
BUILDING ZONING:	M1
CONSTRUCTION TYPE: TYPE VN, SPRINKLERED CONCRETE TILT UP	

CONCEPT MAP
Harbor Gateway Center
McDonald Douglas Realty Co

CONCEPTUAL SITE PLAN
NIPPON EXPRESS

TERRY ARCHITECTS
ARCHITECTS / PLANNERS

CONCEPTUAL SITE PLAN
NIPPON EXPRESS

SCHEME 1

SCHEME 1

(REVISED)

BOE-C6-0111769

FAX COVER LETTER

TERRY ARCHITECTS
Architecture/Planning
(714) 660- 7900

DATE: 1-7-97 TIME: 11:30 AM PROJECT: NIPPON EXPRESS

TO: TOM OVERTURF

FIRM: MDRC

TELECOPIER: 310-627-3109

COPIES SENT TO FAX MAIL

FROM: CHUCK TERRY

TERRY ARCHITECTS

TELEPHONE (714) 660- 7900

FAX (714) 660- 0164

NUMBER OF PAGES IN THIS TRANSMISSION INCLUDING THIS COVER LETTER. 5

PLEASE CALL IF TRANSMISSION IS INCOMPLETE.

REFERENCE: SCHEMES #1 & #2

FOR YOUR REVIEW & COMMENT.
SCHEME 1 PROVIDES FOR POSSIBLE LEASING TO MULTIPLE TENANTS IF NECESSARY IN THE FUTURE
SCHEME 2 PROVIDES LESS FLEXIBILITY FOR LEASING BUT PROVIDES A SHELTERED AND CONTROLLED TRUCK COURT.

CONFIRMED BY: _____ AT: _____ AM / PM