



| SKETCH CALCULATIONS  |  |  |         |
|----------------------|--|--|---------|
| <b>Misc. Area</b>    |  |  |         |
| STORAGE AREA         |  |  | 2400.0  |
| SMALL STORAGE 2      |  |  | 800.0   |
| Total Misc. Area     |  |  | 3200.0  |
| <b>Garage Area</b>   |  |  |         |
| SMALL STORAGE        |  |  | 800.0   |
| Total Garage Area    |  |  | 800.0   |
| <b>Storage Area</b>  |  |  |         |
| MAIN WAREHOUSE       |  |  | 6000.0  |
| Total Storage Area   |  |  | 6000.0  |
| <b>Building Area</b> |  |  |         |
| MAIN BUILDING        |  |  | 19825.0 |
| Total Building Area  |  |  | 19825.0 |

## **EXECUTIVE SUMMARY**

|                                    |   |
|------------------------------------|---|
| <b>PROPERTY LOCATION</b>           | 4653 S. Battlefield Boulevard,<br>Chesapeake, VA 23322  |
| <b>SUBJECT PROPERTY TYPE</b>       | Showroom/Storage Facility   |
| <b>LEGAL DESCRIPTION</b>           | Metes and bounds as found in Deed<br>Book 3269 at Page 115, less taking<br>in Deed Book 4971 at Page 524,<br>Chesapeake, Virginia |
| <b>OWNER OF RECORD</b>             | Bage Industrials, Inc.  |
| <b>REPORT FORMAT</b>               | Commercial Appraisal Report   |
| <b>APPRAISAL INCLUDES</b>          | Land & Improvements   |
| <b>PROPERTY RIGHTS APPRAISED</b>   | Fee Simple Interest   |
| <b>EFFECTIVE DATE OF APPRAISAL</b> | January 28, 2014  |
| <b>LAND SIZE</b>                   | 13.591 +/- Acres  |

|                      | <b>Building 1</b> | <b>Building 2</b> | <b>Building 3</b> | <b>Building 4</b> | <b>Building 5</b> |
|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>BUILDING AREA</b> | 19,825            | 6,000             | 2,400             | 800               | 800               |
| <b>GROSS AMOUNT</b>  |                   |                   |                   |                   |                   |
| <b>CONDITION</b>     | Average           | Average           | Average           | Average           | Average           |
| <b>AGE/YEARS</b>     | 45                | 39                | 14                | 12                | 12                |

|                                 |                             |
|---------------------------------|-----------------------------|
| <b>FLOOD ZONE</b>               | Flood Hazard Zone "X & AE"  |
| <b>ESTIMATED EXPOSURE TIME</b>  | 6 to 18 Months              |
| <b>ESTIMATED MARKETING TIME</b> | 6 to 18 Months              |
| <b>ZONING</b>                   | A-1 (Agricultural District) |
| <b>HIGHEST &amp; BEST USE</b>   | Current Use                 |