

AERIAL PHOTOGRAPH



- **Approximate boundaries of the subject property are outlined in red.**

DESCRIPTION OF IMPROVEMENTS

The following outline indicates the basic structural components and interior finish of the buildings and site improvements as they currently exist.

Subject Characteristics:

Type Property	Office/Warehouse (Manufacturing)
Gross Building Area	± 74,960 SF (5,110 SF Office) (69,850 SF Warehouse-Shop)
Net Building Area	± 74,960 SF (Based on Assessment Records)
Common Area	None
Construction Class	Class S & D
No. of Buildings	Three
No. of Stories	One
No. of Units	One (Owner User Property)
Year Built/Renovated	1960, Additions in 1970 (Assessment Records)
Condition	Fair to Poor
Deferred Maintenance	See Comments
Efficiency Ratio	100%
Functional Utility	Typical

Exterior/Interior Building Description :

Foundation	Concrete Slab
Frame	Steel and CCB
Insulation	Vinyl Backed
Exterior Walls	Galvanized Steel/CCB
Roof	Pitched/Steel Truss/Metal/Standing Seam Metal (Office)
Floors	Concrete in Warehouse/ VCT and Carpet - Office Areas
Ceiling	Exposed in Warehouse / Drywall/Plaster in Office
Interior Walls	Exposed Insulation in Warehouse / Drywall/Plaster in Office Area
Interior Lighting	Incandescent, Fluorescent, Halide & Skylights
Windows	Fixed Aluminum and Single Pane Wood
Doors	Hollow Core Metal/Wood & Glass in Aluminum Walk Doors Metal Rollup OHD and Sliding Doors (Drive-in Loading) in Warehouse

Mechanical:

Plumbing	(4) 2-6 Fixture Restrooms / Kitchen Sink
Electrical	3-Phase Electrical Services/Assumed Adequate
Elevator Service	None
Fire Protection	None

Other:

Parking	On-Site Asphalt/Gravel – Parking and Maneuvering Areas
Landscaping	Average
Signage	Typical
Fencing	Perimeter
Trash Removal	Typical
Auxiliary Buildings	None
FF&E	None Included