

Description of Improvements			
General Description:		Exterior Description:	
<i>Number of Buildings:</i>	One main & one outbuilding	<i>Foundation:</i>	Slab on grade
<i>Number of Stories:</i>	One and part two	<i>Basement:</i>	None
<i>Gross Building Area SF:</i>	32,276 +/-	<i>Basement Finish:</i>	N/A
<i>Basic Construction:</i>	Industrial	<i>Structural Detail:</i>	Steel Frame
<i>Quality of Construction:</i>	Average	<i>Exterior Siding:</i>	Steel siding with decorative brick
<i>Design or Type of Use:</i>	Industrial	<i>Roof Style:</i>	Multiple gables
<i>Number of Units:</i>	One	<i>Roofing Material:</i>	Steel
<i>Window Type:</i>	Plate glass	<i>Gutters & Downspouts:</i>	Steel
<i>Year Built:</i>	1978	<i>Effective Age:</i>	20 Years overall
<i>Comments on General Description & Exterior:</i>	The subject consists of a 32,276+/- SF industrial building of steel frame construction. It was originally constructed in 1978. In addition to the primary 1 and part 2 story industrial building, this property includes a 280 SF generator shed, which houses a 40 KV diesel back-up generator and fuel tank (not inspected).		
Interior Description:			
	<i>Area # 1</i>	<i>Area # 2</i>	
<i>Area Description:</i>	Office	Shop & Warehouse	
<i>Square Footage of Area:</i>	14,676+/- SF	17,600+/- SF (all remaining from total GBA)	
<i>Wall Materials:</i>	Drywall, paneling	Steel and paneling	
<i>Floor Materials:</i>	Ceramic and carpet	Concrete slab and VCT	
<i>Ceiling Materials:</i>	Acoustic tile & hardwood	Open, unfinished	
<i>Heating & Cooling:</i>	HWBB & Central Air	HW radiators	
<i>Baths # and Type:</i>	6 Gender lavatories	Restroom with shower room	
<i>Bathroom Floors/ walls:</i>	Ceramic/drywall	Concrete/painted block	
<i>Comments Regarding Interior Description:</i>	The offices are of modern average to good quality finishes. The office area includes a numerous private offices, large open office areas, two break rooms, six lavatories, storage rooms, a large and small conference room, and a reception area. The shop areas are generally finished with sealed or painted concrete slab floors, steel walls, and open ceilings. Ceiling heights in the majority of the shop range from 14'-18' clearance, and 10' in the storage areas. There are seven 14' overhead doors.		
Mechanical Systems & Extras and Enhancements:			
<i>Comments on Extras & Mechanical Systems:</i>	The mechanical systems include a main HW Boiler system feeding ceiling mounted FWA heaters throughout the shop areas, and HWBB in the office areas. The primary boiler is coal fired, with a waste-oil auxiliary boiler. There is 400-amp 3-phase electric service and a 200-amp single-phase service. The entire building is well lit with ceiling mounted fixtures.		
Condition & Remodeling:			
<i>Overall Condition</i>	Average vacant	<i>Remodeling Dates;</i>	Unknown
<i>Comments Regarding Condition & Remodeling:</i>	The building as a whole is considered to be in average condition, with an effective age of approximately 20 years. The improvements have been vacant for several months, and are beginning to show some evidence of this in deferred maintenance.		

Site Description				
<i>Dimensions:</i>	<i>Frontage (+/-):</i>	512.7 & 545.55'	<i>Depth (+/-):</i>	Irregular
<i>Site Area:</i>	10.64+/- Acres		<i>View:</i>	Residential
<i>Shape of Site:</i>	See attached tax map in Addenda.			
<i>Topography:</i>	Mostly Level at grade, with a slope to the rear, and far west.			
<i>FEMA Flood Zone Information:</i>	<i>Zone</i>	X	<i>Map Date</i>	11/02/2011
	<i>Map Number</i>	42033	<i>Panel Number</i>	C0505D
<i>Drainage:</i>	Adequate drainage noted and not located within a designated flood plain			
<i>Utilities:</i>	<i>Electric:</i>	Available	<i>Gas:</i>	N/A
	<i>Water:</i>	Public	<i>Sewers:</i>	Private Septic
<i>Off Site Improvements:</i>	<i>Street:</i>	Asphalt	<i>Curb/Gutters:</i>	N/A
	<i>Sidewalk</i>	N/A	<i>Street Lights:</i>	Electric
<i>Zoning:</i>	No Zoning			
<i>Survey Or Sketch Available:</i>	See addendum for tax map.			
<i>Additional Comments:</i>	<p>The subject consists of an irregular shaped 10.64+/-acre parcel with approximately 512.7' of frontage immediately in front of the primary improvements, the majority of this allows for direct ingress & egress onto SR 322 (Woodland Bigler Highway). There is an additional 545.55' of frontage on the western end of the property, which is not improved with direct road access. Between these lengths of frontage, is a separate parcel with a fuel storage facility (see tax map).</p> <p>Much of this site is essentially level at grade with adequate drainage, and not located in a designated flood plain The rear of the property is sloped downward, and the western end is at a slightly lower level than the remainder.</p> <p>A detailed wetland study was not within the scope of this assignment.</p> <p>The site is serviced by electric, phone, public water and sewer.</p> <p>No obvious environmental hazards were observed at the time of inspection. A Phase I Environmental Inspection would most likely determine the existence of any major environmental hazards on site or nearby.</p> <p>Parking is adequate for the property, with the majority of the site paved for truck parking, and many marked parking areas immediately adjacent to the front and east ends of the building.</p> <p>Only typical utility easements exist. (See addendum for copy of deed)</p>			