

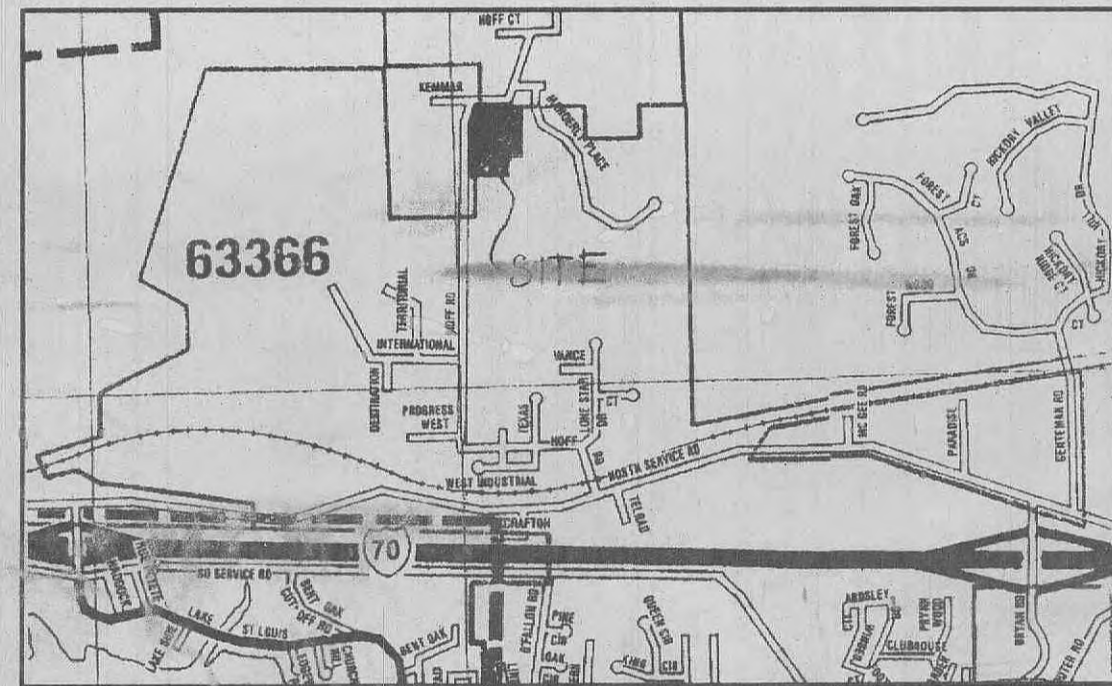
PROPOSED BUILDING FOR:

# TRUE FITNESS TECHNOLOGY, INC.

## GRANT INDUSTRIAL PARK

A TRACT OF LAND BEING PART OF SECTION 24,  
TOWNSHIP 47 NORTH, RANGE 2 EAST  
ST. CHARLES COUNTY, MISSOURI

### LOCATION MAP



#### DRAWING INDEX

- C1 COVER SHEET
- C2 SPECIFICATIONS and CONSTRUCTION DETAILS
- C3 ADJACENT PROPERTIES
- C4 SITE PLAN - EXISTING
- C5 GRADING PLAN
- C6 SITE PLAN
- C7 WATERSHED PLAN and TABLE - EXISTING CONDITIONS
- C8 WATERSHED PLAN and TABLE - POST DEVELOPMENT
- C9 STRUCTURE DESIGNATIONS
- C10 SANITARY/STORM SEWER PROFILES
- C11 STORM SEWER PROFILES and DETAILS
  - 1 FLOOR PLAN
  - 2 ELEVATIONS
  - 3 WALL SECTIONS
  - 4 WALL SECTIONS
  - 5 WALL SECTIONS
  - 6 DOOR & FINISH SCHEDULES
  - 7 FOUNDATION PLAN
  - 8 PLAN DETAILS
  - 9 FOUNDATION DETAILS

#### CODE INFORMATION

BUILDING CODE: BOCA 1996  
 USE GROUP: S-2  
 CONSTRUCTION TYPE: 2-C  
 FIRE DISTRICT: O'FALLON

#### UTILITIES AVAILABLE

LACLEDE GAS (St. Charles Gas Co.)  
 636-946-8937  
 AMEREN UNION ELECTRIC  
 636-639-8311  
 ALLIANCE - O'FALLON WATER  
 636-281-2858  
 ALLIANCE - O'FALLON SEWER  
 636-281-2858  
 VERIZON PHONE  
 636-332-3211

#### SITE DEVELOPMENT ENGINEERS

SOILS: Geo Test - Harvester, MO  
 636-447-1642  
 SURVEY: Pickett Ray & Silver - St. Peters, MO  
 636-397-1211  
 TOPOGRAPHIC: Pickett Ray & Silver - St. Peters, MO  
 636-397-1211  
 GRADING PLAN/  
 STORM-SANITARY  
 SEWER DESIGN: Reitz & Jens, Inc. - St. Louis, MO  
 314-993-4132  
 ENVIRONMENTAL: S.C.I. Environmental, Inc.  
 Chesterfield, MO  
 314-537-9901

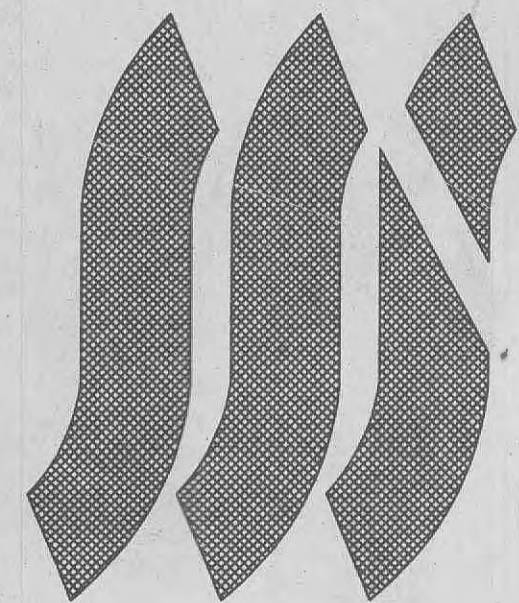
#### DEVELOPMENT NOTES

AREA OF SITE: 29.980 ACRES  
 AREA OF IMPROVEMENT: 12.08 ACRES  
 FLOOD ZONE: NOT APPLICABLE  
 EXISTING ZONING: INDUSTRIAL - I  
 PROPOSED USE: WAREHOUSE  
 OWNER OF PROPERTY: USA LAND  
 865 HOFF ROAD  
 O'FALLON, MO 63366  
 NEW BUILDING AREA: 100,800 SF.  
 PARKING PROVIDED: 13 SPACES  
 INCLUDING 2 H.C.  
 (Parking spaces are in accordance with amended  
 regulations per O'Fallon Planning and Zoning -  
 BA-V-01-11, May 9, 2001)

#### Description of a 29.980 acre tract of land to wit:

A 29.980 acre tract of land being part of the north half of the southwest quarter of Section 24, within Township 47 North, Range 2 East, of the Fifth Principal Meridian, St. Charles County, Missouri, being more particularly described as follows: Commencing at an old axle marking the west quarter corner of Section 24, Township 47 North, Range 2 East, of the Fifth Principal Meridian, St. Charles County, Missouri; thence with the quarter section line North 89°26'21" East, 858.68 feet to an iron rod on the southeast right-of-way line of Hoff County Road, 40 feet wide, as recorded in Road Platbook 1, Page 74 of the St. Charles County Records, said iron rod marking the BEGINNING POINT OF THE TRACT OF LAND HEREIN DESCRIBED; thence continuing with said quarter section line North 89°26'21" East, 267.41 feet; thence departing said quarter section line South 00°17'20" East, 917.15 feet; thence South 89°37'42" West, 247.12 feet to an old iron pipe; thence South 00°18'49" East, 428.68 feet; thence South 89°48'25" West, 900.21 feet to an iron rod on the east right-of-way line of Hoff County Road, 40 feet wide; thence with said east right-of-way line North 01°27'59" East, 1297.15 feet to an iron rod on the south right-of-way line of Hoff County Road, 40 feet wide; thence with said south right-of-way line South 82°32'01" East, 286.22 feet to an iron rod; thence departing said south right-of-way line South 00°33'39" East, 165.86 feet to an iron rod; thence North 89°26'21" East, 208.78 feet to an iron rod; thence North 00°33'39" West, 136.42 feet to an iron rod on the south right-of-way line of Hoff County Road, 40 feet wide; thence with said south right-of-way line South 82°32'01" East, 148.31 feet to an iron rod; thence North 55°57'59" East, 241.15 feet to the beginning point.

Subject to easements, restrictions, reservations, conditions, right-of-way and possessory rights of record and those not of record.

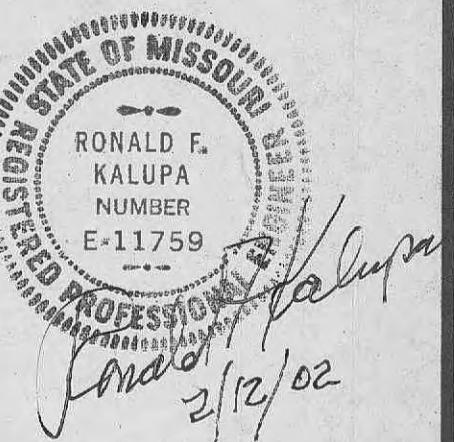


# STRUCTURAL SYSTEMS, INC.

— DESIGN — CONTRACTORS —

816 South Kirkwood Road  
Phone: 314-966-5920

St. Louis, MO 63122  
Fax: 314-966-6267  
Construction Coordinator: Richard E. Ortmann  
Engineer: Ronald F. Kalupa



INSPECTOR  
2-14-02  
APPROVED  
As Noted  
F.C.B.  
Frank Johnson