

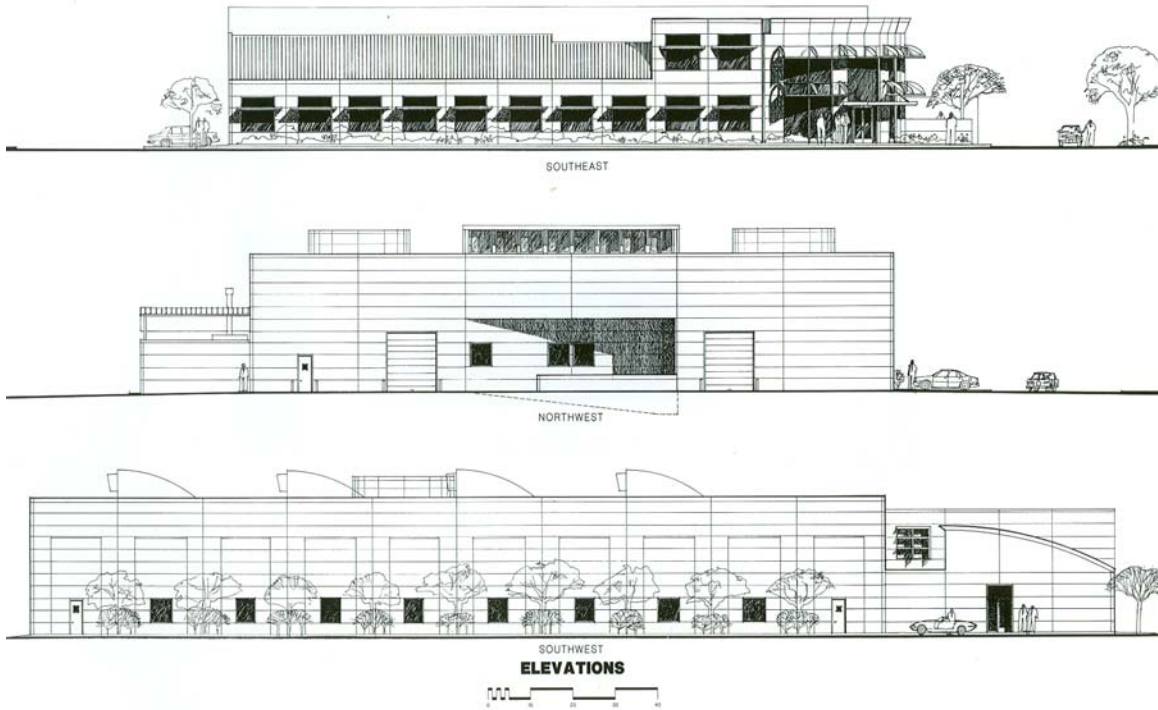


DEL WEST ENGINEERING

A 55,000 square foot corporate office and manufacturing facility located in the Valencia Commerce Center designed in two phases to accommodate future expansion. The facility is designed to express and accommodate this owner-developed and occupied business, which supplies 80%

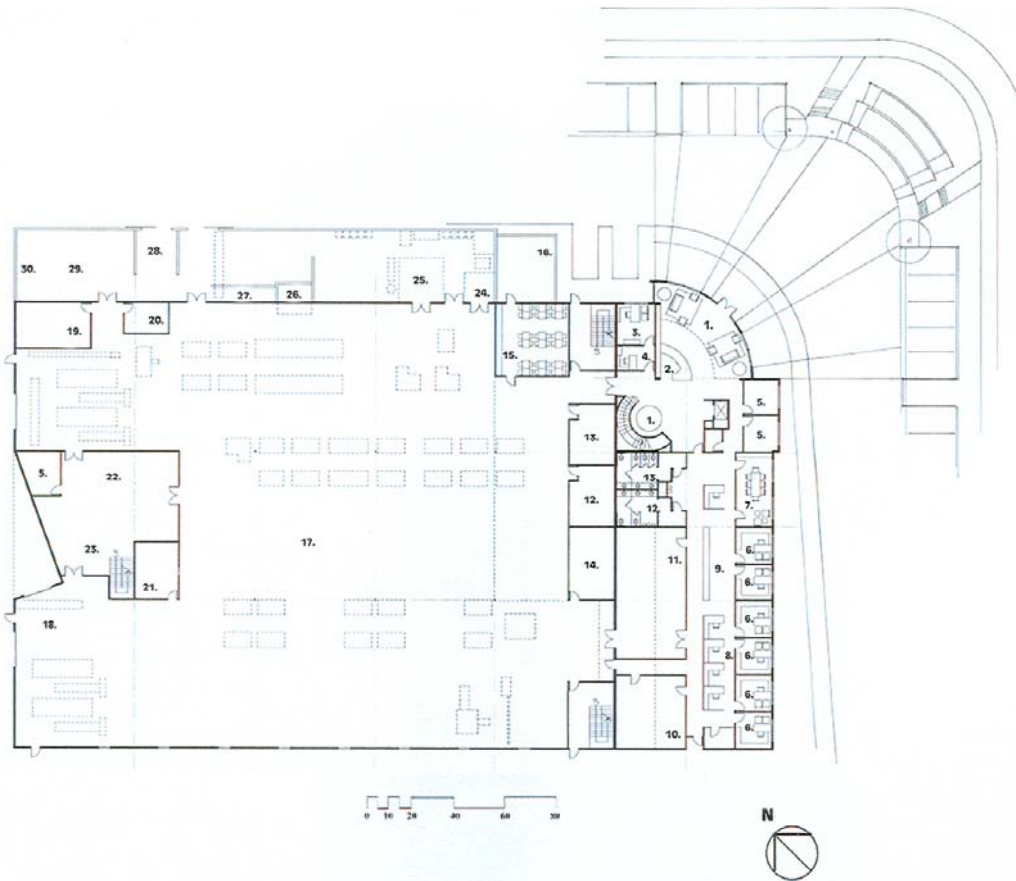
of the racing engine valves for the world marketplace. The design incorporates energy efficient day-lighting through clerestory windows both in the offices and manufacturing areas. Services included site planning, office programming, and interior design.





This office and facility strives to integrate function and design in a distinctive manner. The curved corner entrance enhances the view from the street and the awnings over the clerestory windows create a streamlined look.

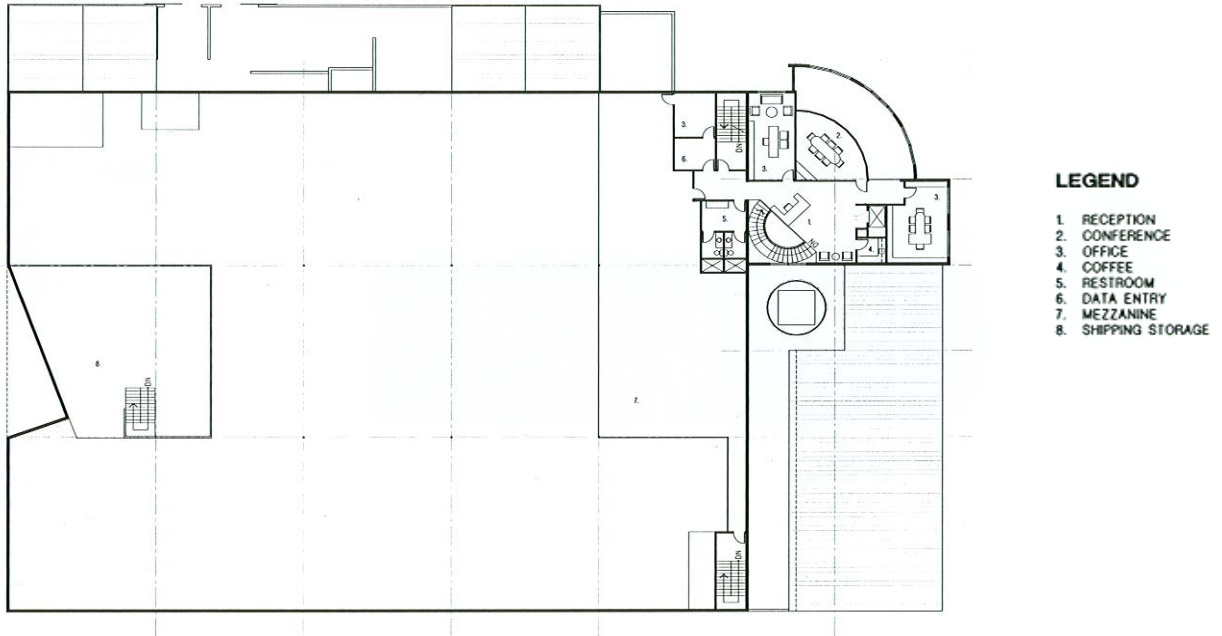




LEGEND:

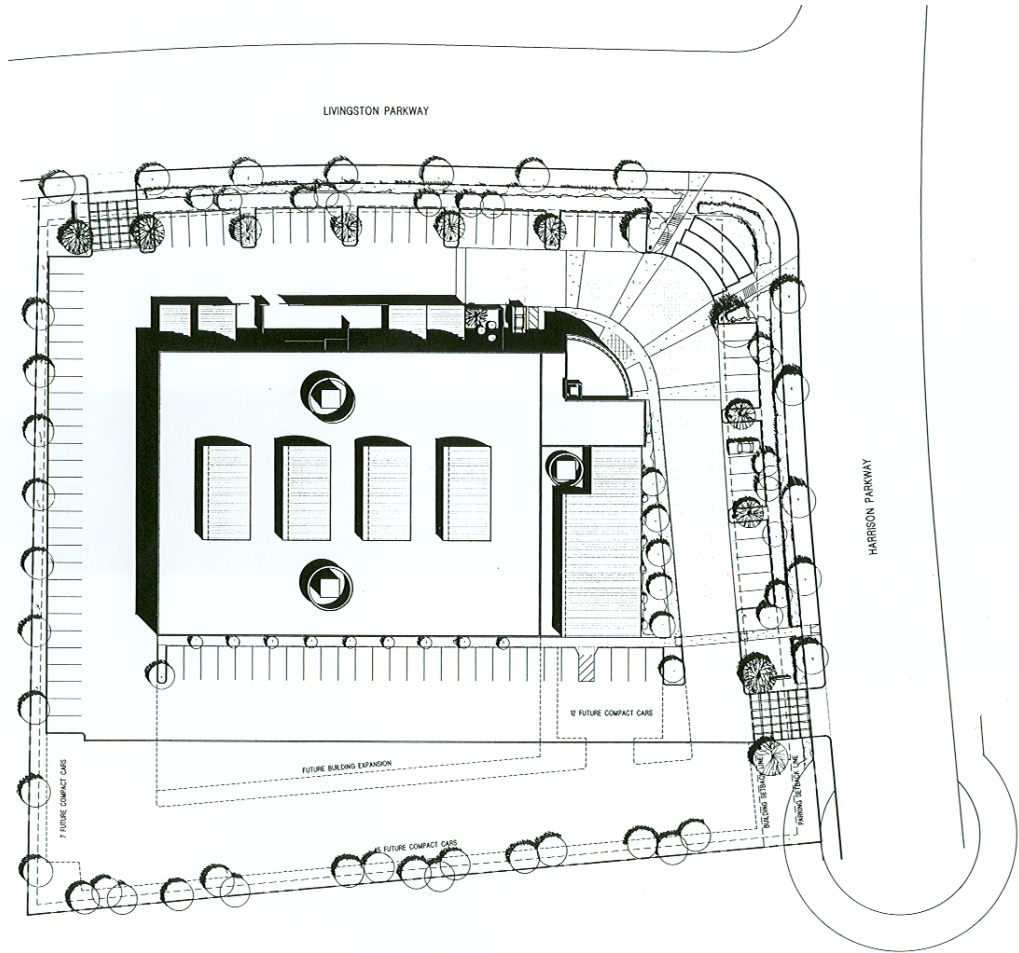
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|---------------------------|-----------------------|
| 1. LOBBY | 16. PICNIC BENCH AREA |
| 2. RECEPTION | 17. MANUFACTURING |
| 3. GENERAL MANAGER | 18. RECEIVING |
| 4. ASSISTANT | 19. WELD |
| 5. OFFICE | 20. LAB |
| 6. ENGINEERING | 21. TOOL CRIB |
| 7. ENGINEERING CONFERENCE | 22. INSPECTION |
| 8. COMPUTER STATIONS | 23. SHIPPING |
| 9. FILES | 24. HVOF |
| 10. LAB | 25. MOLY |
| 11. PROTOTYPE | 26. CHIPS |
| 12. MEN'S RESTROOM | 27. LIQUID WASTE |
| 13. WOMEN'S RESTROOM | 28. TRASH |
| 14. MAINTENANCE | 29. HEAT TREAT |
| 15. LUNCH ROOM | 30. COMPRESSOR |

FIRST FLOOR PLAN



SECOND FLOOR PLAN





SITE PLAN

The site has 96 parking spaces and has room for future expansion. The main entrance is a curved corner entrance on the northeast section of the property. The entrance is accentuated with a curving driveway composed of turf block.