

DESCRIPTION OF IMPROVEMENTS - PARCEL #1

The subject site is improved by a one-story professional office building. The overall quality (with regards to trim, insulation, flooring, heating and cooling systems, etc.) is average in comparison to that which would be found in a typical, built for "spec" office buildings. The following is a brief description of the existing improvements and are not considered to be complete in every detail but rather to provide a general word picture.

The building consists of 17 enclosed offices, a conference room, a reception area, a break room, a file room, 2 restrooms, and open office space with multiple cubicles. The building contains a total of 8,528 square feet of heated and cooled area that includes 774 square feet of second level storage space.

Actual age: Built in 2001

Effective Age: 3 +/- years

BUILDING AREA:

1 st Level:	7,754 +/- Square Feet (Heated and Cooled)
2 nd Level:	774 +/- Square Feet (Heated and Cooled)
Total:	8,528 +/- Square Feet

GENERAL SPECIFICATIONS

FOUNDATION

Poured concrete foundation on grade.

EXTERIOR WALLS

The exterior wall is brick veneer.

ROOF

The roof is hip type design with asphalt shingles.

DOORS

The interior doors are typically solid core wood while the exterior doors are a combination of solid metal and metal with plate glass.

WINDOWS

Vinyl double pane windows.

INTERIOR FINISH

WALLS AND CEILING

The walls are painted sheetrock, and the ceilings are drop acoustic tile.

FLOORS
The flooring is mostly carpet with tile in the reception area and restrooms.

MECHANICAL

HEATING AND AIR-CONDITIONING:
All areas are heated and cooled.

PLUMBING
There are two restrooms and a break room.

ELECTRICAL AND LIGHTING:
Fluorescent lighting.

SITE COVERAGE: 8,528 SF / 40,769 SF (land) = 20.9 %

LAND TO BUILDING RATIO: 40,769 SF / 8,528 SF (GBA) = 4.78 to 1

COMMENTS

The subject is a professional office building that was in good condition on the date of the inspection. The building has a common wall with the office space to the south as it was originally designed as a multi-tenant office building. The building has a good layout for most any professional business requiring ample office space. There were 50 onsite parking spaces, two of which are handicapped designated.