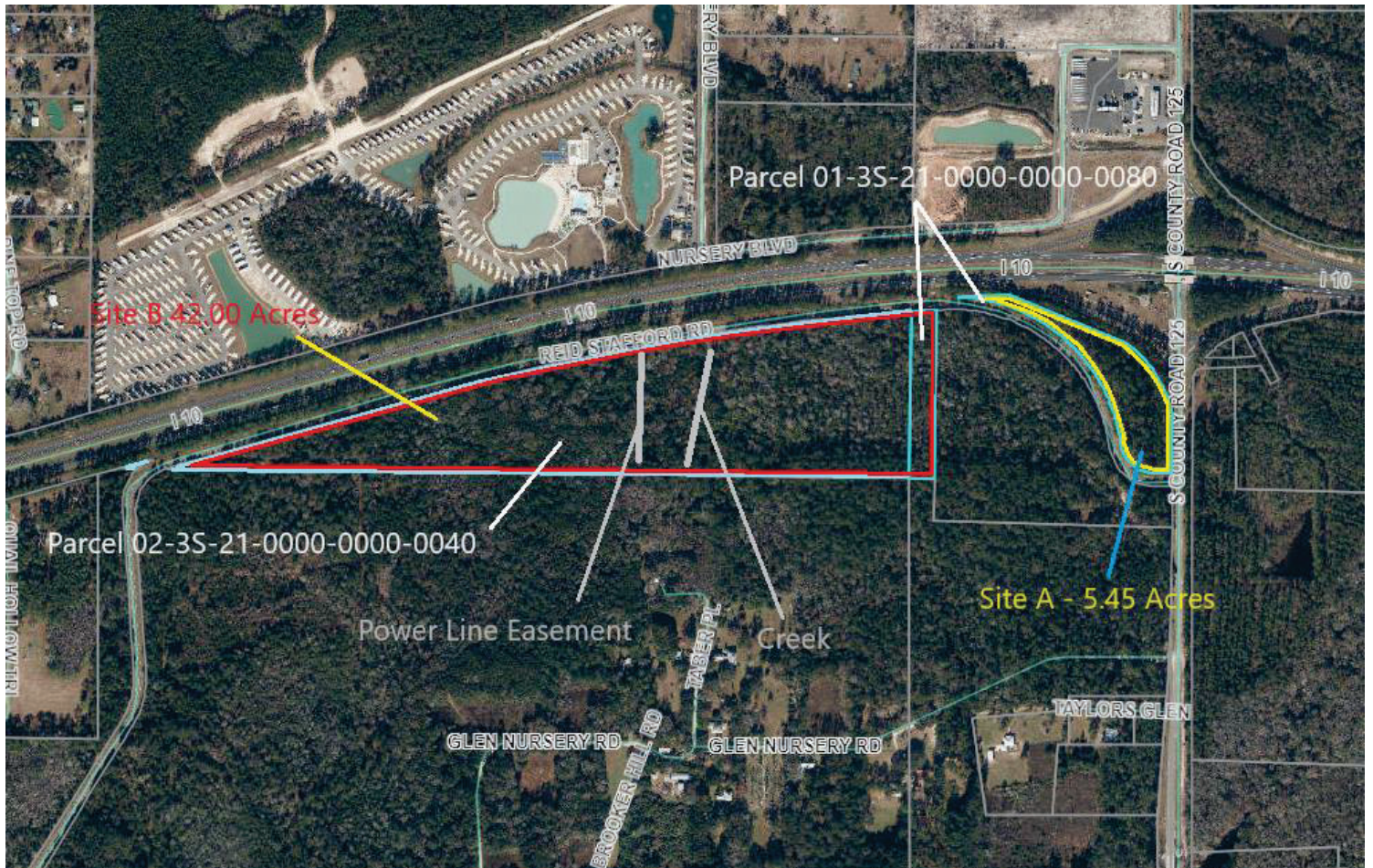


# TAX AERIAL MAP



## PHYSICAL CHARACTERISTICS

Site A	
Land Size (Gross Acres)	5.450
	237,402
Land Size (Usable Acres)	5.450
	237,402
Shape	Irregular
Topography	Level, above street grade
Frontage	440' along County Road 125 South, 1,480' along Reid Stafford Road, 1,283' along Interstate 10 (off ramp)
Storm Water Retention	On Site
Drainage	No drainage problems were observed or disclosed during our inspection. This appraisal assumes surface water collection is adequate.
Utilities	Electric only
Wetlands	None
Access	County Road 125 South and Reid Stafford Road
Corner Location	Yes
Signalized Intersection	No
Median Cut	Two lane roadway with no median
Traffic Count	650 AADT (CR 125 S), 27,500 AADT (Interstate 10)

Site A totals 5.45 gross acres (237,402 SF) located at the northwest corner of County Road 125 and Reid Stafford Road with additional frontage along Interstate 10. It represents a portion of Parcel ID 013S21000000000080 and is fully wooded.

**Site B**

Land Size (Gross Acres)	42.000 1,829,520
Land Size (Usable Acres)	42.000 1,829,520
Shape	Irregular
Topography	Level
Frontage	3,860' along Reid Stafford Road
Storm Water Retention	On Site
Drainage	No drainage problems were observed or disclosed during our inspection. This appraisal assumes surface water collection is adequate.
Utilities	Electric only
Wetlands	None
Access	Reid Stafford Road
Corner Location	No
Median Cut	Two lane roadway with no median

Site B totals 42.00 gross acres (1,829,520 SF) mostly located along the south side of Reid Stafford Road (with a very small portion north of Reid Stafford Road at its west end) with limited visibility from Interstate 10. It represents a portion of Parcel ID 013S21000000000080 and all of Parcel ID 013S21000000000040. It is fully wooded with a power line easement and a small creek bisecting the center of the site in a north/south direction.

The subject sites currently lack availability of municipal water and sewer. A discussion with a representative of the Baker County Community Development Department reported public water and sewer are currently available along County Road 125 on the north side of Interstate 10 and may be extended within the next couple of years. She further said that there is plenty of existing commercial development without public water and sewer and that the current lack of water and sewer would not preclude commercial development.