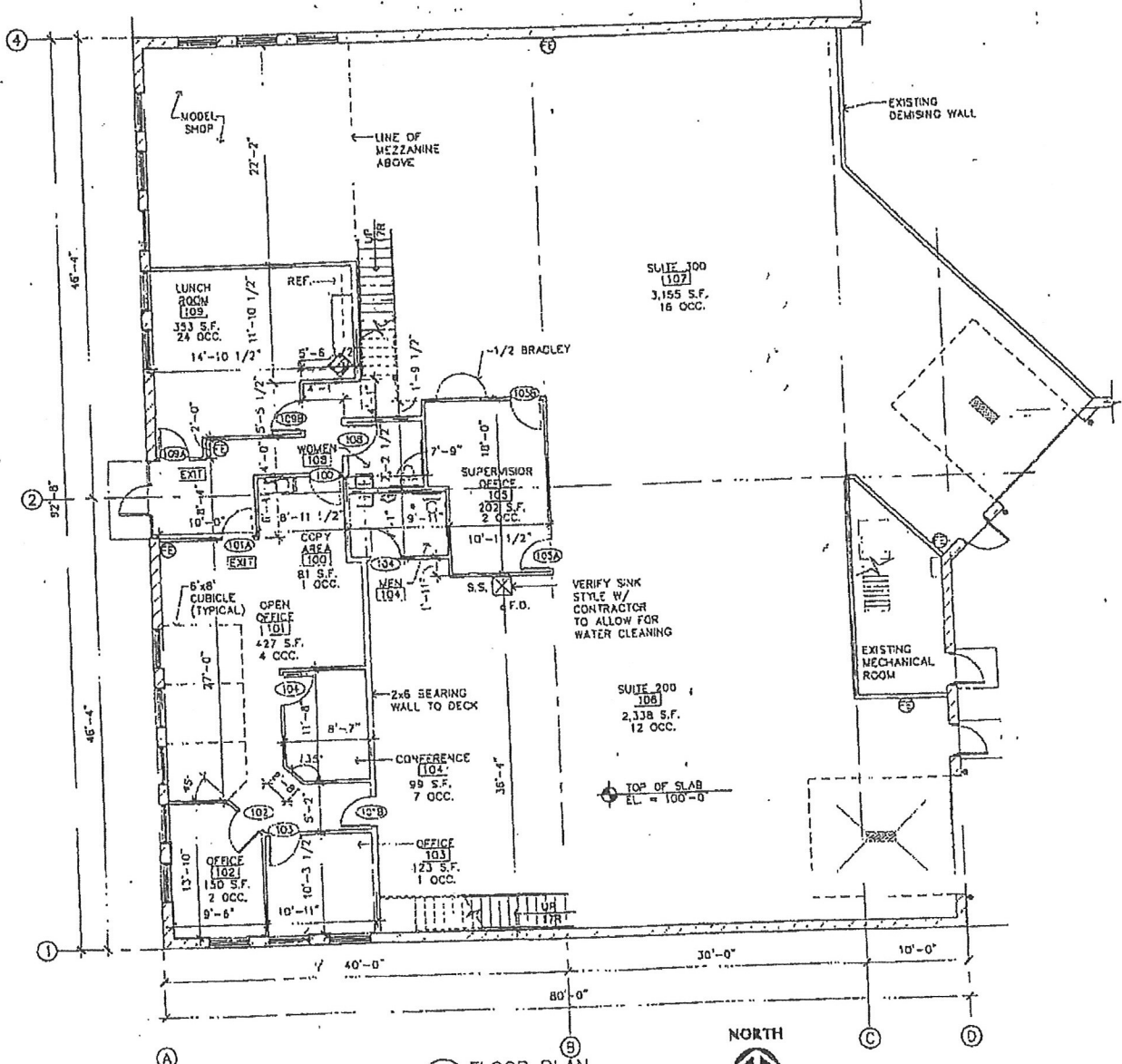


Case File No. 15-0052



EXHIBIT A DEMISED PREMISES



1 FLOOR PLAN
 LH1 SCALE: 1/8" = 1'-0"
 OFFICE S.F. = 1,785 S.F.
 MANUFACTURING = 4,503 S.F.
 MEZZANINE = 2,334 S.F.
 TOTAL S.F. = 8,622 (INCLUDES MEZZANINE)
 TOTAL OCCUPANTS = 78 OCC.

MASTER MOBILE HOME SERVICE

OWNER
BARRY FASSETT
 1486 Cloud Dr. NE
 Blaine, MN 55449
 Phone: 763-755-7555

ARCHITECT
LAMPERT ARCHITECTS
 13837 NE Lincoln St.
 Ham Lake, MN 55304
 Phone: 763-755-1211

ENGINEER
ESTEPHAN ENGINEERING
 1262 North Court
 New Brighton, MN. 55112
 Phone: 763-656-6867

COMMERCIAL PLAN REVIEW

GENERAL INFORMATION

- A. PROJECT NAME: Master Mobile Home Services
- B. PROJECT LOCATION: Blaine, Minnesota
- C. ZONING AND LAND USE: Light Industrial
- D. LOT SIZE: 1.01 Acres 44,156 s.f.
- E. GREEN SPACE COVERAGE: 15,154 s.f./44,156 s.f. = 34.8%

APPLICABLE CODES:

A. INTERNATIONAL BUILDING CODE	2000 Edition
B. BLAINE ZONING ORDINANCE	Current Edition
C. MINNESOTA STATE BUILDING CODE	2002 Edition
D. INTERNATIONAL PLUMBING CODE	2000 Edition
E. MINNESOTA ELECTRICAL CODE (NEC)	1999 Edition
F. INTERNATIONAL ENERGY CONSERVATION CODE	2000 Edition
G. INTERNATIONAL FIRE CODE	2000 Edition
H. MINNESOTA MECHANICAL CODE	1991 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)

(Note: For The Purpose Of This Section, Areas Are Taken To The Interior Face Of Exterior Walls And Includes Areas Below Open Canopies, Floor Cantilevers, Or Similar Overhangs Without Walls.)

- Office - Group B
 - Type of Construction - II-B
 - Area - 1,062 s.f.
 - Proposed Height - 22'-0", 1 Story
 - Accessory Uses (IBC 302.2) include: (None)
2. Storage - Group S-1
 - Type of Construction - II-B
 - Area - 2,869 s.f.
 - Proposed Height - 22'-0", 1 Story
 - Accessory Uses (IBC 302.2) include: (None)
3. Manufacturing - F1
 - Area - 6,693 s.f.
4. Mixed Occupancy (IBC 302.3)
 - Group B, F1 + S1 area non-separated uses.
5. Incidental Uses (IBC 302.1.1)
 - None

B. FIRE-RESISTANCE-RATED CONSTRUCTION

- Fire Walls (IBC 705)
 - Not Required
2. Fire Barriers (IBC 706) - NOT REQUIRED -
3. Fire Partitions (IBC 708)

Fire Partition	Rating	Opening
Not Required		

4. Building Elements (IBC Tables 601 & 602)

Element	Rating
Exterior Bearing Walls	1 Hours
Interior Bearing Walls	0 Hours
Exterior Non-Bearing Walls - For East Wall Only	1 Hours
Interior Non-Bearing Walls	0 Hours
Floor Construction	0 Hours
Roof Construction	0 Hours

5. Exterior Wall Openings (IBC 704.8)

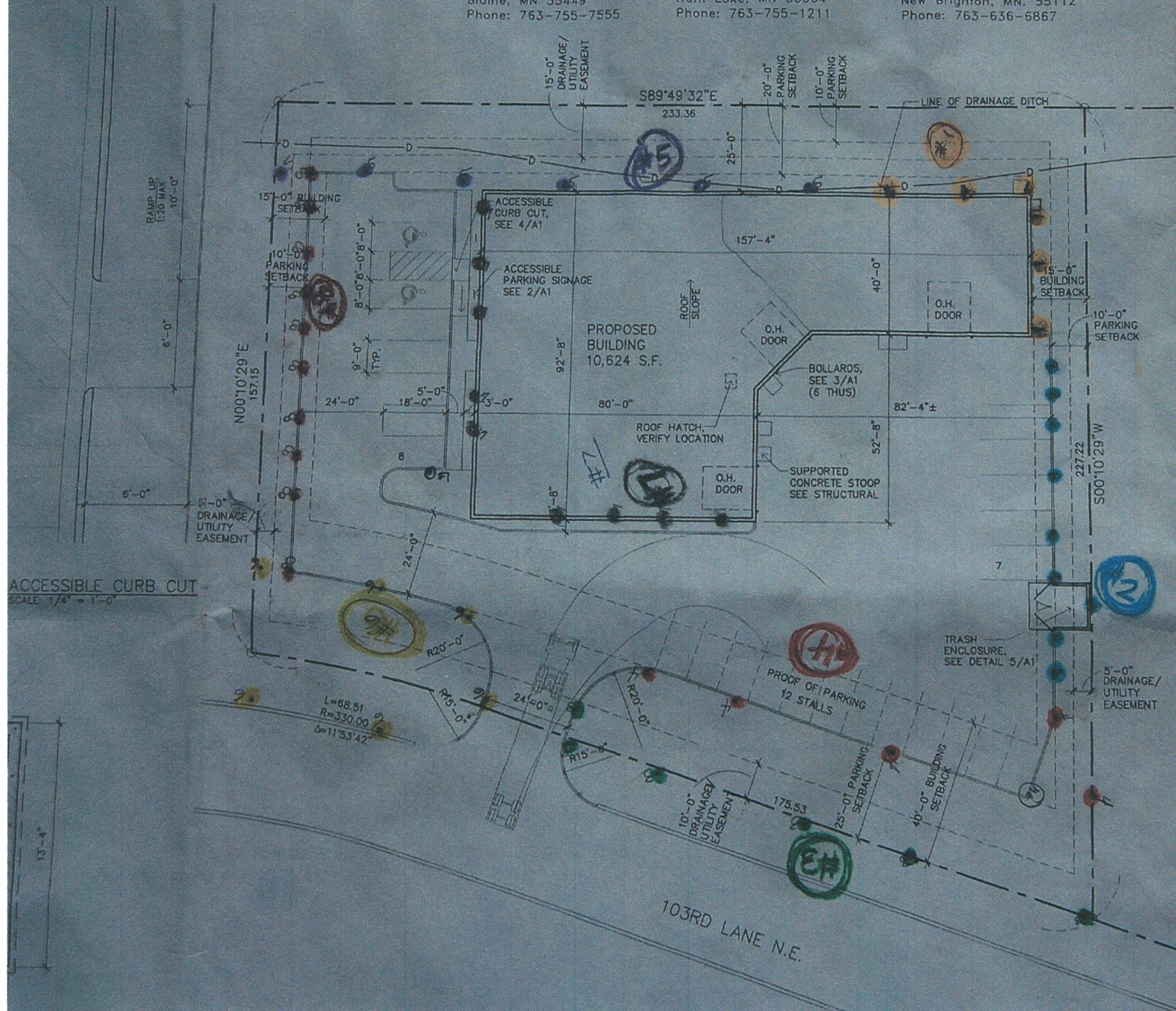
- Separation Distance 15-20 Feet

Classification	Area of Opening
Unprotected	51 s.f. of 3,461 s.f. = 1.47% < 45%
Protected	Unlimited

C. ROOF AND INTERIOR FINISH REQUIREMENTS

- Minimum Roof Classification (IBC Table 1505.1) = Class C
- Minimum Wall And Ceiling Finish Requirement (IBC Table 803.4)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B
Exit Access Corridors/ Other Exit ways	Class B
Rooms and Enclosed	Class C



ACCESSIBLE CURB CUT
 SCALE: 1/4" = 1'-0"

SM Speed LLC

...investing in the driver before the car...

3061 103rd Lane NE Suite 200
Blaine, Minnesota 55449

P. 763-205-2804
F. 763-657-0146

chianengmoua@yahoo.com
jordan@jordantuned.com

Company History

SM Speed LLC was founded in 2015 by Jordan Schreyer and Chia Moua. Jordan has over a decade of engine control unit management & calibration. Chia has over a decade of automotive parts sales with professional background in financial services.

Mission Statement

SM Speed focuses on delivering quality performance services measured by “embedded value”. We believe a car owner’s vision is what gets their dream car completed, therefore we invest in the customer before their car. We embrace the idea that SMS has a social responsibility to re-invests in the local car community.

Company Values

Imbedded value means when you pay for one service you are getting multiple benefits. We explain the rationale & method so customers can make value based decision. Any side-show tech can do something for cheaper but lowest price never reflect integrity R&D, material, warranty, craftsmanship, discounts, consulting & technical support.

Driver First policy is that it doesn’t matter if you start off with an economy Honda or sporty BMW. What matters is that you have vision for what the car will be & have a “builder” mentality. We rally our clients to chase their motoring ambitions such as auto-x, drag, top speed, road racing or horsepower goals or top speed goals.

Know Your Roots philosophy is that our success is measured by how many clients we can bring with us to the next level. We don’t believe in selling-out from our grassroots heritage.

Description of Services

Our primary focus is on delivery to their customer's ethical, safe & performance driven research and development. Our customers range from parts manufacture companies who hire us for product testing to individual automotive enthusiast.

Our secondary focus is to provide automotive parts sales, consultation and technical support to our customers.

Our third focus is precision engine machining/fabrication.

Note: As a byproduct of the 3 core services listed above, SM Speed on occasion may provide labor repair services such as engine removal, install, electrical & mechanical diagnosis.

General Business Operation

Business hours are Monday – Friday 9am to 6pm & weekends by appointment only.

Customers are not allowed to drop off cars after hours as each car must be inspected in person with consent waiver form completed.

Customer cars must be stored indoor at all times.

Customers will not be allowed in shop area unless escorted by SM Speed staff.