

**Ideal**  
**Exchange Property:**  
***Guardian Industrial***

1485 East Curtis Ave.  
Reedley, California 93654



**\$7,000,000**

**6.5% CAP**

Credit Tenant  
Single Tenant Net Lease

*annual CPI increases*

Size:

Land: +/- 13.39 Acres

Building: +/- 94,681

**PLUS** Excess Land of  
+/- 5 Acres

For further information,  
please contact:

**CENTURY AMERICAN  
REALTY, INC.**

**CHRISTOPHER HAMEETMAN  
PRESIDENT**

EMAIL:  
CHRISH@CAREALTY.NET

PHONE:  
(310) 201-2182

**Guardian Guaranteed - Highlights:**

➤ Former Guardian Industries glass fabrication facility (vacated) allowing a **1031 Buyer** an exception investment opportunity or an **Owner/User** over one year of **guaranteed cash-flow** while planning their facility and potential facility expansion.

➤ **\*\*\*2.5% Commission\*\*\*** To Procuring Broker

➤ Single Tenant True Net Industrial Lease -  
Lease Expiration July 31, 2017.

➤ +/-5 Acres of Excess Land in addition to 6.5% Yield.

➤ Lease Guaranteed By Guardian Industries Credit Corporate with over \$5.6 Billion in Revenue (Yr. 2013).

➤ Appraised in December 2013 at \$7,000,000

**Confidentiality Agreement**

By executing this agreement where indicated below, you hereby agree that any and all information ("Confidential Information") delivered to and/or obtained by you in connection with the **Guardian Industrial Facility at 1485 East Curtis Avenue, Reedley, California** (the "Property") is confidential and that you will not disclose, directly or indirectly, any of its contents to any other entity or person without the prior written authorization from the Property owner ("Owner") or its authorized Property representative, Century American Realty, Inc. ("CAR").

In the event that this agreement is being executed by a real estate broker ("Broker"), only the Broker's registered party ("Party") may be presented with the Confidential Information provided that such Party is informed of and agrees to the terms of this agreement. Broker shall be entitled to a maximum total commission of two and one half percent (2.5%) of the sale price in connection with a sale of the Property which commission will be paid by Owner in the event, but only in the event, Broker procures and submits an offer to purchase the Property from Party and Party actually closes escrow on the Property under and in accordance with such offer. You further agree to indemnify, protect, defend and hold Owner and CAR (together with their respective constituents and representatives) harmless from any and all claims arising directly or indirectly from any breach or violation of this agreement.

You also agree (i) that you will not use any Confidential Information in any manner detrimental to the interests of Owner or CAR, (ii) that neither Owner nor CAR makes any representation or warranty as to the accuracy or completeness of the Confidential Information, and (iii) that neither Owner, CAR nor their respective representatives shall have any liability under this agreement or on account of any information supplied to you for any cause or reason whatsoever. No party is entitled to rely on the accuracy or completeness of the Confidential Information and you agree to rely solely on your own independent investigation, analysis, appraisal and evaluation of the facts and circumstances in connection with the Property and any acquisition thereof. Projections, estimates, opinions and/or financial information contain estimates based on assumptions, all of which are subject to change, error, omissions and/or withdrawal without notice, and may not represent the current or future performance of the Property. Owner may discontinue the marketing of the Property at any time for any reason or no reason in Owner's sole discretion and without notice and is under no obligation to sell. This agreement is being executed for the benefit of CAR and Owner. Forwarding, transmitting and/or duplicating the Confidential Information is strictly prohibited. This agreement shall be governed and construed in accordance with the laws of the State of California, and may not be changed, waived or terminated orally and shall be binding upon the parties and their successors or assigns.

**ALL RECIPIENTS OF THIS PACKAGE ARE BOUND TO THE TERMS OF THIS AGREEMENT**

**For any and all property related questions, please contact:**

**Christopher S. Hameetman  
President  
Century American Realty, Inc.**

**1109 Westwood Blvd.  
Los Angeles, CA 90024  
310.201.2182  
fax 310.556.3934**

**email: [chrish@carealty.net](mailto:chrish@carealty.net)**

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## Economic Details:

Year 2014 @6.5% CAP:	\$7,000,000
Building SF:	94,681
-- Office	7,516
-- Plant	87,165
Value Per Building SF:	\$73.93
Land Area Acreage:	13.39
-- SF	583,268
Value Per Land Acre:	\$522,778
Value Per Land SF	\$12.00
Monthly NNN Rent:	\$38,043
Monthly NNN Rent per SF:	\$0.40
Annual NNN Rent:	\$456,512
Annual NNN Rent per SF:	\$4.82
Annual CPI Increases Every August 1st	
Lease Expiration - July 31, 2017	
CREDIT GUARANTOR ON LEASE	
Building Coverage:	16.23%
<b>Excess Land Acreage NOT under the lease (aprox.):</b>	<b>4.7</b>

<u>Rent Adjustment Date</u>	<u>Annual Rent</u>	<u>CPI Assumed</u>
to July 31, 2016	\$456,512	
@6.5% Cap Value =	\$7,023,268	
to July 31, 2017	\$470,208	3%
@6.5% Cap Value =	\$7,233,965	

# Guardian Industrial Facility

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## Comparable Industrial Rentals

No.	Location	Size / (SF) Year Built	Rent/SF/Mo/ Lease Type	Leased/ Term	Escalation	Free Rent	T.I./SF
1	5745 E. Fountain Way Fresno, CA	21,824 1993	\$0.38 NNN	1/2013 1 Year	Flat	1 Month	None
2	4730 E. Commerce Ave. Fresno, CA	15,040 1999	\$0.46 Gross	10/2012 5 Years	Annual 2.5%	2 Months	\$6.65
3	2550 S. East Avenue Fresno, CA	60,800 1980	\$0.35 NNN	1/2013 5 Years	Annual 2.5%	1 Month	None
4	2900 MacArthur Drive Tracy, CA	141,856 1997	\$0.32 NNN	10/2011 5 Years	Fixed	2 Months	\$0.94
5	3932 E. Budweiser Ct. Stockton, CA	96,349 1975	\$0.38 NNN	12/2011 5 Years	Annual \$0.01	3 Months	\$1.04

The industrial rent comparables reflect lease rates ranging from \$0.32 to \$0.46 per square foot, per month, on a triple net and gross basis. Most of the comparables are relatively similar to the subject with regard to quality, condition, appeal, and finish out. Lease terms generally range from 1 to 5 years in duration with flat, fixed, or annual escalations. Rental concessions are one to three months for the industrial spaces. Tenant improvement allowances were negotiable and ranged from \$0 to \$6.65/SF.

## Comparable Industrial Sales

No.	Location	Sale Date	Size/SF Year Built	Sale Price	Price/SF	Ro
1	27506 Highway 119 Taft, CA	12/2012	29,866 1980	\$2,100,000	\$70.31	N/A
2	1440 N. Shirk Road Visalia, CA	10/2012	25,838 1975	\$1,600,000	\$61.92	N/A
3	6001 S. El Dorado Street French Camp, CA	8/2012	20,442 1982	\$1,500,000	\$73.38	N/A
4	3366 E. Muscat Avenue Fresno, CA	6/2012	351,353 1975	\$23,000,000	\$65.46	N/A
5	17802 Avenue 56 Earlimart, CA	4/2011	21,112 1979	\$1,600,000	\$75.79	N/A

The adjusted prices range from \$61.92/SF to \$75.79/SF, with a mean of \$69.37/SF and a median of \$70.31/SF. We feel an appropriate value indication falls at about the average reflected by the adjusted comparable values. Based upon review of the presented data, we have estimated a price per square foot of **\$70** for the subject property.

## Final Reconciliation

We have considered the described traditional approaches in the estimation of market value of the subject property. Equal weight was given to the Income Capitalization Approach and Sales Comparison Approach in determining value.

The Income Capitalization Approach: \$6,750,000  
The Sales Comparison Approach: \$7,320,000

Based upon our findings, and in conformity with, and subject to, the Code of Professional Ethics and Standards of Conduct of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation, The "as is" market value of the leased fee interest in the subject property (inclusive of surplus land value), as of December 4, 2013, is:

**\$7,000,000**  
**SEVEN MILLION DOLLARS**

## Appraisal Excerpts

The appraisal incorporates two of the three recognized approaches to value, the Income Capitalization Approach and the Sales Comparison Approach, both of which are considered appropriate and relevant valuation techniques for the appraisal of similar type assets. Due to the lack of market reliance and applicability to the subject's valuation, the Cost Approach is omitted. Market data compiled for this report includes various rent and improved sale comparisons. This data is the result of research specific to comparable properties within the subject's competitive market area. Rental data was verified by on-site managers, brokers or appraiser files. Sales data was verified by buyers, sellers, brokers, managers, government officials or other sources regarded as knowledgeable and reliable.

The appraisers have been furnished with basic building and site information. We have assumed that this data is accurate as of the effective date of our analysis. Other information, such as tax records and zoning, was provided by governmental sources. We were not provided with a preliminary title report.

### Identification of the Subject Property

Briefly described, the subject consists of an industrial facility containing a net rentable area of approximately 94,681± square feet. The improvements consist of masonry and metal construction. The property was built in 1975 and is of average quality and in average condition.

The site consists of 13.21± acres of "MP" (Planned Industrial) land, of which 4.7± acres or 204,732± square feet is considered surplus land.

As of the date of inspection, the subject was 100% occupied by Guardian Fabrication. Guardian Industries is a multi-national company and one of the world's largest glassmakers, with more than 60 facilities on five continents with over 19,000 employees. The subject has been occupied by the current tenant for over 30 years and the current lease expires July 31, 2017.

### Purpose of the Appraisal

The purpose of this appraisal is to provide the "as is" market value of the leased fee interest in the subject as of December 4, 2013.

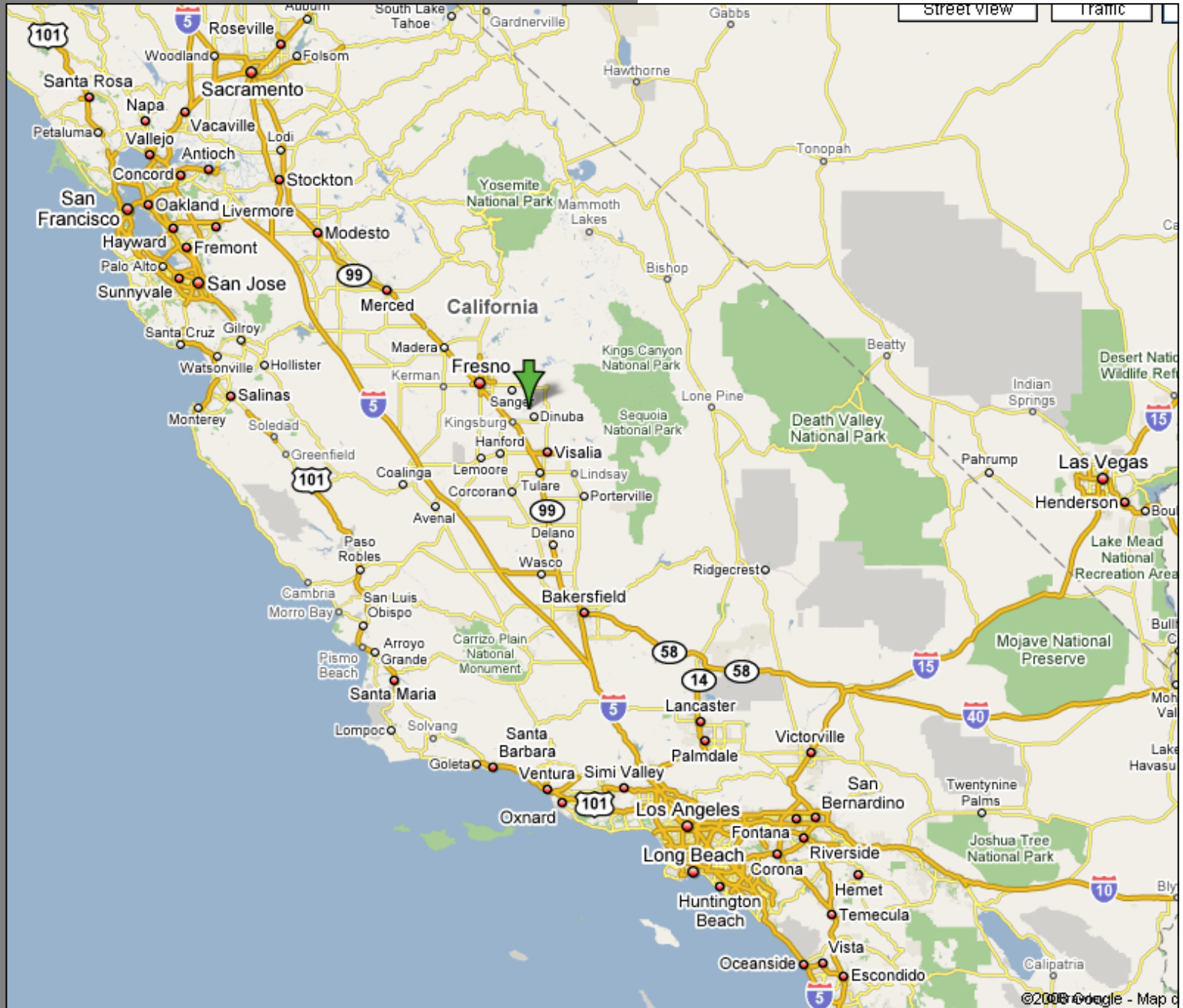
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Location Maps



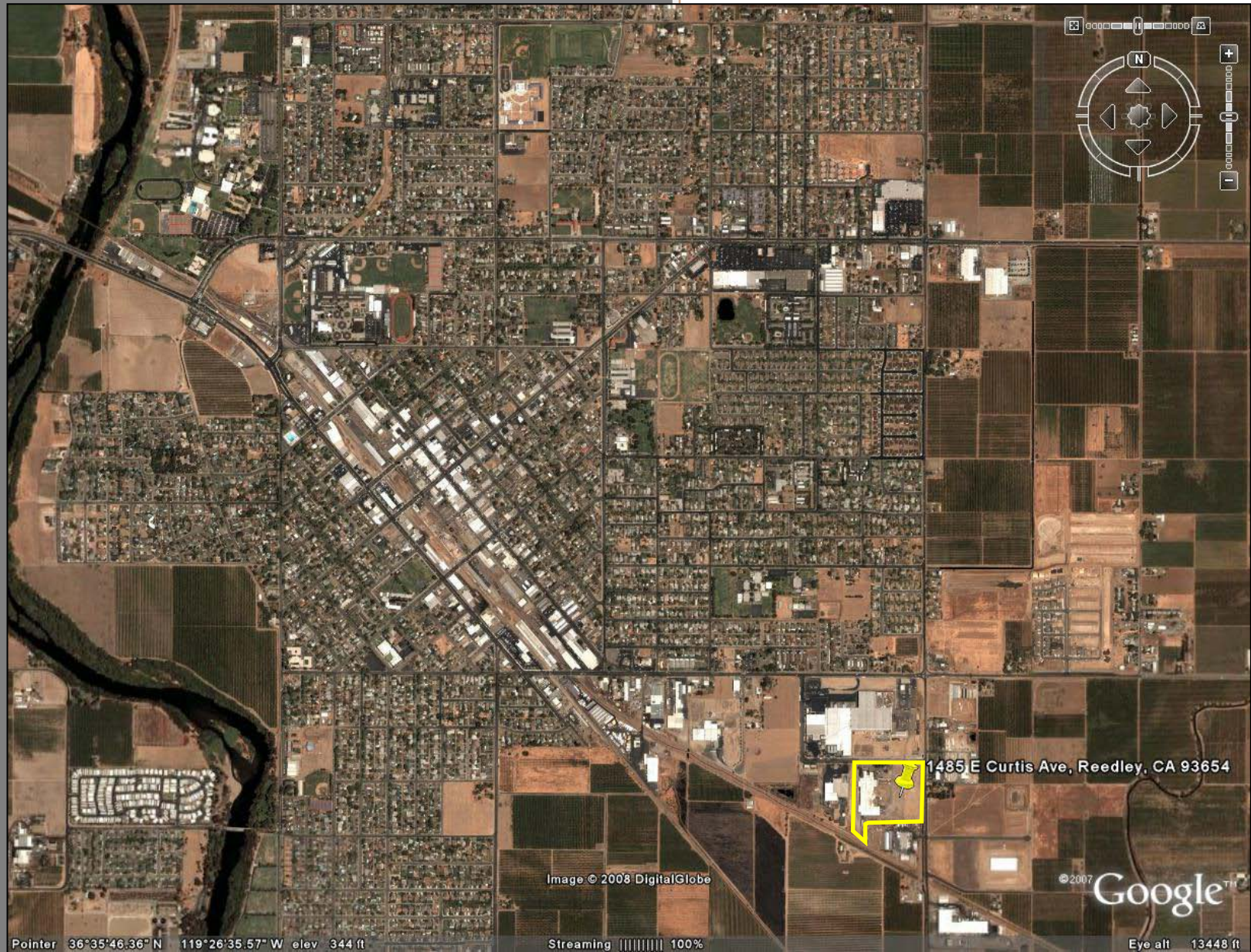
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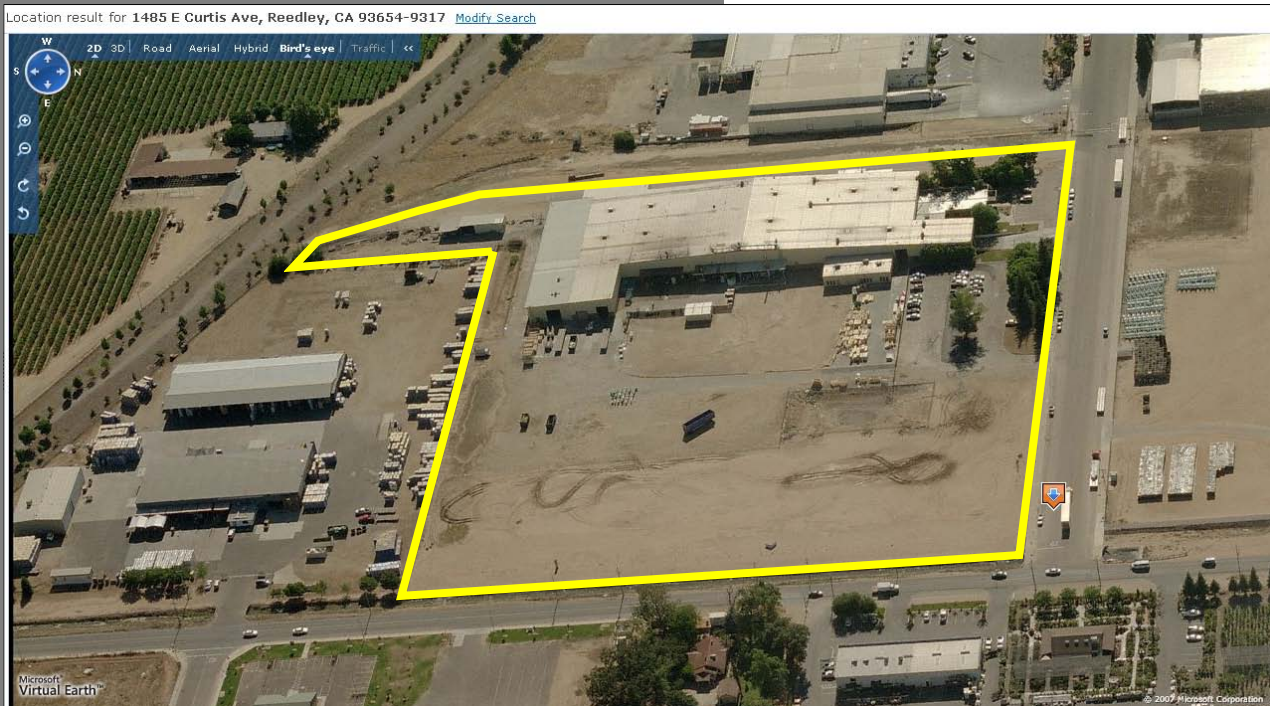
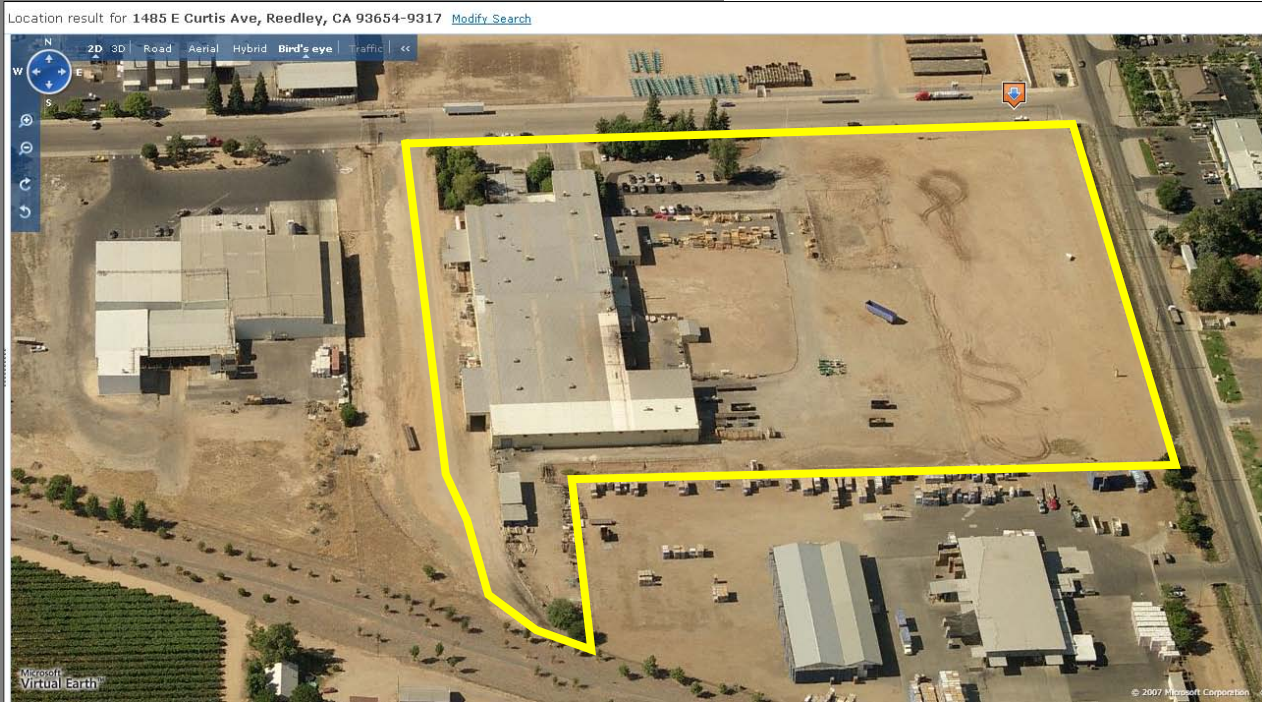
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Aerial Photographs:



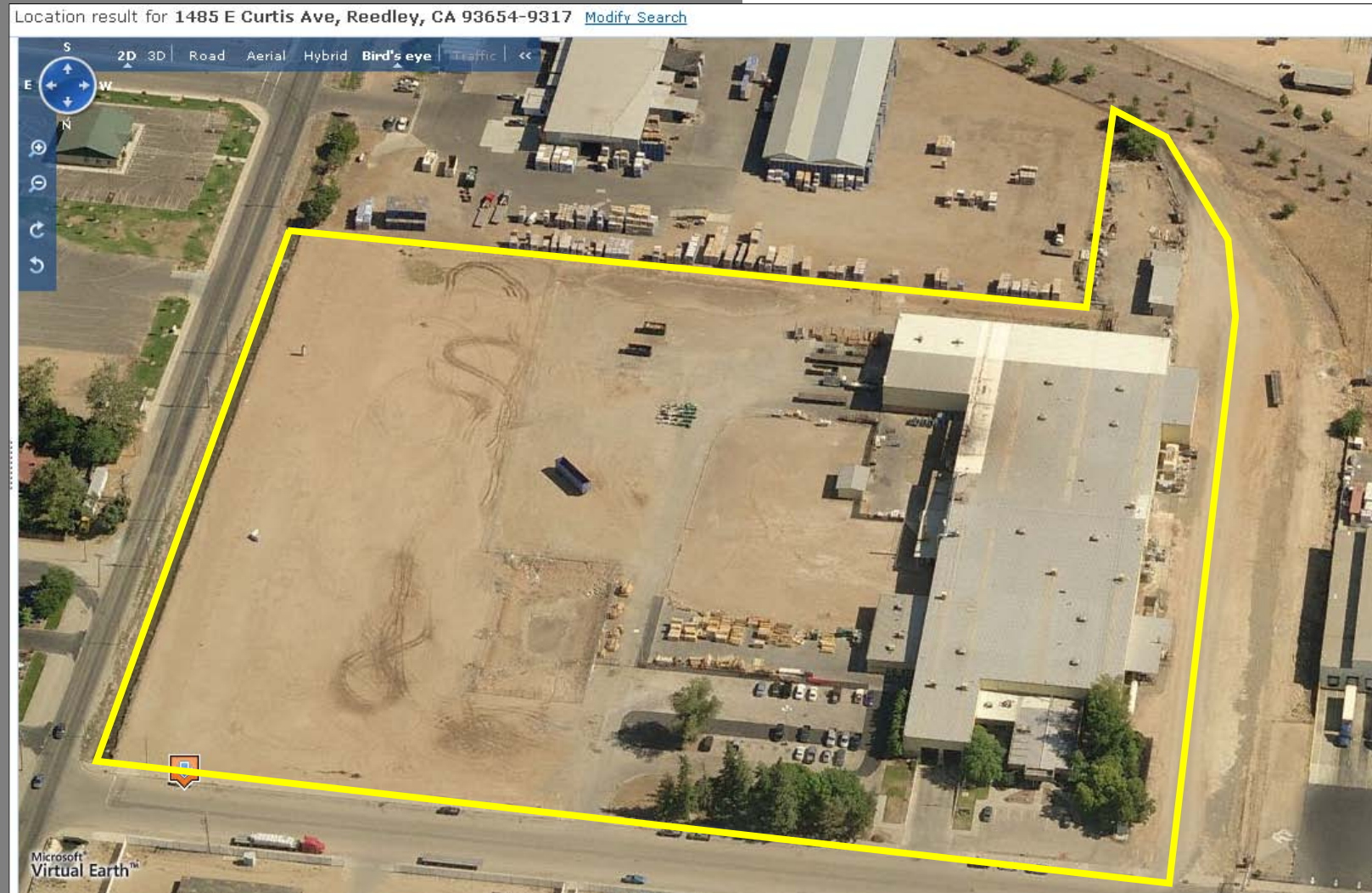
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Aerial Photographs:  
*continued*



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Tax Map

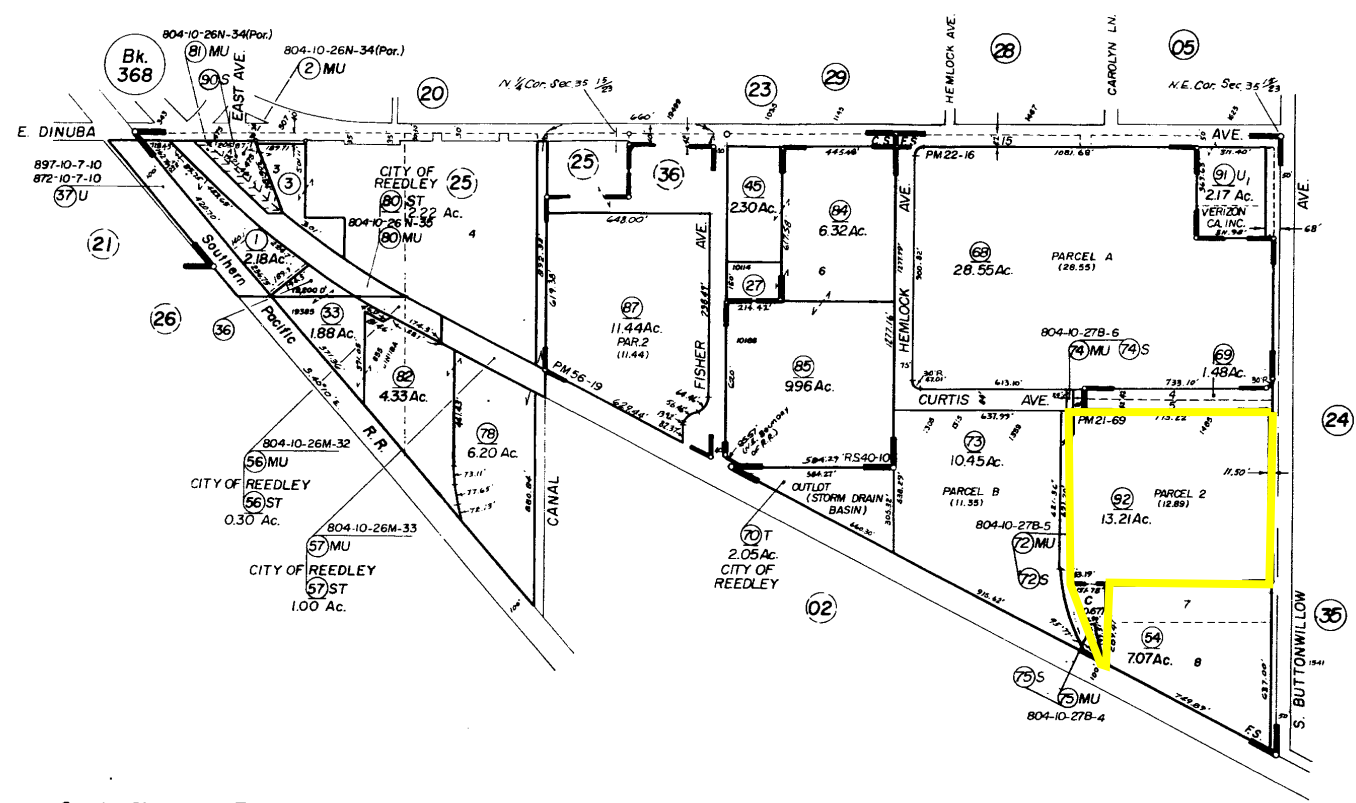
— NOTE —  
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 35, T. 15 S., R. 23 E., M. D. B. & M.

Tax Rate Area

370-07

8 - 028  
8 - 032  
169 - 041



Curtis-Shoemaker Tract-Plat Bk. 5, Pg. 11  
Fishers Suburban Tract - R. S. Bk. 8, Pg. 3  
Parcel Map No. 75 - Bk. 21, Pg. 69  
Parcel Map No. 79 - Bk. 22, Pg. 16  
Record of Survey - Bk. 40, Pg. 10  
Parcel Map No. 173 - Bk. 56, Pg. 19

Assessor's Map Bk. 370-Pg. 07  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Yr - 1975

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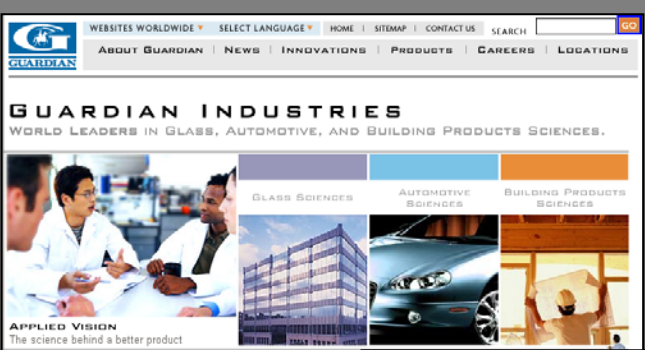
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Guarantor Information

Click Here for  
Guardian's Website  
[www.guardian.com](http://www.guardian.com)



**SIT IN A SUITE FOR A 2008 NBA PLAYOFF GAME!!**  
CLICK HERE & TAKE A 10 MIN. SURVEY TO BECOME ELIGIBLE

**WHAT'S NEW**  
New SunGuard Architectural Glass website - read more [here](#)  
Introducing award-winning, [automotive slider window](#)  
[ClimateGuard 55/27](#) - enhanced solar control with superior aesthetic qualities  
New [SuperNeutral 54](#) offers MAXIMUM energy savings  
Building Products introduces housing trim product - [Guardian Trim](#)  
The latest from the Detroit Pistons and other affiliated companies [click here](#)  
Check out Guardian's global investments: [Middle East](#), [North America](#), [Europe](#)  
Architect Resources: [Latest updates here](#)

**ABOUT GUARDIAN**  
As much as we'd like to know about you, there's probably a lot you want to know about us.

We don't mind telling you that Guardian is one of the world's largest manufacturers of float glass and fabricated glass products. You also should know that we manufacture and supply the automotive industry with a variety of exterior products. We've also become a significant player in the building materials distribution business. And somewhere along the line, we became the world's largest producer of mirrors.

Headquartered in Auburn Hills, over 19,000 employees worldwide. In fact, we are very proud of our nonsense, and allows the industry people. And it works. Just ask us.

To get more in-depth, check out our [History](#) - We're proud of where we've been.  
[Timeline](#) - All the highlights from our past.  
[Environmental Policy](#) - It's nice to know we care.  
[Quality Pledge](#) - It's our word.  
[Photo Gallery](#) - A look at some of our products.  
[Statement of Ethics](#) - Commitment to excellence.  
[Affiliate Links](#) - The latest from our partners.

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**INNOVATIONS**  
They say change is good. That's why we do a lot of it.

Applied Vision: That's how Guardian Industries approaches innovation. We focus on science to help create and enhance our products and processes so that we can better serve our customers, and they can better serve theirs.

To support our commitment to developing value-added products and efficient manufacturing processes, Guardian launched its Science & Technology Center (S&T) in 2000. In addition, we have research and development facilities in Warren, Michigan, and Valencia, Spain.

S&T boasts state-of-the-art scientific equipment in a world-class setting and employs nearly sixty scientists and engineers from a variety of disciplines.



**GUARDIAN INDUSTRIES**  
WORLD LEADERS IN GLASS, AUTOMOTIVE, AND BUILDING PRODUCTS SCIENCES.

**LOCATIONS**  
Locations on five continents. In over 20 countries. That is a lot of ways to say, "How can we help you?"

Wherever you are in the world, chances are Guardian is close by. Select from the regions below to find the Guardian location near you.

CLICK ON A COLORED REGION TO ZOOM...

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## Credit Report for GUARANTOR Guardian Industrial

*Full Report  
Attached*

Business Information Report: GUARDIAN INDUSTRIES CORP.

Page 1 of 11

### D&B Business Information Report

Report Printed: FEB 22 2008  
In Date

#### BUSINESS SUMMARY

**GUARDIAN INDUSTRIES CORP.**  
2300 Harmon Rd  
Auburn Hills, MI 48326

This is a **headquarters** location.  
Branch(es) or division(s) exist.

**Web site:** www.guardian.com

**Telephone:** 248 340-1800

**Fax:** 248 340-1800

**Chief executive:** WILLIAM DAVIDSON, PRES-CEO

**Year started:** 1932

**Management control:** 1985

**Employs:** 19,000 (260 here)

**History:** CLEAR

**Financing:** SECURED

**SIC:** 3211

**Line of business:** Mfg flat glass

**D-U-N-S Number:** 05-467-1169

**D&B Rating:** 1R4  
**Number of employees:** 1R is 10 or more employees.

**Composite credit appraisal:** 4 is limited.

**D&B PAYDEX®:**

**12-Month D&B PAYDEX: 74**  
When weighted by dollar amount, payments to suppliers average 9 days beyond terms.

Based on trade collected over last 12 months.

#### SUMMARY ANALYSIS

**D&B Rating:** 1R4  
**Number of employees:** 1R indicates 10 or more employees.  
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The 1R and 2R ratings categories reflect company size based on the total number of employees for the business. They are assigned to business files that do not contain a current financial statement. In 1R and 2R Ratings, the 2, 3, or 4 creditworthiness indicator is based on analysis by D&B of public filings, trade payments, business age and other important factors. 2 is the highest Composite Credit Appraisal a company not supplying D&B with current financial information can receive. For more information, see the D&B Rating Key.

Below is an overview of the company's rating history since 01/01/91:

D&B Rating	Date Applied
1R4	01/29/02
--	01/24/01
1R4	10/22/99
1R3	07/18/98
1R4	03/16/96
1R3	01/16/96
--	12/06/91
5A2	01/01/91

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1R4	03/16/96
1R3	01/16/96
--	12/06/91
5A2	01/01/91

The Summary Analysis section reflects information in D&B's file as of February 18, 2008.

## CUSTOMER SERVICE



Need help? Call Customer Service at (800) 333-0505, Monday through Friday, 8:00 AM to 6:00 PM Local Time.

## HISTORY

The following information was reported **09/06/2007**:

**Officer(s):** WILLIAM DAVIDSON, PRES-CEO+  
RALPH J GERSON, EXEC V PRES+  
OSCAR H FELDMAN, ASST SEC+  
JEFFREY A KNIGHT, GROUP V PRES-FIN-CFO

**DIRECTOR(S):** The officers identified by (+) and Russell J Ebeid.

Business started 1932 by others. Present control succeeded 1985. 100% of capital stock is owned by William Davidson.

In Jan 1985 GDC Transition Company (Inc), commenced a \$24 per share cash tender offer to acquire all of Guardian's issued and outstanding common shares in a leveraged buy-out.

On Feb 22 1985, GDC Transition Company (Inc), was merged into Guardian Industries Corp, with Guardian continuing as the surviving corporation and William Davidson became the company's sole stockholder.

WILLIAM DAVIDSON born 1921. President of predecessor Guardian Glass Company 1957-1968. Has been president here since 1968.

RALPH J GERSON born 1949. Received BA degree from Yale University, and JD degree from Michigan State University. Admitted to Bar 1975. 1983-1984 Director of Department of Commerce, State of Michigan. 1985-1987 attorney with Akin, Gump, Strauss, Hauer & Feld, Washington, DC. Here since 1987.

OSCAR H FELDMAN born 1922. 1942-1946 served in U S Army. Graduated University of Michigan Law School 1949. Since 1949 member of the law firm of Butzel, Long, Gust, Klein & Van Zile, Detroit.

JEFFREY A KNIGHT born 1952. Graduated from Western Michigan University in 1973. 1973-1977 employed by Coopers & Lybrand CPA's, Detroit, MI, accountant. Here since 1977.

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RUSSELL J EBEID, president of Glass division of Guardian Industries Corp.

### **William Davidson appears as an officer or shareholder in the following companies:**

KERR, FRANK W CHEMICAL COMPANY (INC), Novi, MI, started 1955. DUNS #-690-6661. Wholesales pharmaceutical drugs. Net worth as of Dec 31 1995 was \$13,233.

KERR, FRANK W COMPANY (INC), Novi, MI, started 1916. DUNS #-285-4610. Wholesales pharmaceuticals. No figures. Guardian Industries Corp owns 54% of the capital stock of OIS OPTICAL IMAGING SYSTEMS INC, Northville, MI. DUNS #-919-1114. It was started in 1984 and does research and development of matrix liquid crystals.

Guardian Industries Corp is also engaged in several unidentified partnerships that are engaged in the manufacture of glass products.

## CORPORATE FAMILY

Click below to buy a Business Information Report on that family member.

**Subsidiaries (US):**

Consolidated Glass & Mirror Corporation	Galax, VA	DUNS # 09-845-4184
Guardian Automotive Corporation	Warren, MI	DUNS # 00-532-2052
Guardian Automotive Products Inc	Auburn Hills, MI	DUNS # 01-771-1859
Guardian Automotive Trim, Inc.	Evansville, IN	DUNS # 00-700-1050
Guardian Building Products Distribution Inc	Greer, SC	DUNS # 82-598-5450
Guardian Fabrication Inc	Auburn Hills, MI	DUNS # 96-297-2899
Guardian Fiberglass, Inc.	Albion, MI	DUNS # 14-434-5147
Guardian Glass Company	Auburn Hills, MI	DUNS # 05-904-7167
Guardian Japan Ltd	Auburn Hills, MI	DUNS # 00-505-9451
Lake Guardian Walled Fabrication Corp	Walled Lake, MI	DUNS # 09-539-6529

**Subsidiaries (International):**

(FLOAT GLASS PLANT) EGYPTIAN GLASS COMPANY	Tenth of Ramadan City, EGYPT	DUNS # 56-547-7379
Guardian de Venezuela S.A.	MATURIN, VENEZUELA	DUNS # 88-563-8668
GUARDIAN EUROPE SARL	DUDELANGE, LUXEMBOURG	DUNS # 40-046-4871
Guardian Industries Canada Corp	Tillsonburg, CANADA	DUNS # 20-628-8599
GUARDIAN INDUSTRIES CORP	ANKLESHWAR, INDIA	DUNS # 65-026-3929
GUARDIAN INDUSTRIES NONGKHAE COMPANY LIMITED	NONG KHAE, THAILAND	DUNS # 65-968-4633
GUARDIAN LUXGUARD I S.A.	BASCHARAGE, LUXEMBOURG	DUNS # 40-010-4860

**Branches (US):**

Guardian Industries Corp	Fullerton, CA	DUNS # 10-311-9525
Guardian Industries Corp	Reedley, CA	DUNS # 94-173-1226
Guardian Industries Corp	Punta Gorda, FL	DUNS # 09-410-7021
Guardian Industries Corp	Winter Park, FL	DUNS # 04-176-0625
Guardian Industries Corp	Marietta, GA	DUNS # 10-117-5888
Guardian Industries Corp	Chicago, IL	DUNS # 13-087-5115
Guardian Industries Corp	Auburn, IN	DUNS # 02-257-8400
Guardian Industries Corp	Ligonier, IN	DUNS # 78-071-9233
Guardian Industries Corp	De Witt, IA	DUNS # 93-895-8634
Guardian Industries Corp	Morehead, KY	DUNS # 00-489-0489
Guardian Industries Corp	Landover, MD	DUNS # 62-111-8686
Guardian Industries Corp	Webster, MA	DUNS # 00-518-1821
Guardian Industries Corp	Albion, MI	DUNS # 02-275-1973
Guardian Industries Corp	Bay City, MI	DUNS # 61-200-4882
Guardian Industries Corp	Carleton, MI	DUNS # 04-878-4896
Guardian Industries Corp	Farmington Hills, MI	DUNS # 04-831-4293
Guardian Industries Corp	Novi, MI	DUNS # 08-823-0917
Guardian Industries Corp	Mineral Wells, MS	DUNS # 11-181-0136
Guardian Industries Corp	Geneva, NY	DUNS # 00-420-1203
Guardian Industries Corp	Upper Sandusky, OH	DUNS # 09-393-5765
Guardian Industries Corp	Florefe, PA	DUNS # 11-342-8726
Guardian Industries Corp	Richburg, SC	DUNS # 18-886-1199
Guardian Industries Corp	Corsicana, TX	DUNS # 03-746-0706
Guardian Industries Corp	Clarksburg, WV	DUNS # 06-374-7760
Guardian Industries Corp.	Rogers, AR	DUNS # 09-168-6972

This list is limited to the first 25 branches.

**BUSINESS REGISTRATION**

CORPORATE AND BUSINESS REGISTRATIONS PROVIDED BY MANAGEMENT OR OTHER SOURCE

The Corporate Details provided below may have been submitted by the management of the subject business and may not have been verified with the government agency which records such data.

**Registered Name:** GUARDIAN INDUSTRIES CORP

<b>Business type:</b>	CORPORATION	<b>Common stock</b>	
<b>Corporation type:</b>	PROFIT	Authorized shares:	1,000
<b>Date incorporated:</b>	APR 10 1968	Par value:	\$100.1000
<b>State of incorporation:</b>	DELAWARE		

**Where filed:** SECRETARY OF STATE/CORPORATIONS DIVISION, DOVER, DE

#### OPERATIONS

09/06/2007

**Description:** Manufactures flat glass (100%).

Terms: 1% 10 days net 30 and 1% 10th & 25th net 30 days. Automotive glass is sold as original equipment in vehicles and to distributors for the automotive replacement market. Architectural and flat glass is sold to diversified manufacturers, contractors and distributors. Territory : International.

Nonseasonal.

**Employees:** 19,000 which includes officer(s). 260 employed here.

**Facilities:** Leases 53,000 sq. ft. in a one story masonry building.

**Location:** Industrial section on main street.

**Branches:** This business has multiple branches, detailed branch/division information is available in D&B's linkage or family tree products.

**Global Activity:** The following section is a global summary and is intended to assist D&Bs non-U.S. customers when evaluating D&B reports on U.S. companies.

**Import/Export Activity:** No major countries of export reported.

**8-Digit SIC:** Based on information in our file, D&B has assigned this company an extended 8 digit SIC. D&Bs use of 8 digit SICs enables us to be more specific to a company's operations than if we use the standard 4 digit code.

32110000

#### GLOBAL NEWSWORTHY EVENTS.

**(0402) ANNOUNCED RESTRUCTURING/REORGANIZATION:** According to published reports, the company announced plans to build a new float glass manufacturing facility in Goole, East Riding of Yorkshire, England. Construction of the company's 22nd float glass facility is expected to begin later in 2002, with production planned to start in early 2004.

**(0802) GLOBAL ACTIVITY:** According to published reports, Guardian Industries Corp (Auburn Hills MI) has begun production at its newest float glass plant in Czestochowa, Poland. The facility will employ approximately 200 people.

**(0803) GLOBAL ACTIVITY:** According to published reports, Guardian Industries (Auburn Hills, MI) executives and government officials officially broke ground for what

will be the company's 24th float glass plant. The new plant, located in the state of Queretaro, north of Mexico City, represents an investment of \$120 million for Guardian. Scheduled to begin production in the third quarter of 2004, the facility will employ approximately 300 people.

**Subsidiaries:**

This business has multiple subsidiaries, detailed information is available in D&B's linkage or family tree products.

**SIC & NAICS****SIC:**

Based on information in our file, D&B has assigned this company an extended 8-digit SIC. D&B's use of 8-digit SICs enables us to be more specific to a company's operations than if we use the standard 4-digit code.

The 4-digit SIC numbers link to the description on the Occupational Safety & Health Administration (OSHA) Web site. Links open in a new browser window.

32110000 Flat glass

**NAICS:**

327211 Flat Glass Manufacturing

**D&B PAYDEX**

The D&B PAYDEX is a unique, dollar weighted indicator of payment performance based on up to 822 payment experiences as reported to D&B by trade references.

**3-Month D&B PAYDEX: 75**

When weighted by dollar amount, payments to suppliers average 8 days beyond terms.

Based on trade collected over last 3 months.

**12-Month D&B PAYDEX: 74**

When weighted by dollar amount, payments to suppliers average 9 days beyond terms.

Based on trade collected over last 12 months.

When dollar amounts are not considered, then approximately 80% of the company's payments are within terms.

**PAYMENT SUMMARY**

The Payment Summary section reflects payment information in D&B's file as of the date of this report.

Below is an overview of the company's dollar-weighted payments, segmented by its suppliers' primary industries:

	Total Rcv'd (#)	Total Dollar Amt (\$)	Largest High Credit (\$)	Within Terms (%)	Days Slow			
					<31	31-60	61-90	90>
<b>Top industries:</b>								
Trucking non-local	79	2,961,200	500,000	67	24	-	-	9
Nonclassified	51	876,500	100,000	74	11	15	-	-
Electric services	16	1,158,850	300,000	98	2	-	-	-
Railroad	11	553,750	100,000	77	21	2	-	-
Mfg industrial gases	9	674,000	250,000	99	1	-	-	-
Mfg flat glass	5	1,140,000	1,000,000	91	9	-	-	-
Misc mineral mining	3	1,145,000	600,000	78	22	-	-	-
Mfg electric wire dev	3	515,000	300,000	79	21	-	-	-
Mfg alkalies/chlorine	1	800,000	800,000	100	-	-	-	-



Electrical contractor	1	750,000	750,000	100	-	-	-	-
OTHER INDUSTRIES	626	5,890,200	400,000	66	30	3	-	1

**Other payment categories:**

Cash experiences	3	5,000	2,500
Payment record unknown	11	52,100	7,500
Unfavorable comments	2	21,000	20,000

**Placed for collections:**

With D&B	0	0	
Other	1	N/A	
<b>Total in D&amp;B's file</b>	<b>822</b>	<b>16,542,600</b>	<b>1,000,000</b>

The highest **Now Owes** on file is \$800,000

The highest **Past Due** on file is \$300,000

Dun & Bradstreet has 822 payment experiences in its file for this company. For your convenience, we have displayed 80 representative experiences in the PAYMENTS section.

**PAYMENT DETAILS**

**Detailed Payment History**

Date Reported (mm/yy)	Paying Record	High Credit (\$)	Now Owes (\$)	Past Due (\$)	Selling Terms	Last Sale Within (months)
02/08	Ppt	200,000	100,000	0		1 mo
	Ppt	15,000	7,500	0		1 mo
	Ppt	15,000	5,000	0		1 mo
	Ppt	10,000	10,000	0		1 mo
	Ppt	2,500	0	0	N30	6-12 mos
	Ppt	2,500	0	0		4-5 mos
	Ppt	2,500	0			2-3 mos
	Ppt	1,000	0	0		4-5 mos
	Ppt	750	250	0		4-5 mos
	Ppt	750	0	0		6-12 mos
	Ppt	750	250			2-3 mos
	Ppt	750	750	0	N30	1 mo
	Ppt	500	0	0		1 mo
	Ppt	250	0	0		6-12 mos
	Ppt	250	0			2-3 mos
	Ppt	250	250	0		1 mo
	Ppt	100	100	0		1 mo
	Ppt-Slow 30	7,500	0			2-3 mos
	Ppt-Slow 30	100	0	0		4-5 mos
	<b>Slow 30</b>	<b>250</b>	<b>0</b>	<b>0</b>		<b>2-3 mos</b>
01/08	Ppt	200,000	70,000	0		1 mo
	Ppt	70,000	40,000	0		1 mo
	Ppt	65,000	30,000	0	N30	1 mo
	Ppt	25,000	0	0	N10	1 mo
	Ppt	25,000	15,000	0		1 mo

Ppt	20,000	0	0		2-3 mos
Ppt	10,000	0	0		4-5 mos
Ppt	10,000	0	0		2-3 mos
Ppt	7,500	2,500	0	N30	1 mo
Ppt	7,500	500	0	Lease Agreemnt	1 mo
Ppt	5,000	2,500	0		1 mo
Ppt	5,000	750	0	Lease Agreemnt	1 mo
Ppt	5,000	0	0		1 mo
Ppt	5,000	100	0		1 mo
Ppt	2,500	750	0		1 mo
Ppt	2,500	0	0		2-3 mos
Ppt	2,500	0	0	N30	2-3 mos
Ppt	2,500	0	0		4-5 mos
Ppt	2,500	500	0		1 mo
Ppt	2,500	0	0		2-3 mos
Ppt	1,000	0	0		6-12 mos
Ppt	1,000	0	0		6-12 mos
Ppt	1,000	0	0		2-3 mos
Ppt	750	0	0		1 mo
Ppt	500	250	0		1 mo
Ppt	500	0	0		1 mo
Ppt	500	0	0		1 mo
Ppt	500	100	0		1 mo
Ppt	250	0	0	PROX	6-12 mos
Ppt	250	0	0		2-3 mos
Ppt	250	100	0		1 mo
Ppt	250	250	0	PROX	1 mo
Ppt	250	0	0		1 mo
Ppt	100	100	0	N30	1 mo
Ppt	100	0	0	N30	4-5 mos
Ppt-Slow 15	100	0	0		2-3 mos
Ppt-Slow 30	30,000	15,000	2,500	PROX	1 mo
Ppt-Slow 30	15,000	15,000	7,500		1 mo
Ppt-Slow 30	5,000	2,500	0	N30	1 mo
Ppt-Slow 30	2,500	2,500	500		1 mo
Ppt-Slow 30	1,000	100	0	N30	1 mo
Ppt-Slow 30	500	0	0	N30	2-3 mos
Ppt-Slow 30	500	0	0	1/2 10 N30	2-3 mos
Ppt-Slow 30	500	50	50		1 mo
Ppt-Slow 30	500	0	0		6-12 mos
Ppt-Slow 60	100,000	100,000	100,000		2-3 mos
Ppt-Slow 60	50,000	15,000	10,000		1 mo
Ppt-Slow 60	1,000	0	0		1 mo
Ppt-Slow 90	2,500	0	0		6-12 mos
Ppt-Slow 90	750	0	0		4-5 mos
Slow 15	2,500	0	0		2-3 mos
Slow 30	50,000	50,000	25,000		1 mo
Slow 30	15,000	7,500	0		1 mo
Slow 30	7,500	750	0	N30	1 mo
Slow 30	1,000	0	0		2-3 mos

Slow 30	1,000	0	0		6-12 mos
Slow 30	250	0	0	N30	2-3 mos
Slow 30-60	40,000	40,000	7,500		1 mo
Slow 30-90	2,500	0	0	N30	4-5 mos
Slow 30-90	250	250	100		1 mo

**Payments Detail Key:** red = 30 or more days beyond terms

Payment experiences reflect how bills are met in relation to the terms granted. In some instances payment beyond terms can be the result of disputes over merchandise, skipped invoices etc.

Each experience shown is from a separate supplier. Updated trade experiences replace those previously reported.

**FINANCE****09/06/2007**

On September 6, 2007, attempts to contact the management of this business have been unsuccessful. Outside sources confirmed operation and location.

**PUBLIC FILINGS**

The following Public Filing data is for information purposes only and is not the official record. Certified copies can only be obtained from the official source.

**JUDGMENTS**

**Judgment award:** \$15,791  
**Status:** Unsatisfied  
**DOCKET NO.:** JN042189  
**Judgment type:** Judgment  
**Against:** GUARDIAN INDUSTRIES CORP, GENEVA, NY  
**In favor of:** GUY M WARD AND JOHNSTON EQUIPMENT CO  
**Where filed:** ONTARIO COUNTY SUPREME COURT, CANANDAIGUA, NY

**Date status attained:** 08/12/2004  
**Date entered:** 08/12/2004  
**Latest Info Received:** 10/22/2004

**Judgment award:** \$1,059  
**Status:** Unsatisfied  
**DOCKET NO.:** 31567  
**Judgment type:** Judgment  
**Against:** GUARDIAN INDUSTRIES, DE WITT, IA  
**In favor of:** DENNIS M BURDS  
**Where filed:** CLINTON COUNTY SMALL CLAIMS COURT, CLINTON, IA

**Date status attained:** 06/17/1997  
**Date entered:** 06/17/1997  
**Latest Info Received:** 06/08/2004

**SUITS**

**Status:** Pending  
**CASE NO.:** 99018088NO  
**Plaintiff:** 25000 - BENTIA CRAWFORD  
**Defendant:** GUARDIAN INDUSTRIES CORP  
**Where filed:** OAKLAND COUNTY CIRCUIT COURT, PONTIAC, MI

**Date status attained:** 10/07/1999  
**Date filed:** 10/07/1999  
**Latest Info Received:** 10/19/1999

If it is indicated that there are defendants other than the report subject, the lawsuit may be an action to clear title to property and does not necessarily imply a claim for money against the subject.

#### UCC FILINGS

**Collateral:** All Inventory  
**Type:** Original  
**Sec. party:** MAGID GLOVE AND SAFETY MANUFACTURING CO. LLC, CHICAGO, IL  
**Debtor:** GUARDIAN INDUSTRIES, RICHBURG, SC  
**Filing number:** 000623-135510A  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, COLUMBIA, SC

**Date filed:** 06/23/2000  
**Latest Info Received:** 07/11/2000

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**Type:** Termination  
**Sec. party:** MAGID GLOVE AND SAFETY MANUFACTURING CO. LLC, CHICAGO, IL  
**Debtor:** GUARDIAN INDUSTRIES, RICHBURG, SC  
**Filing number:** 010529-152516A  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, COLUMBIA, SC

**Date filed:** 05/29/2001  
**Latest Info Received:** 06/15/2001  
**Original UCC filed date:** 06/23/2000  
**Original filing no.:** 000623-135510A

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**Collateral:** Inventory  
**Type:** Original  
**Sec. party:** MAGID GLOVE & SAFETY MFG. CO. LLC., CHICAGO, IL  
**Debtor:** GUARDIAN INDUSTRIES CORP., LEWISTOWN, PA  
**Filing number:** 4087911 6  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, DOVER, DE

**Date filed:** 03/29/2004  
**Latest Info Received:** 04/21/2004

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**Collateral:** Inventory  
**Type:** Original  
**Sec. party:** MAGID GLOVE & SAFETY MFG. CO. LLC., CHICAGO, IL  
**Debtor:** GUARDIAN INDUSTRIES CORP., KINGSBURG, CA  
**Filing number:** 2282824 6  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, DOVER, DE

**Date filed:** 11/08/2002  
**Latest Info Received:** 12/02/2002

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**Type:** Continuation  
**Sec. party:** MAGID GLOVE & SAFETY MFG. CO. LLC., CHICAGO, IL  
**Debtor:** GUARDIAN INDUSTRIES CORP., KINGSBURG, CA  
**Filing number:** 2007 4048996  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, DOVER, DE

**Date filed:** 10/25/2007  
**Latest Info Received:** 11/21/2007  
**Original UCC filed date:** 11/08/2002  
**Original filing no.:** 2282824 6

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**Collateral:** Inventory  
**Type:** Original  
**Sec. party:** MAGID GLOVE & SAFETY MANUFACTURER CO LLC, CHICAGO, IL

**Debtor:** GUARDIAN INDUSTRIES CORP, LEWISTOWN, PA  
**Filing number:** 33631476  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, HARRISBURG, PA

**Date filed:** 02/21/2001  
**Latest Info Received:** 04/12/2001

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**Type:** Termination  
**Sec. party:** MAGID GLOVE & SAFETY MANUFACTURER CO LLC, CHICAGO, IL  
**Debtor:** GUARDIAN INDUSTRIES CORP, LEWISTOWN, PA  
**Filing number:** 20041152306  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, HARRISBURG, PA

**Date filed:** 11/03/2004  
**Latest Info Received:** 05/06/2005  
**Original UCC filed date:** 02/21/2001  
**Original filing no.:** 33631476

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**Collateral:** Inventory  
**Type:** Original  
**Sec. party:** SIGNODE PACKAGING SYSTEMS, GLENVIEW, IL  
**Debtor:** GUARDIAN INDUSTRIES CORPORATION, GENEVA, NY  
**Filing number:** 99098602  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, ALBANY, NY

**Date filed:** 05/17/1999  
**Latest Info Received:** 06/04/1999

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**Collateral:** Proceeds - SPECIFIC EQUIPMENT  
**Type:** Original  
**Sec. party:** NBD BANK, NOVI, MI  
**Debtor:** GUARDIAN INDUSTRIES CORP, MILLBURY, OH  
**Filing number:** AN60030  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, COLUMBUS, OH

**Date filed:** 04/28/1997  
**Latest Info Received:** 05/30/1997

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**Type:** Termination  
**Sec. party:** NBD BANK, NOVI, MI  
**Debtor:** GUARDIAN INDUSTRIES CORP, MILLBURY, OH  
**Filing number:** 20001360062  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, COLUMBUS, OH

**Date filed:** 05/08/2000  
**Latest Info Received:** 05/26/2000  
**Original UCC filed date:** 04/28/1997  
**Original filing no.:** AN60030

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**Collateral:** Equipment and proceeds  
**Type:** Original  
**Sec. party:** CUPERTINO NATIONAL BANK C/O GREATER BAY CAPITAL, LINCOLNSHIRE, IL  
**Debtor:** GUARDIAN INDUSTRIES CORP, ALBION, MI  
**Filing number:** 2003242464-2  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, LANSING, MI

**Date filed:** 12/19/2003  
**Latest Info Received:** 03/18/2004

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**Collateral:** Equipment and proceeds  
**Type:** Original  
**Sec. party:** WRENN HANDLING, INC., MEMPHIS, TN  
**Assignee:** HYSTER CREDIT COMPANY, PORTLAND, OR  
**Debtor:** GUARDIAN INDUSTRIES CORP., ROGERS, AR  
**Filing number:** 1130362  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, LITTLE ROCK, AR

**Date filed:** 05/05/1998  
**Latest Info Received:** 05/26/1998

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**Collateral:** Equipment  
**Type:** Original  
**Sec. party:** US BANCORP, MARSHALL, MN  
**Debtor:** GUARDIAN INDUSTRIES CORP, DE WITT, IA  
**Filing number:** 2007 4431184  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, DOVER, DE

**Date filed:** 11/21/2007  
**Latest Info Received:** 12/20/2007

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**Collateral:** Business machinery/equipment  
**Type:** Original  
**Sec. party:** US BANCORP, MARSHALL, MN  
**Debtor:** GUARDIAN INDUSTRIES, AUBURN, IN  
**Filing number:** 2007 2850575  
**Filed with:** SECRETARY OF STATE/UCC DIVISION, DOVER, DE

**Date filed:** 07/27/2007  
**Latest Info Received:** 08/29/2007

There are additional UCC's in D&B's file on this company available by contacting 1-800-234-3867.

The public record items contained in this report may have been paid, terminated, vacated or released prior to the date this report was printed.

#### GOVERNMENT ACTIVITY

##### Activity summary

Borrower (Dir/Guar):	NO
Administrative debt:	YES
Contractor:	NO
Grantee:	NO
Party excluded from federal program(s):	NO

##### Possible candidate for socio-economic program consideration

Labor surplus area:	YES (2007)
Small Business:	N/A
8(A) firm:	N/A

The details provided in the Government Activity section are as reported to Dun & Bradstreet by the federal government and other sources.

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