

OWNER/CLIENT: O'Sullivan Films, Inc.	FILE#: 04832
PROPERTY ADDRESS: 1507 Willow Street	
CITY: Lebanon	COUNTY: Lebanon
STATE: PA	ZIP CODE: 17046

DESCRIPTION OF IMPROVEMENTS

The subject is currently an owner occupied manufacturing /industrial property with the main manufacturing building comprised of a total of 52,072 sq. ft. with a secondary 10,000 sf "Butler Steel Building" used for warehouse storage being only 2 years old. The property is a combined total of 5.97 acres with a functioning railroad tie located on the premises.

MAIN BUILDING:

EXTERIOR:

- Masonry Block Walls
- Built-up Aggregate Roofing with Some Rubber Roof
- Metal Gutters and Downspouts
- Concrete Walkways and Curbing

INTERIOR:

1st FLOOR:

FRONT OFFICE AREA: (1.842sf+/-)

Reception/Waiting Room:

- Carpet Floor, Wall Paper Walls, Suspended Ceiling
- Wall AC/Heat Unit Combination

Copy Room:

- Carpet Floor, Susp. Ceiling, WP Walls

Office:

- Carpet Floor, WP Walls, Susp. Ceiling, Stained Wood Trim

Utility Room:

- Vinyl Floor, Painted Block Walls

Womens Restroom:

- Vinyl Tile Floor, Painted Block Walls, Toilet, Sink

Mens Restroom:

- Concrete Floor, Block Walls
- Sink, 2 Toilet Stalls, 2 Urinals

Private Bathroom:

- Tile Floor, Painted Block Walls, Toilet Stall, Urinal, Shower, Sink
- Susp. Ceiling

Private Office:

- Composition Tile Floor, Painted Walls, Susp. Ceiling

Private Office:

- Composition Tile Floor, Painted Walls, Susp. Ceiling

Electrical Workshop:

- Painted Conc. Floor, & Block Walls, Susp. Ceiling

2nd Floor Lounge:

- 20' x 20'
- Break Room, Comp. Tile Floor, Panel Walls, Susp. Ceiling, Sink & Counters

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WEST LOADING DOCK: Concrete Floor, Block Walls, Overhead Doors

MAIN MANUFACTURING AREA:

- **NOTE:** All equipment and trade fixtures to be removed and not included within report
- Large Open Area
- Concrete Floor, Block Walls
- 24' Ceiling Height
- Main Gas HA Heat with a Back-up Gas HA Unit

MAINTENANCE SHOP: Concrete Floor, Block Walls

STORAGE ROOM: Concrete Floor, Block Walls, Former Office

STEEL FABRICATION ROOM: Concrete Floor, Block Walls, Ceiling Gas Unit Heater

COMPRESSOR ROOM: Concrete Floor, Block Walls - No Equip.

CENTER FINISHED AREA: (981sf +/-)

- Four(4) Private Office Rooms: Comp. Tile Floor, Susp. Ceiling, Painted Walls
- File Room: Comp. Tile Floor, Susp. Ceiling, Painted Walls
- Locker Room:
- Lunch/Break Room:

BOILER ROOM: Concrete Floor, Block Walls, 4 Circulators, Gas Fired

ELECTRICAL ROOM: Concrete Floor, Block Walls,
440V - 3 PHASE with 2,000kBA Transformer

REAR LOADING BAY: Concrete Floor, Overhead Door, Ceiling Gas Heat Unit

REAR 24'x48' ADDITION: Block Walls, Concrete Floor, Overhead Door

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2nd FLOOR:**Conference Room:**

- Comp. Tile Floor, Painted Walls, Susp. Ceiling with Overhead Lights
- AC & Hot Air Heat

Storage Room:

- Concrete Floor, 2 Oil Tanks

Three(3) Private Offices:

- Comp. Tile Floor, Painted Walls, Susp. Ceiling

Storage Room:

- Painted Conc. Floor, Painted Block Walls, Susp. Ceiling

Shower Room:

- 3 Shower Stalls, 2 Toilets, 1 Urinal, Sink, Conc. & Tile Floor, Pt. Block Walls

Locker Room:

- Tile Floor, Susp. Ceiling, Lockers

Utility Room:

- Roof Top Access, Concrete Floor

Private Office:

- Comp. Tile Floor, Susp. Ceiling, Painted Block Walls

Open Break Room:

- Concrete Floor, Block Walls, Fixed Glass Windows

Open Office Area:

- Comp. Tile Floor, Susp. Ceiling, Block Walls

Three(3) Private Offices:

- Comp. Tile Floor, Painted Walls, Susp. Ceiling

Mill Room:

- Concrete Floor, Painted Walls

Work Shop:

- Concrete Floor, Painted Block Walls

Walk-in Freezer Room: Not Functioning at Time of Inspection

OPEN STEEL MEZZANINE DECK:

- Steel Plating and Supports
- 60' x 100' Main Section with "L" Shape 20' Wide Addition

MECHANICAL:

- Mixed Heating Systems
- Gas HA & Electric CA
- 2 Main Gas Heat Units for Main Plant
- Offices have AC
- 440V-3PHASE Main Electrical Service
- Red Color Coded Sprinkler System
- Yellow Coded Gas System
- Exhaust Fans Throughout Plant Building
- 3 Water Cooling Towers on Roof with Tank

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PROPERTY ADDRESS: 1307 Willow Street		
CITY: Lebanon	COUNTY: Lebanon	STATE: PA ZIP CODE: 17046

BUILDING #2:

- 100' x 100' - "Butler Building"
- Steel Siding and Roof
- Insulated Ceiling
- Macadam Floor
- Overhead Lighting
- Electrical Sub-Panel
- Built in 2007 - \$220,000+/-
- Overhead Door

BUILDING #3:

- 20' x 40' Detached Garage
- Low Contributory Value and Approaching End of Useful Life

SITE AND SITE IMPROVEMENTS:

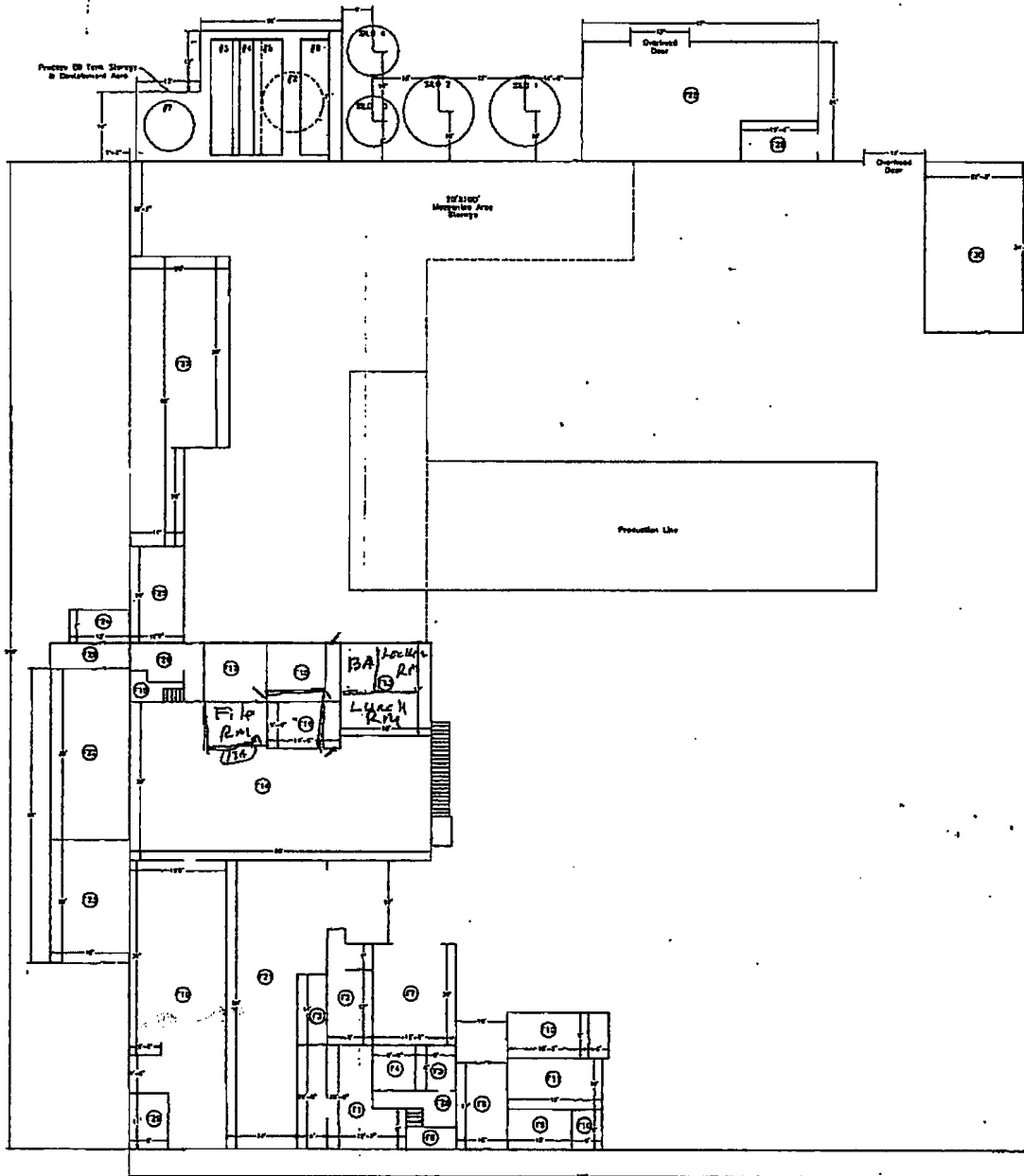
- The subject is improved with a Macadam Drive and Lot with Some Stone/Gravel Areas
- Total Lot Size of 5.97 acres
- Rear 3 Strand Barb Chainlink Security Fencing
- 700' of Railroad Side
- Present Railcar Loading System to be Removed
- Manufacturing Heavy Zoning District

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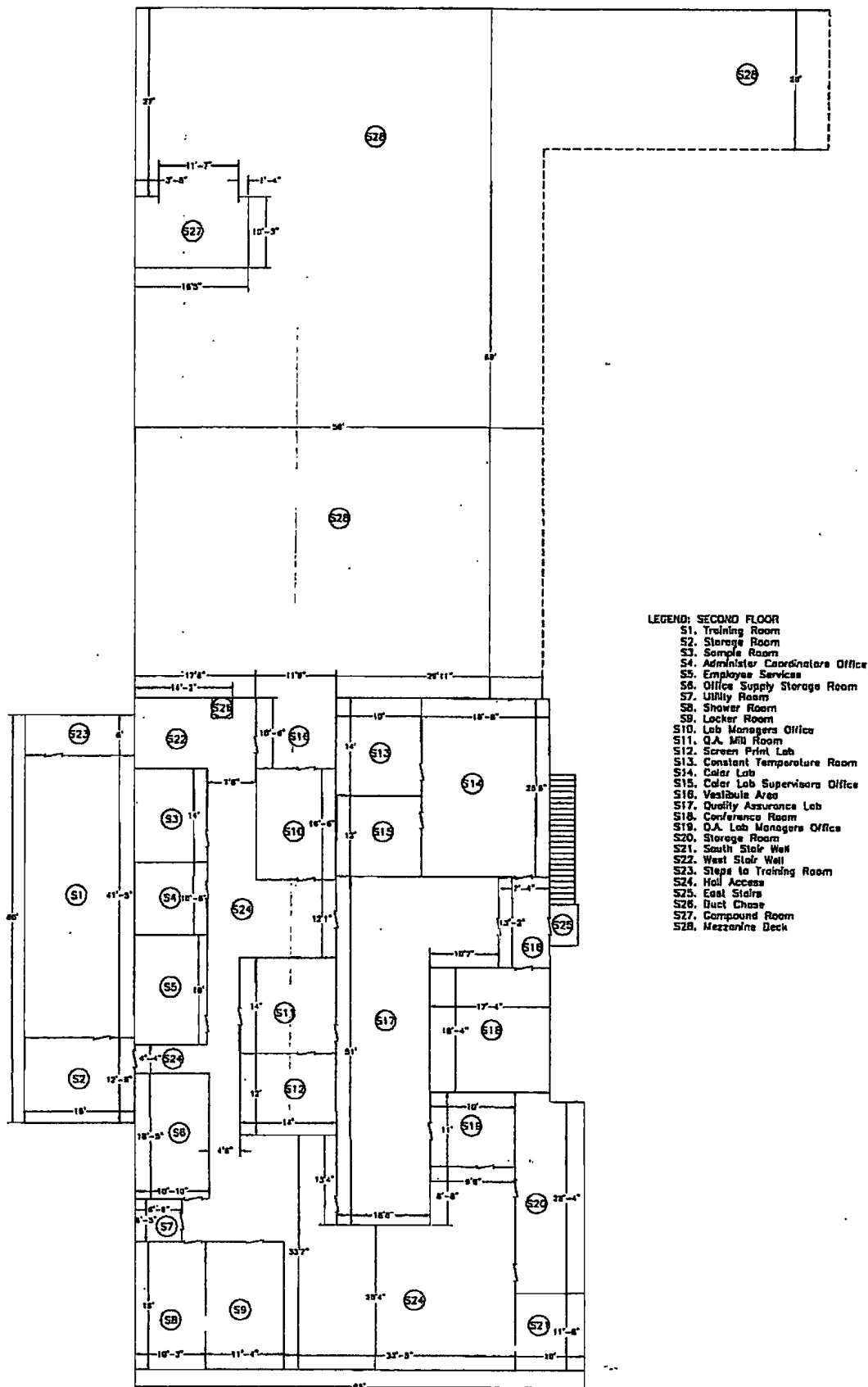
FIRST LEVEL - FLOOR PLAN DETAIL

- SECTION FIRST FLOOR
- F1. Main Office
 - F2. Print Room's Office
 - F3. Storage Room
 - F4. Systems Print Room
 - F5. Main Print Room
 - F6. South Unit P-1
 - F7. Storage Unit On Insect Room
 - F8. Plant Entrance
 - F9. Main Print Room
 - F10. Industrial Supply Room
 - F11. Shipping & Receiving
 - F12. Shipping Office
 - F13. Shipping Office
 - F14. Shipping Office
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 - F100. Shipping Office

13A OFFICE
 17A F.I.R.M.



SECOND LEVEL - FLOOR PLAN DETAIL



LEGEND: SECOND FLOOR

- S1. Training Room
- S2. Storage Room
- S3. Sample Room
- S4. Administrative Coordinators Office
- S5. Employee Services
- S6. Office Supply Storage Room
- S7. Utility Room
- S8. Shower Room
- S9. Locker Room
- S10. Lab Managers Office
- S11. Q.A. Mfg Room
- S12. Screen Print Lab
- S13. Constant Temperature Room
- S14. Color Lab
- S15. Color Test Supervisors Office
- S16. Vascular Area
- S17. Quality Assurance Lab
- S18. Conference Room
- S19. Q.A. Lab Managers Office
- S20. Storage Room
- S21. South Stair Well
- S22. West Stair Well
- S23. Steps to Training Room
- S24. Hall Access
- S25. East Stairs
- S26. Busch Office
- S27. Compound Room
- S28. Mezzanine Deck

SKETCH ADDENDUM

File No 04832

Property Address 1507 Willow Street

City Lebanon

State PA

Zip 17046

Borrower N/A

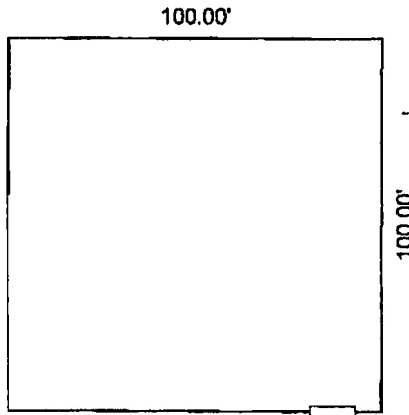
Lender/Client [REDACTED]

L/C Address [REDACTED]

Appraiser Name [REDACTED]

Appr Address [REDACTED]

BUILDING #2 FLOOR PLAN

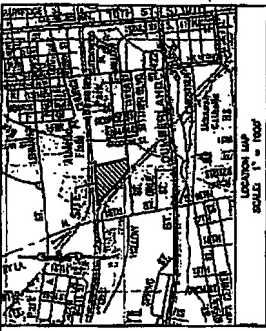


"Butler Building"

Scale: 1 = 52

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GBA1	BUILDING #2	10000.0000	10000.0000
TOTAL BUILDING (rounded)			10000

BUILDING AREA BREAKDOWN		Subtotals
Breakdown		
BUILDING #2		
100.00 x 100.00		10000.0000
1 Area Total (rounded)		10000

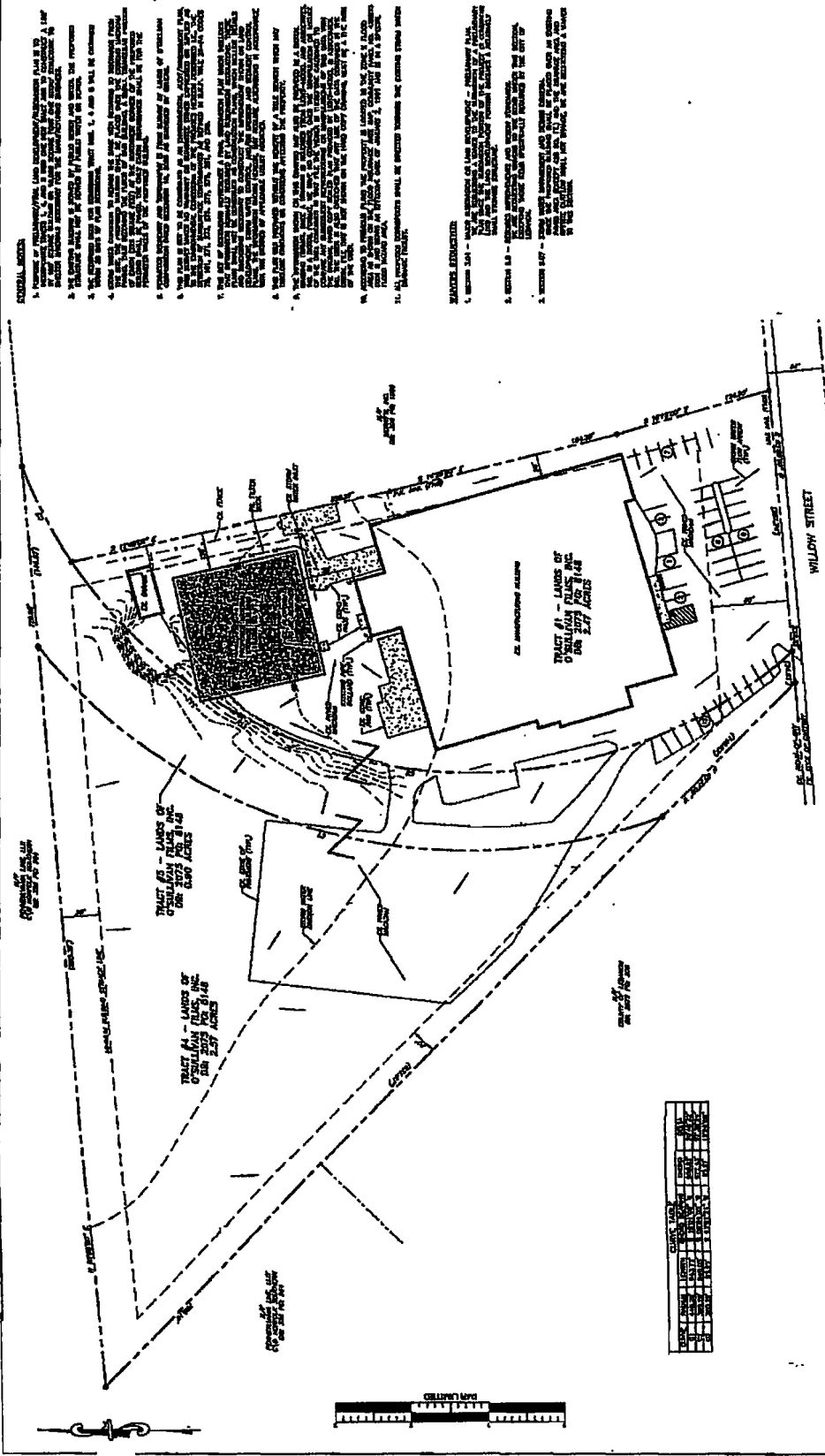


OWNER: O'SULLIVAN FILMS, INC.
PROJECT: 1.0 SUBDIVISION
DATE: 10/11/87

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PA ONE - CALL SYSTEM
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PRELIMINARY / FINAL
LAND DEVELOPMENT / SUBDIVISION PLAN
O'SULLIVAN FILMS, INC.
CITY OF LEHIGH, PENNSYLVANIA
LIGHT-HEIGHT AND ASSOCIATES, INC.
1000 NORTH 10TH STREET
LEHIGH, PENNSYLVANIA 18101
PH 610-781-1111
FAX 610-781-1112



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COMMISSIONER: [Signature]
DATE: 10/11/87

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
100 NORTH 10TH STREET
LEHIGH, PENNSYLVANIA 18101
PH 610-781-1111
FAX 610-781-1112