



SCOPE OF WORK

Landlord shall construct New Tenant Improvements to the existing 8,345 SF building on a 1.27 Acre (55,151 SF) site located at 625 East Vuelta Caminata del Rio, Oro Valley, CA 85737. The existing facility consists of the following layout:

• Retail Area/Restrooms	2,231 SF
• Wash Tunnel	1,867 SF
• Detail Area	1,832 SF
• <u>Offices (2nd FLR)</u>	<u>1,635 SF</u>
Total Bldg SF	8,345 SF
• Canopy – North End of Bldg	1,470 SF
• <u>Canopy – South End of Bldg</u>	<u>2,080 SF</u>
Total Canopy SF	3,550 SF

This site was constructed and equipped as a full-service commercial automatic car wash facility. It includes interior wash tunnels and exterior vacuum stations (under drive through canopies). The site includes full landscaping, solid masonry perimeter screen wall, screened dumpster pad, drive lanes, parking, site lighting and handicapped accessibility into the building. The building is a 28'8" tall two story stucco building with clay tile roof and has multiple sectional coiling doors for vehicle entry, lounges, equipment storage and h/c accessible lounges. Prior to any remodel work, all facility asbestos shall be removed/disposed.