CUY-90-14.90

PID 77332/85531

APPENDIX RW-05

Parcel Building Descriptions
(Reference Document)

State of Ohio
Department of Transportation
Jolene M. Molitoris, Director

Innerbelt Bridge
Construction Contract Group 1 (CCG1)

Revision Date: July 21, 2010

9 - Addendum No. 9 - Added Building Description for Parcel 601

31. BUILDING DESCRIPTION - BEFORE THE TAKING

Building Type: Single tenant veterinary clinic building.

Construction: One story masonry and frame construction. Framing and construction comprises brick and concrete block walls, with hip and flat roof sections, 2" x 10" wood joist roof framing with steel I-beam and column reinforcement, wood decking, concrete floors and concrete footers, galvanized metal gutters and downspouts. Interior partition walls consist of concrete block and steel stud and drywall. The rear section of the building drops down about 3' from the grade of the main floor. Gross ceiling height is about 14' to 16' gross, with dropped ceiling heights ranging from about 8' to 11'. There is an attached one story wood frame storage shed addition on the northwest end of the building with T-111 siding, concrete floor, plus a treated wood pergola canopy structure attached to the rear of the building.

Doors/Windows: Doors consist of insulated metal man doors plus double glass and aluminum entrance doors. All other doors and windows have been blocked in with painted masonry or wood panels.

Building Quality: good overall, with a high density of plumbing and cabinetry build-outs.

BUILDING DESCRIPTION - BEFORE THE TAKING (continued)

Interior/Other Features: Except for the rear storage shed area, which is unfinished, the entire building consists of finished office and clinic space. Standard finishes comprise painted drywall and concrete block walls, suspended acoustic tile ceilings with recessed and surface fluorescent lighting, epoxy coated concrete and vinyl composition tile floors with numerous floor drains throughout, solid wood doors. Front reception area has additional recessed canister and track lighting. Kennel areas include prefabricated stainless steel cages for smaller animals plus fixed cages with glazed block and glass tile partition walls and concrete curbing, individual floor drains, and stainless steel cage doors. Extensive cabinetry throughout includes laminate base and wall cabinet units with stainless steel sinks in exam rooms, lab and surgical areas, laminate and concrete block reception desks and counters, laminate office desks, built-in laminate bench and shelving. There are approximately 16 sink and base cabinet units throughout surgical and exam rooms, laundry and bereavement rooms and kennel areas, plus numerous additional wall and storage cabinet units, plumbing and drain hookups for surgery and exam tables. Laundry room has double basin Utilitub sink. There are floor sinks in kennel areas, plus a spigot in janitor closet. An executive office suite has oak flooring, oak crown molding, recessed spot lighting, cast iron enamel bar sink, plus an executive restroom with oak vanity, granite countertop with cast iron enamel sink, and a fiberglass shower stall with glass door, ventilation fan. There are four additional restrooms, including 2 customer restrooms and one employee restroom, each with one toilet and one sink, plus an additional employee restroom with one toilet, a sink and a fiberglass shower stall.

There are two built-in dishwashers. All other appliances, as well as medical and office equipment, furniture and supplies, removable cages, examination and surgery tables, trade fixtures, are personal property components that have been excluded from this appraisal.

Mechanical Systems: The building has three separate package HVAC systems via rooftop heating and cooling units, with isolation and kennel areas having their own HVAC systems which are isolated from remainder of the building. Rough plumbing includes two 30 and 40 gallon hot water heaters, copper water distribution, iron gas lines, PVC drain and vent lines, including over 40 stubs for floor drains, sinks, toilets and treatment tables, plus water supply lines and controls for exterior in-ground sprinkler system. Electrical includes a 400 amp/ 600 volt main breaker with numerous subpanels, rigid conduit wiring distribution. The building has a central security and fire alarm systems, including video monitoring system.

Condition: The building is considered to be in above-average condition overall relative to its age, with both interior and exterior finishes and components well maintained.

Physical Age: The building shell was originally built in 1914 and 1940. However, the building was entirely gutted, remodeled and expanded in 1999, including all new flooring, roof cover, partition walls, plumbing, HVAC and electrical systems. The blended physical age, including these 1999 modifications, has been calculated at 22 years.

Effective Age: Based upon an economic weighting of the various building components and sections, with blended effective age has been estimated at 14 years.

BUILDING DESCRIPTION - BEFORE THE TAKING (continued)

Remaining Economic Life: 36+ years. This reflects the 50 year total life expectancy of the building, assuming no remodeling, structural repairs or additions.

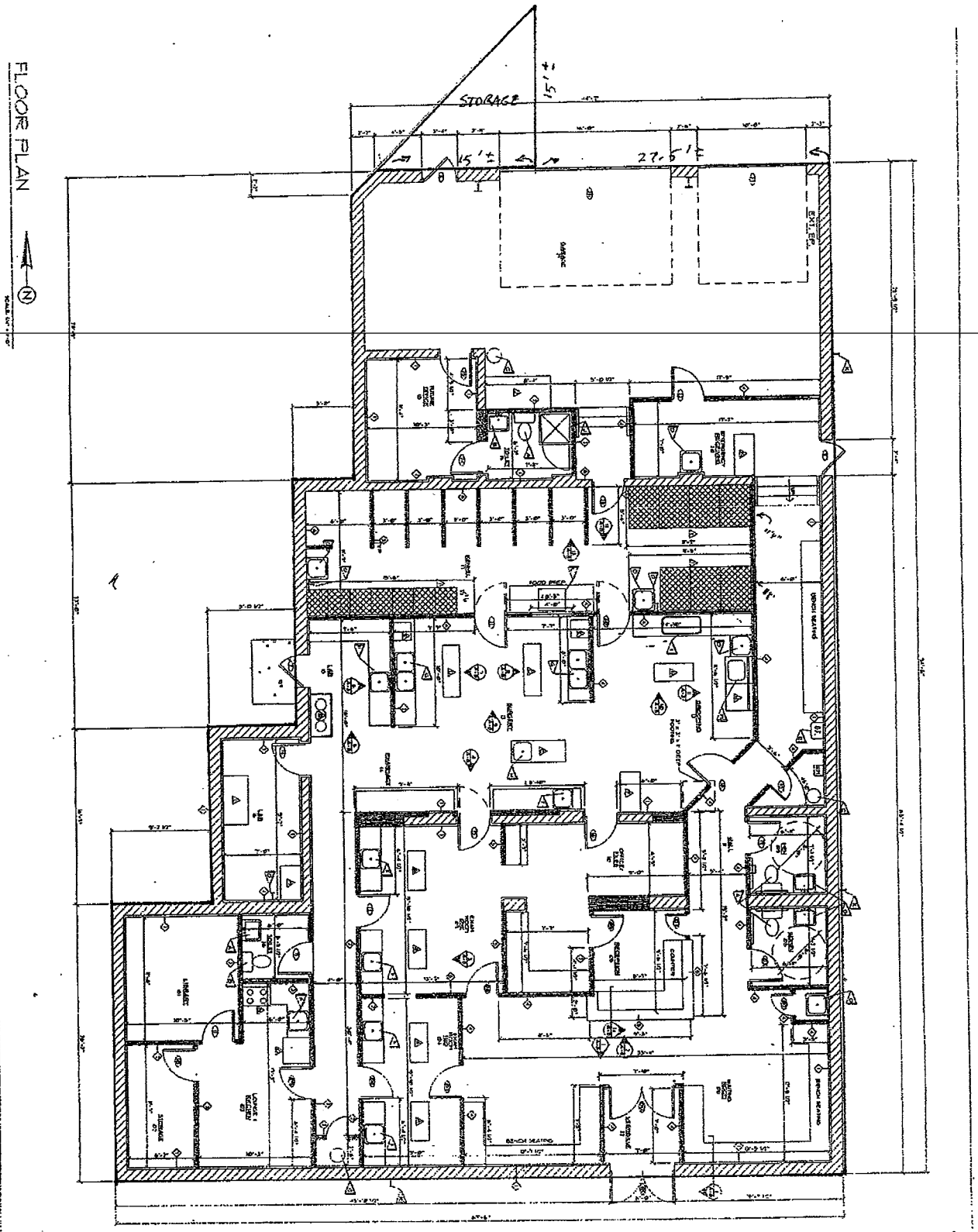
Building Areas: The gross floor areas listed below were based upon dimensions set forth on floor plans provided by the owner. While the areas and dimensions used differ from those set forth by the county auditor data, they are considered most reliable.

Total Gross Building Area:	5,370 s.f.
Finished Area:	5,257 s.f. (97.9%)
Storage Shed Area:	113 s.f. (2.1%)

Effective land to building ratio (0.4934± acre primary site area):	4.00 to 1

FLOOR PLAN

Gross Building Area: 5,370± s.f.



BUILDING DESCRIPTION

Building Type: Commercial/industrial loft warehouse building, originally designed for cold storage use, with detached utility and storage buildings. Floors 4 through 6 of the building is freezer and cooler storage, while remaining floors are dry storage.

Construction: The main loft building is 12 story concrete construction, with three levels below grade on three sides of the site, plus a detached 1-story concrete building that was used for boiler and mechanical equipment, with a high section once used for ice storage. Framing is reinforced concrete columns, with reinforced concrete wall and column footers, 13" reinforced concrete curtain walls, with open bay sections on street levels and over rail bay on lower level. Walls have cork and foam insulation, ranging from 3" to 4" thick with 6" foam insulation on 6th floor and 4" to 6" cork insulation on upper floors. Floors are 18" reinforced concrete slab with structural steel reinforcing, 1" rigid foamboard insulation for 6th floor. Interior concrete mushroom columns are about 20' on center and range from about 36" in diameter on lower levels to 20" diameter on 12th floor. The roof is flat, with rubberized membrane cover and concrete mechanical penthouse enclosures. Gross floor height is approximately 11.5' with 10'± gross ceiling heights.

The annex utility and ice building was not accessible at the time of inspection, with county data relied upon for descriptions. This 1 story building is similar in construction to main building, with reinforced concrete and steel walls, floors and roof structure with membrane roof cover. A brick chimney services the boiler room. The ice building section is 71' high, with cork-insulated floor, walls and roof. There is an underground concrete pipe tunnel connecting the main and annex buildings which has been filled in.

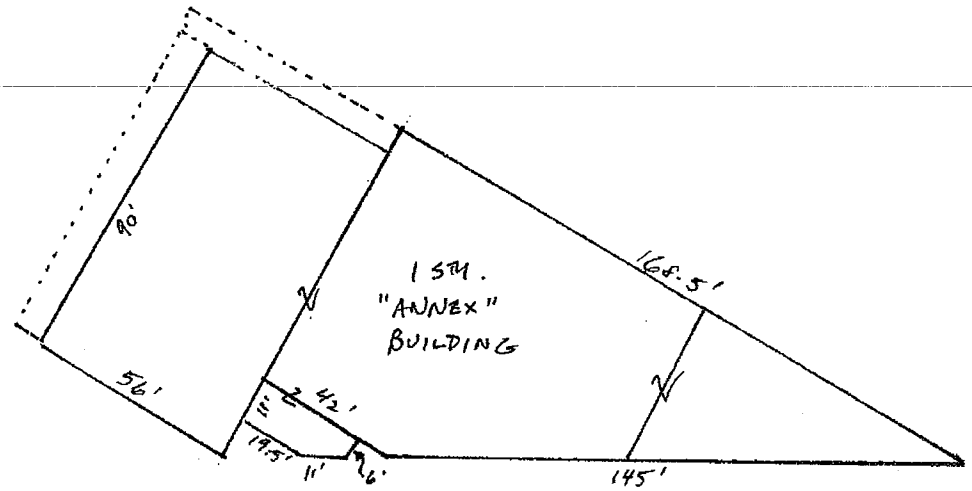
Docks/Doors/Windows: Truck loading docks are available on the 4th level of the building, as well as on one end of the 2nd level, with rail docks available on the first level. All overhead doors are steel roll door units, with fourteen 16' x 10' doors on 4th level, three 18'x 10' doors on 2nd level and ten 24'x 10' doors on lower level. There are to steel roll doors for annex building. Raised truck and rail docks are 3.5' above grade. Windows consist primarily of single-pane double hung steel sash units on 4th and 5th floors of main building, and on part of north side of annex building. The remainder of the building is windowless.

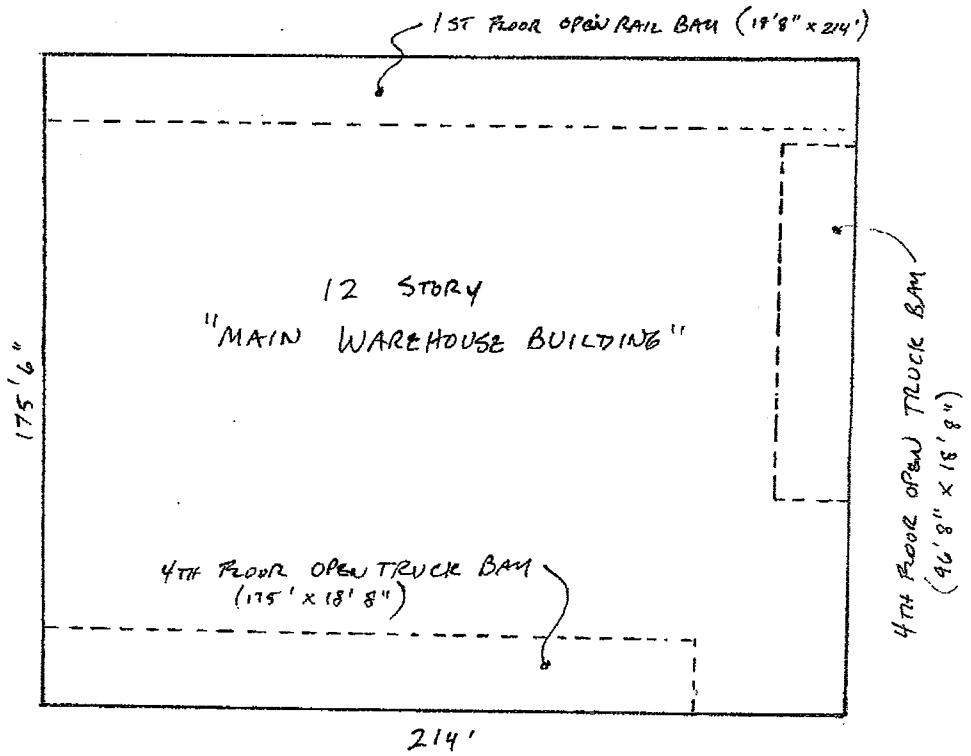
BUILDING SKETCH - BEFORE

Project: CUY-Innerbelt Parcel: 602

Not to scale.
This is not a survey map. Accuracy is
not implied or guaranteed. For exhibit purposes only.

Gross building area, main warehouse building: 441,618 s.f.
Gross building area, annex building: 12,468± s.f.





BUILDING DESCRIPTION (continued)

Building Quality: average overall, with good quality, heavy structural framing but minimal interior finishes, with lower quality office finishes.

Interior/Other Features: The main building includes primarily open, unfinished storage warehouse space, with some perimeter finished and semi-finished office areas on 2nd through 5th floors. These areas have mostly acoustic tile ceilings with strip fluorescent lighting, painted metal, fiberboard and drywall over frame partition walls, carpet and composition vinyl tile flooring, with some exposed painted ceilings. There appear to be two common office restrooms on each of these floors, although was not determined which, if any were operational. There are 15 toilets, 16 sinks and 10 urinals for these restrooms plus 5 utility sinks.

There are 5 electric freight elevators servicing the building, including four 6000 lb. capacity cabs each with 12-story travel and one 10,000 lb. capacity cab with additional roof stop. Elevator shafts have hollow clay tile partition walls, with accompanying stairwells.

Interior warehouse areas are unfinished, with exposed walls and ceilings, concrete floors, strip fluorescent lighting. One FDA room has FRP panel walls, suspended ceiling and base and wall cabinets with sink.

Mechanical Systems: The building is fully serviced by sprinkler systems that include a dry pipe sprinkler system for the freezer areas, with the remainder a wet pipe system. Plumbing includes copper and iron water supply lines, hot water heaters for restrooms, iron waste, vent and sprinkler lines with standpipes and 40,000 gallon rooftop water tower. Floors 4 through 12 is cold storage space, with the 6th floor being a 0° to 20° freezer area. These areas are refrigerated by an ammonia brine system that was installed by the owner after 1992. Due to vandal damage involving destruction of the main screw compressor and removal of copper lines, the refrigeration system is now non-functioning. HVAC consists of ambient heating and cooling and portable unit heaters. While radiators and the boiler remain, the hot water heating system for the building is no longer functional. There is heavy electrical service to the building. Since access was not available to the main electrical room, and since electricity was turned of at the time of inspection, it is unknown as to the capacity and condition of electrical services for the building. The main transformer located on the site is CEI utility-owned transformer. Some security alarm systems remain on the 2nd floor, but it is not known whether they are still functional.

BUILDING DESCRIPTION (continued)

Condition: Condition of the main warehouse building is considered to be fair to average overall relative to its age. Portions of the building have been vandalized, and office area finishes are mostly physically and functionally obsolete. However, the building appears to be structurally in generally fair to above-average condition, with the owner having done a number of improvements during the past 15 years, including replacement of the roof cover, installation of new refrigeration systems and insulation. As noted, however, vandalism has rendered the refrigeration system non-functional, while some interior and exterior window have been broken. Most of the asbestos in the building was reported by the owner to have been remediated or encapsulated, although some remains on 2 or 3 of the lower floors. Since utilities were not turned on at the time of inspection, the functionality and operation of electrical and plumbing components, including lighting, elevators and bathrooms, is not known. The hot water heating system was reported to be non-operational. The annex building is in poor condition, and it is considered to be non-usable because of vandalism and a fire that took place in the building. This building is now sealed off.

Physical Age: The buildings were built around 1927, with some alterations made during the past 15 years, including installation of new refrigeration system and insulation on some floors, some office remodeling on 2nd floor, and replacement of roof cover. The blended physical age, including these more recent alterations, has been calculated at 77 years.

Effective Age: The effective age is estimated based upon the blended overall physical age of 77 years.

Remaining Economic Life: 0 to 23+ years. This reflects the potential both for interim use of the building as warehouse storage, and for possible conversion to an alternative use.

BUILDING DESCRIPTION (continued)

Gross Building Areas: The floors areas listed below reflect areas and dimensions utilized by the county Auditor, as adjusted for open loading areas that were erroneously included within Auditor's building data. The gross area reflects an exterior building dimension of 17.5' x 214', from which was deducted open rail and truck loading bay areas totaling 9,066 s.f. Since the annex building is not considered to be physically or functionally usable, it is not included in the effective gross building area utilized in this appraisal. A building survey and complete floor plan was not provided by the owner, but a partial floor plan shows dimensions which are consistent with the Auditor's.

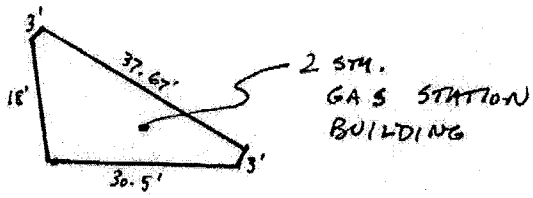
Main Warehouse Building	
Foundation area:	37,557 s.f.
Upper floor areas:	404,061 s.f.
Gross building area:	441,618 s.f.
Unusable Area, Annex Building:	12,468 s.f.
Total Effective Gross Building Area:	441,618 s.f.
Effective land to building ratios:	
Gross:	0.15 to 1
Foundation:	1.75 to 1

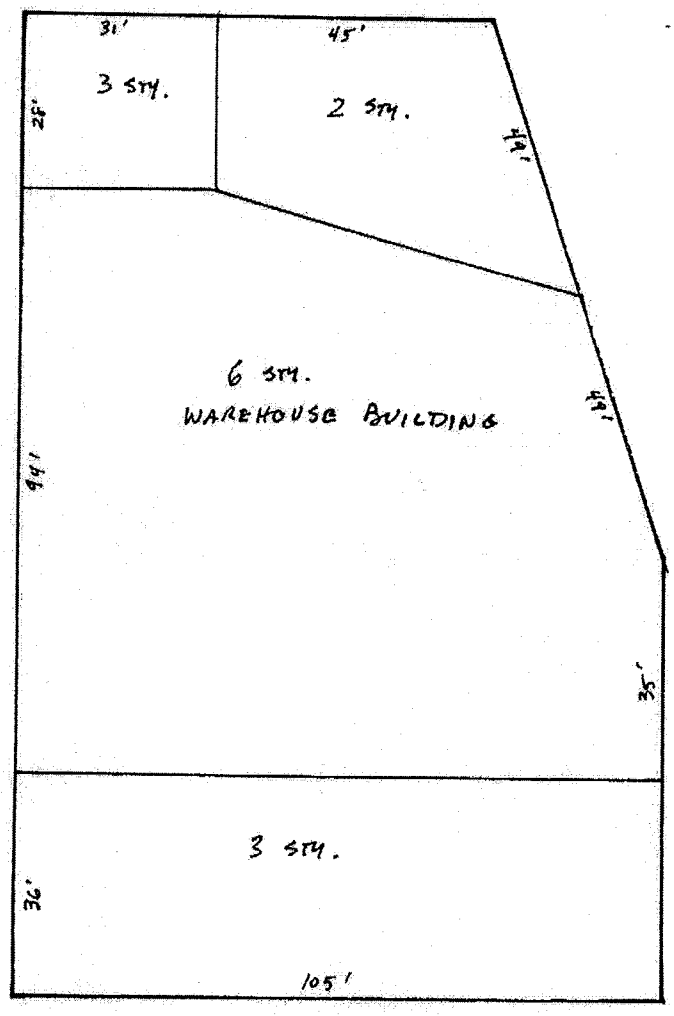
BUILDING SKETCH - BEFORE

Project: CUY-Innerbelt Parcel: 610

Not to scale. This is not a survey map. Accuracy is not implied or guaranteed. For exhibit purposes only.

Gross building area:		
	Warehouse Building:	74,070± s.f.
	Gas Station Building:	760± s.f.
	Total:	74,830± s.f.





31. BUILDING DESCRIPTION

Building Type: Industrial loft warehouse building, with detached gas station building.

Construction: Main warehouse building is 6 story masonry construction with three levels below the grade of Central Viaduct. Wall framing is concrete and brick (1'± to 3+ feet thick) with structural steel floor structure with concrete and wood plank floor decking, concrete and steel beams and columns, single and double pane, double hung wood windows, flat built-up tar and gravel composition roof with elevator shaft tower, wood plank deck. A brick chimney for a former boiler is integrated in to one of the corner walls of the building. The gas station building is a detached 2-story masonry sales/office building with flat composition roof, single pane fixed and double hung wood windows.

Foundation: Warehouse building has concrete perimeter foundation walls, with added thickness on below-grade wall sections, concrete slab and wood plank floors. Gas station building has concrete footer with brick and concrete walls, concrete floors, with mechanical pit.

Building Quality: average/average+

Interior/Other Features: The warehouse building includes primarily open, unfinished storage warehouse space, with some partitioned finished office areas on the first and 4th floors, and garage areas plus ground level access on the 1st, 3rd, and 4th floors. The warehouse areas have exposed, painted and unpainted masonry walls, concrete and wood plank ceilings with strip fluorescent and high bay mercury lighting, concrete and wood plank flooring. The fifth and sixth floors have perimeter open storage mezzanines with stair access and openings for conveyor ramps. There are three built-in safes, or security rooms with steel safe doors, in the building. Office areas have suspended and surface mounted acoustic tile ceilings with painted plaster and drywall walls, strip and recessed fluorescent lighting, carpet, linoleum and wood plank flooring. There are two common restrooms on each floor, some with two toilets, wood stalls, and wall hung or vanity sinks, with some restrooms dismantled or non-functional with plumbing disconnected or removed. There is one operating freight elevator with 2000 lb. capacity, plus one non-functional freight elevator, along with two stairwells, servicing all floors, and exterior steel fire escape stairs. The first floor has a mezzanine section and an office area with a bathroom containing one toilet, a vanity sink and a fiberglass shower stall; a Utilitub sink and an additional toilet is available in one of the garage areas.

BUILDING DESCRIPTION (continued)

Gross ceiling heights in the warehouse building range from 18 to 21 feet on the sixth floor, to 14' ceiling height on floors 2 through 5, and from about 14' to 22.5' in the first floor, with 9' height under mezzanines. Dock access includes three raised docks on 4th floor, each with levelers and 9'x 10' overhead doors with glass inserts, plus one enclosed dock on 4th floor with 14'x 15' sectional steel overhead door; one drive-in bay on 3rd floor with 9'x 9' overhead door, plus four drive-in docks on first floor, including one drive-through garage section with two 16'x 16' steel roll doors, two additional garage bays with 14'x 15' and 12'x 12' overhead doors.

The detached gas station building has semi-finished interior, with painted plaster, brick and concrete wall finishes, painted and unfinished concrete floors, one interior 2nd floor bathroom and one first floor bathroom accessed from outside, each with one toilet and wall hung sink; stair access to second floor. A 6'x 8'± mechanical pit has ladder access through a floor hatch, and houses water valves and shut-offs. A detached steel pump island canopy is approximately 24'x 24'. There are two roof-mounted billboards, with the steel sign structures each owned and fabricated by the owner. A steel platform for a water tank on the roof remains, but the tank has been removed.

Mechanical Systems: The warehouse building is fully serviced by wet pipe sprinkler system. Plumbing includes copper and iron water supply lines, iron gas, sprinkler, drain lines and hot water heaters for restrooms. Original boiler and hot water heating systems have been replaced with forced air gas unit heaters in warehouse areas, with package heating and cooling and baseboard heaters for office areas. Main electrical service is 240 v., 200 amp 3-phase in warehouse building, two 100 amp breaker panels for gas station, rigid conduit wiring. All buildings have security alarm systems, with tank monitoring system in gas station building and water pressure and fire alarm for sprinkler system in warehouse building.

Condition: Both buildings reflect generally average overall condition relative to their age. The warehouse building has been partially remodeled and upgraded over the years, with newer roof cover, and recently added office space on 4th floor. With the exception of some structural settling, no significant items of deferred maintenance were apparent.

Physical Age: The warehouse was built in 1894, with later modifications and remodeling, while the gas station building was built around 1920. The blended physical age has been calculated at approximately 100 years for the warehouse building and approximately 75 years for the gas station building.

Effective Age: The effective age is estimated based upon the blended overall physical age, at 100± years for the warehouse building and 75± years for the gas station building.

Remaining Economic Life: 0 to 5± years.

BUILDING DESCRIPTION (continued)

Gross Building Areas: The floors areas listed below reflect areas and dimensions utilized by the county Auditor. Floor plans and building surveys that may have been prepared by others were not available.

Warehouse Building:	
Floors 1 & 2:	30,598 s.f. (15,299 s.f./floor)
Floor 3:	13,409 s.f.
Floors 4 -6:	26,283 s.f. (8,761 s.f./floor)
Basement:	3,780 s.f.
Total gross building area:	74,070 s.f.
Office Area:	3,424± s.f. (4.62%±)
Gas Station Building:	
Floor 1:	380 s.f.
Floor 2:	380 s.f.
Total gross building area:	760 s.f.
Combined gross building area:	74,830 s.f.
Land to building ratio:	1.33 to 1 overall

Outbuildings: None

PROPERTY PLAT - BEFORE

Project: CUY-Innerbelt Parcel: 611

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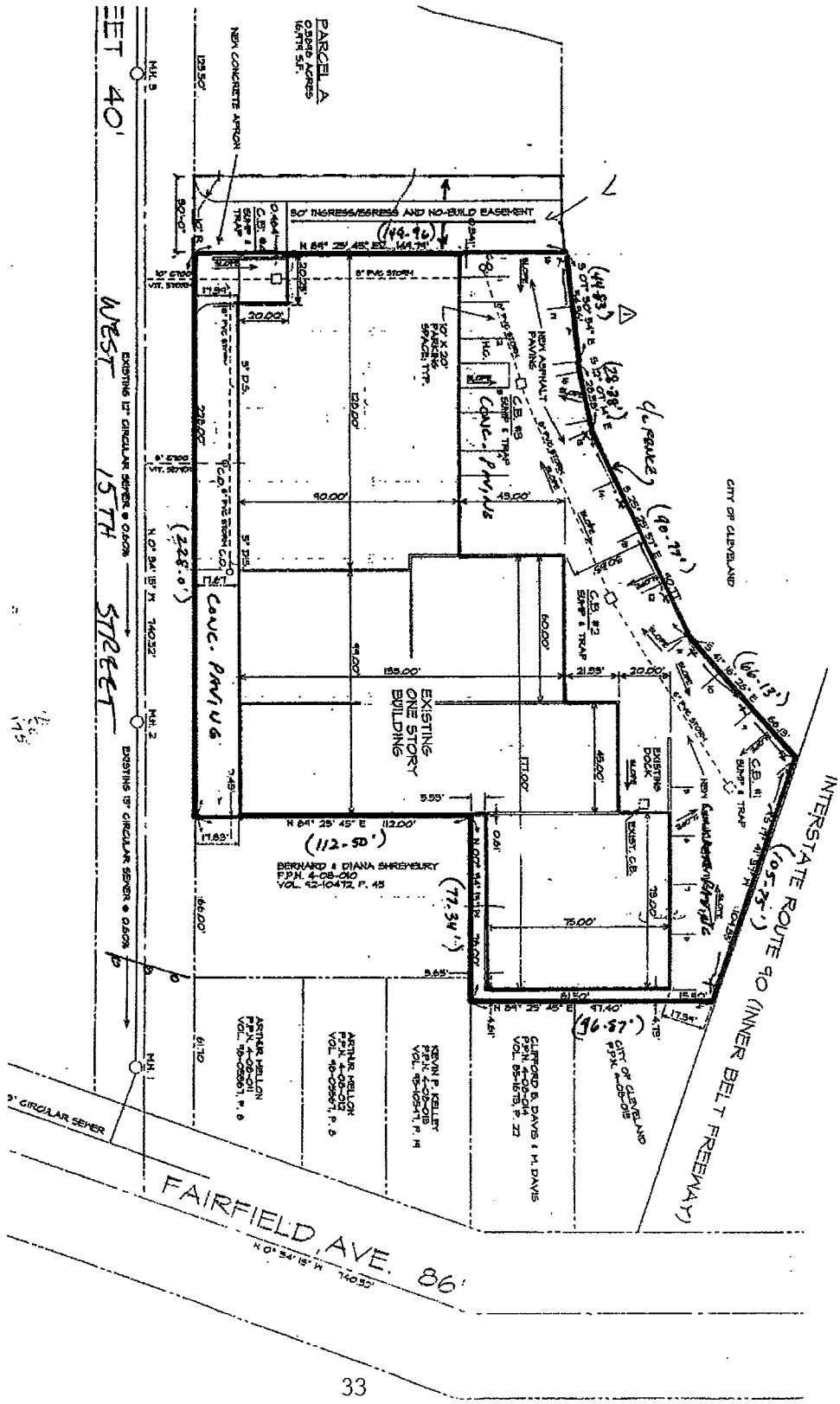
Total land area: 1.1736 acres / 51,122 s.f.



SITE DESCRIPTION (continued)

Site topography is generally level and at grade with adjoining streets, except for a drop off in grade at the northeast edge of the parcel.

According to FEMA Flood Plain Map data (Map Panel #390104 0010 B), the subject property is located in Zone C, an area of minimal flood hazard; there are no apparent flooding hazards applicable to subject.

There is legal access to the property from West 15th Street. Rear access is not available, as the adjacent on and off-ramp areas from I-90 are limited access right of way. Additional access is available along the north side of the building over the adjoining property via a drive access easement. As currently developed, there is vehicular/loading access to the building on the west and east sides. West 15th Street has 2-lane brick pavement, with storm sewers and sidewalks. All city utilities are installed and available to the property.

Site improvements include areas of asphalt and concrete paving, chain-link fencing, guardrail, concrete retaining walls, and steel pipe bollards.

31. BUILDING DESCRIPTION

Property is leased Yes [x] No [ ]

The property is currently leased to four tenants - Maximum Distributing LLC (dba 55 Degrees), Tracer Specialties, Inc. Stripmatic Products Inc., and Alan and Jill Schafle (dba Diamond Wheel). Discussion and analysis of these leases can be found in the Income Capitalization Approach section.

Building Type: Industrial shop/warehouse building, designed for multi-tenant industrial occupancy and use.

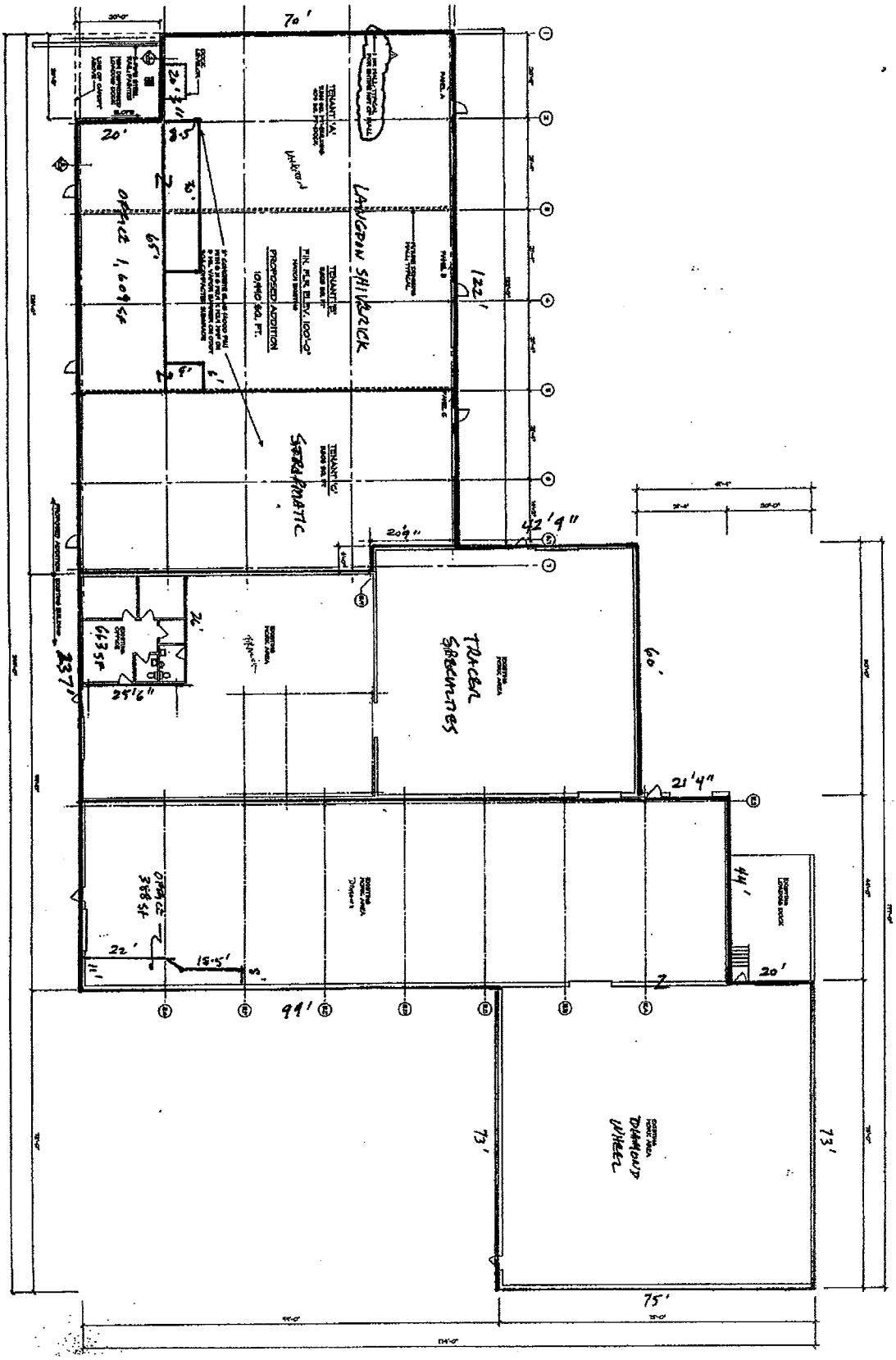
Construction: One story masonry and steel construction. Framing and construction for most sections of the building is concrete block base and full-height walls, with concrete face brick on part of west wall, pre-engineered steel panel and structural steel truss, column and purlin construction for roof and some walls, reinforced concrete floors at grade, concrete perimeter and column footers. Floors are 5"-6" thickness with perimeter insulation. Wall insulation includes fill insulation for concrete block walls, R-14 batt insulation on steel walls. Roof is mostly galvanized steel panel over R-24 batt insulation, with some flat built-up composition roof sections. Gross ceiling height ranges from approximately 18' to 25'. The average gross ceiling height is approximately 20'.

BUILDING SKETCH - BEFORE

Project: CUY-Innerbelt Parcel: 611

Not to scale. This is not a survey map. Accuracy is not implied or guaranteed. For exhibit purposes only.

Gross building area: 30,530 s.f.



BUILDING DESCRIPTION (continued)

Docks/Doors/Windows: There are 9 loading docks, including two raised docks and seven drive-in docks servicing the building. Overhead doors include seven 10' x 14', one 12' x 12', one 10' x 10' sectional steel doors, electric openers on 4 units. Raised docks each have concrete truck ramp with concrete retaining walls, dock bumpers, trench drains with sump pump on one; two have dock levelers, and one has steel roof canopy over ramp area. Entrance doors include insulated steel man doors. Windows are limited to two sliding aluminum type units.

Building Quality: average overall, with average quality construction and finishes.

Interior/Other Features: Three of the units have finished office areas. Maximum Distributing LLC has about 1,609 s.f. of office space which had been built out about five years ago at a cost of about $40,000. This office area includes painted drywall and steel stud walls, carpet, wood and ceramic tile flooring, wall sconce lighting, oak base and wall cabinets with laminate countertop, single basin stainless steel sink, built-in dishwasher and disposal, exposed painted structural ceiling in main office areas with ceiling fans, with other office areas having 9' dropped ceiling with suspended acoustic tile and recessed fluorescent lighting. This unit has two bathrooms, each with vinyl tile flooring, one toilet and wall hung sink, with Utilitub sink in warehouse restroom. The Tracer Specialties space has a 663 s.f. office section that has painted drywall walls and ceilings with surface mounted fluorescent lighting, carpet and vinyl tile flooring; one restroom with one toilet, one urinal and one wall sink, stainless steel wainscot. The Diamond Wheel space has about 388 s.f. f semi-finished office space, with painted concrete block walls, painted drywall ceiling with surface fluorescent lighting, concrete floor; there are two restrooms, with one toilet, one urinal and Utilitub sink in one, one toilet a vanity with countertop sink on the other.

The shop and warehouse areas for all units is unfinished, with painted and unfinished exposed wall and ceilings, sealed high-bay and open pan mercury and strip fluorescent lighting, unfinished concrete floors. There is one crane bay in Tracer that has two small 5-ton bridge cranes with permanently attached structural cranerail with 75' run, 25' span. Diamond Wheel has one permanently attached jib crane that has estimated 3 ton capacity; remaining cranes, as well as paint booth, are removable personal property components.

Mechanical Systems: Office sections for Tracer, as well as entire 55 Degrees space, have package HVAC system via exterior condenser and rooftop units with two suspended air handler/climate control units with humidifiers for 55 Degrees warehouse. Plant and warehouse areas have Co-Ray-Vac type infrared gas unit heaters. Plumbing includes hot water heaters for restrooms, copper water distribution, iron gas and air lines, PVC waste and vent lines. Each space is separately metered, with 220/440 and 250/480 volt, 150 to 400 amp main electrical breaker panels, various subpanels, with rigid conduit distribution.

BUILDING DESCRIPTION (continued)

Condition: The building is in generally average condition overall relative to its age, with both plant and office areas well maintained. While portions of the building include the older, original sections, these sections have been remodeled and maintained recently in a way that is integral to the newer building sections.

Physical Age: The building was built in stages in 1977, 1992, 1998 and 2004, with various components in the original sections having been remodeled or replaced recently, including the addition of a new roof over the existing roof in 2004. The blended physical age, including recent alterations, has been calculated at 13 years.

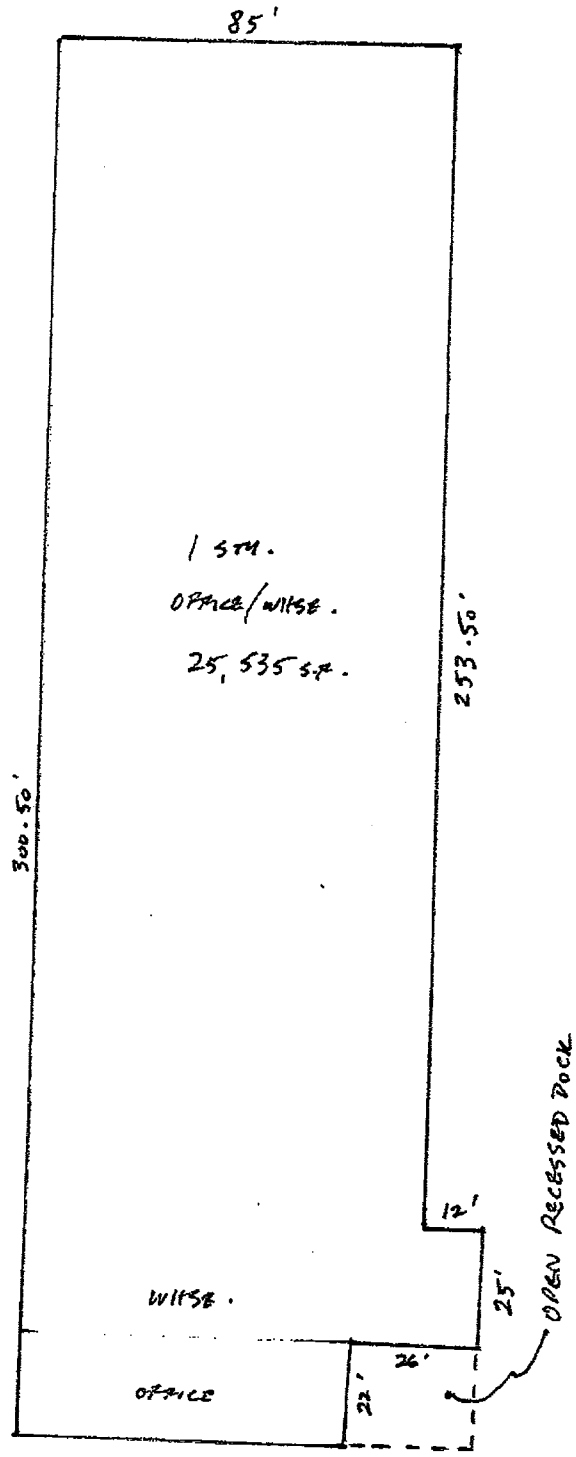
Effective Age: The effective age is estimated based upon the blended overall physical age of 13 years.

Remaining Economic Life: 37 years. This reflects the potential 50 year total economic life expectancy of the building, assuming no remodeling, structural repairs or additions, and disregarding the effects on accelerated aging due to non-compatible underlying land use.

Building Areas: The gross floors areas listed below were based upon dimensions set forth on floor plans prepared by Neu Architecture as of July 29, 2002. While the areas and dimensions differ from those set forth by the county Auditor, the Auditor's areas have been miscalculated, and they are therefore not valid or reliable.

Shop/Warehouse Area:	27,870± s.f.
Finished Office Area:	2,660± s.f.
Total Gross Building Area:	30,530 s.f.
55 Degrees/Langdon Shiverick Area:	7,275± s.f.
Stripmatic Area:	3,715± s.f.
Tracer Specialities Area:	7,289± s.f.
Diamond Wheel Area:	12,251± s.f.
Common Area:	n/a
Total Rentable Area:	30,530 s.f.
Overall land to building ratio:	1.67 to 1

Outbuildings: None


85'
1 STY.
OFFICE/WHSE.
25,535 S.F.
253.50'
300.50'
12'
25'
OPEN RECESSED DOCK
WHSE.
OFFICE
22'
26'

BUILDING DESCRIPTION - BEFORE THE TAKING (continued)

Building Type: Single tenant industrial office/warehouse building.

Construction: One story masonry, steel and frame construction. Framing and construction comprises brick and concrete block walls, with steel and timber beam-reinforced wood joist roof framing, wood decking, timber columns, concrete floors and concrete footers, galvanized metal gutters and downspouts. Column spacing is approximately 18'x 20' . Roof is 4-ply built-up composition, mostly flat, with raised center section and pitched roof section along west side of building. Interior partition walls consist of concrete block and wood stud and drywall. There is an open, 22' x 26' recessed truck dock at the front of the building with concrete dock paving. Gross ceiling heights range from 15.5' to 20' in main warehouse area, to about 10' to 13' in rear warehouse areas, with dropped ceiling height in office area of about 9'. The blended gross shop height is 15'±, with average clear height of approximately 13'.

Doors/Windows: There are 2 raised loading docks in the recessed truck dock section, plus three 9'x 9' sectional wood overhead doors along the west side of the building that had once serviced the former rail siding along this side of the building. There is an interior 12'x 10' overhead door with electric opener separating the front dock area from the warehouse, plus a sliding timber fire door in the rear warehouse area. Pedestrian doors consist of insulated metal exterior man doors and painted wood interior office doors. Windows include glass block front office windows, single pane glass and steel sash combination windows in warehouse.

Building Quality: Average overall.

Interior/Other Features: Office areas have wallpapered and painted wall finishes with wood panel wainscot, acoustic tile ceilings with surface fluorescent lighting, partially stripped vinyl asbestos tile flooring. Shop areas are unfinished, with concrete floors, painted walls exposed ceilings with strip fluorescent and low-bay metal halide glass and metal pan fixtures. There is a 30" x 24" deep utility trench extending down the length of the main warehouse section, with steel plate covers.

There are three restrooms, including one office restroom with one toilet and one wall hung sink, electric wall heater and ventilation fan, a women's shop restroom with one toilet and a wall hung sink, plus a men's locker room with one toilet, a urinal a shower stall, a half-Bradley sink and utility sink; this locker room was vandalized and is non-functional, with plumbing lines removed, and requires complete re-plumbing.

Mechanical Systems: The building has package HVAC system for office area via rooftop heating and cooling units, with suspended gas unit heaters and Solaronics radiant gas tube heaters in warehouse areas. The building is fully wet sprinkled with cast iron sprinkler lines and risers. Other plumbing includes two 30 gallon hot water heaters, copper water distribution, iron gas, sprinkler, drain and vent lines, one water cooler. Electrical includes a 400 amp/ 600 volt main breaker with numerous subpanels, rigid conduit wiring distribution. The building has a central security and fire alarm system.

BUILDING DESCRIPTION - BEFORE THE TAKING (continued)

Condition: The condition of the building ranges from fair to above-average, reflecting average overall condition overall relative to its age. Interior finishes are mostly worn, with considerable cracking in concrete floor of shop area, and men's locker room requiring re-plumbing. In addition, some flashing leaks were observed in the raised roof section of the warehouse at the time of inspection, although this is attributable to a severe weather situation and would be covered under roof warranty work. During the past 3-5 years, however, the building has undergone various upgrades, including the installation of new warehouse electrical wiring, lighting and heating systems, the installation of new office windows and rooftop HVAC unit. The roof cover was replaced in sections during the past 10 to 15 years.

Physical Age: The building shell was originally built around 1910 with later additions. Various remodeling has been done since then, including the above-referenced modifications made about 3 years ago. The blended physical age, including 2007 modifications, has been calculated at 81 years.

Effective Age: Based upon an economic weighting of the various building components and sections, with blended effective age has been estimated at 43 years.

Remaining Economic Life: 7+ years. This reflects the 50 year total life expectancy of the building, assuming no further remodeling, repairs or additions.

Building Areas: The gross floor areas listed below were based upon dimensions determined through the appraiser's field measurements, as verified by county Auditor data and floor plans provided by the broker.

Total Gross Building Area:	25,535 s.f.
Finished Area:	1,562 s.f. (6.12%)
Overall land to building ratio:	3.97 to 1

BUILDING DESCRIPTION - BEFORE THE TAKING (continued)

Scale House: This is a one story concrete block building of 280 s.f. (10' x 28'), with flat roof, raised concrete block foundation with 12' gross wall height, sliding glass and glass block windows. The interior has painted concrete block walls, vinyl tile floors, suspended acoustic tile ceiling with recessed fluorescent lighting, ceiling fan, oak base and wall cabinets with laminate countertop, laminate shelf and sills, one restroom with one toilet and vanity with bowl sink, medicine cabinet and ventilation fan. This building has baseboard electric heat and a wall a/c unit. It was built around 1974 and is in average condition.

Electrical House: This is a one story concrete block building of 108 s.f. (12' x 9'), with flat roof, concrete slab floor, painted block interior and exterior wall finish. This building has lighting but no HVAC or plumbing. It was built around 1974 and is in average condition.

These buildings have been well maintained and appear to have been remodeled in recent history, with their effective age estimated at 22 to 23 years. There is one additional utility building located at the southerly end of the property which is not involved in the taking, and it therefore has been included as part of the bulk unaffected improvements in this appraisal.

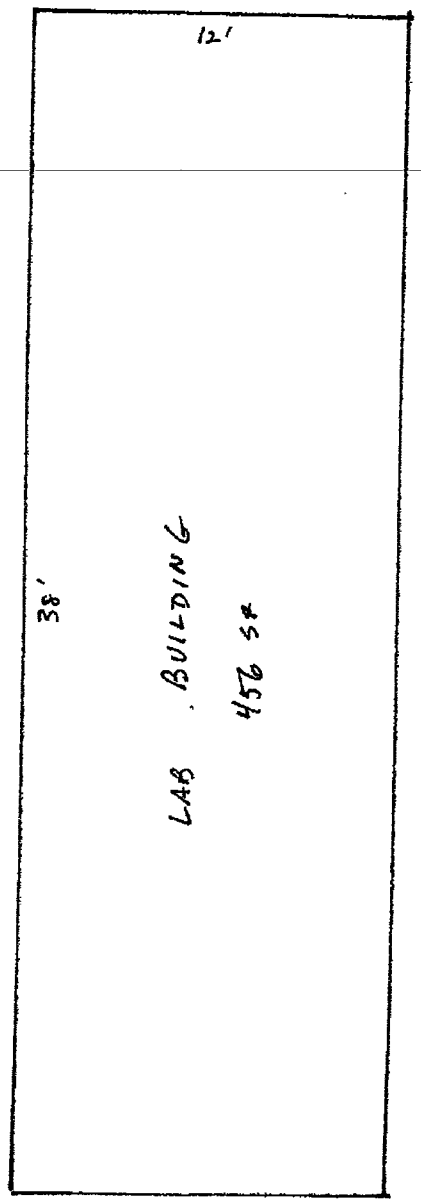
31. BUILDING DESCRIPTION - BEFORE THE TAKING

Property is leased Yes [ ] No [x]

Real property buildings on the property are limited to the lab building. The control/dispatch building is classified as a mobile structure and personal property improvement, as are trailers and storage containers on the site.

Lab Building: This is a one story concrete block building of 456 s.f. (12' x 38'), with flat roof, painted concrete block wall interior and exterior wall finish, double hung double pane aluminum windows, steel man doors, galvanized gutters and downspouts, concrete foundation with concrete slab floor, 9' gross wall height. The interior has painted concrete block and drywall walls, painted concrete floors, suspended acoustic tile ceiling with recessed fluorescent lighting, one restroom with one toilet and a wall hung sink. This building has baseboard electric heat, a wall a/c unit, plus wall and rooftop ventilation fans, a 5-gal. electric hot water heater; electrical includes 1200 amp, 480/600 volt 3-ph. main panel with subpanels, transformer, bus duct and rigid conduit distribution lines, communications lines and equipment. This building is estimated to have been built in the late 1970's. It is in average condition, with an estimated effective age of 30 years.

BUILDING SKETCH - BEFORE Project: CUY-90-14.90 Parcel: 621



SITE DESCRIPTION (continued)

Site topography is generally level and at grade with West 3rd Street.

According to FEMA Flood Plain Map data (Map Panel #390104 0010 B), the subject property is located in Zone C, an area of minimal flood hazard; there are no apparent flooding hazards applicable to subject.

There is legal access to the property from West 3rd Street, and to the rear from West 4th Street. While a portion of West 4th Street extending along most of the subject building has been vacated, the road right of way has not been abandoned. Rear rail access is not available at the present time. As currently developed, there is vehicular/loading access to the building on both the westerly and easterly sides of the building. West 3rd Street has 2-lane pavement, with storm sewers and sidewalks. All city utilities are installed and available to the property.

Site improvements include areas of concrete and asphalt paving.

31. BUILDING DESCRIPTION

Property is leased Yes [ ] No [x]

The property is currently owner-occupied and used for storage purposes.

Building Type: Industrial warehouse building, available for single-tenant or potential multi-tenant industrial use.

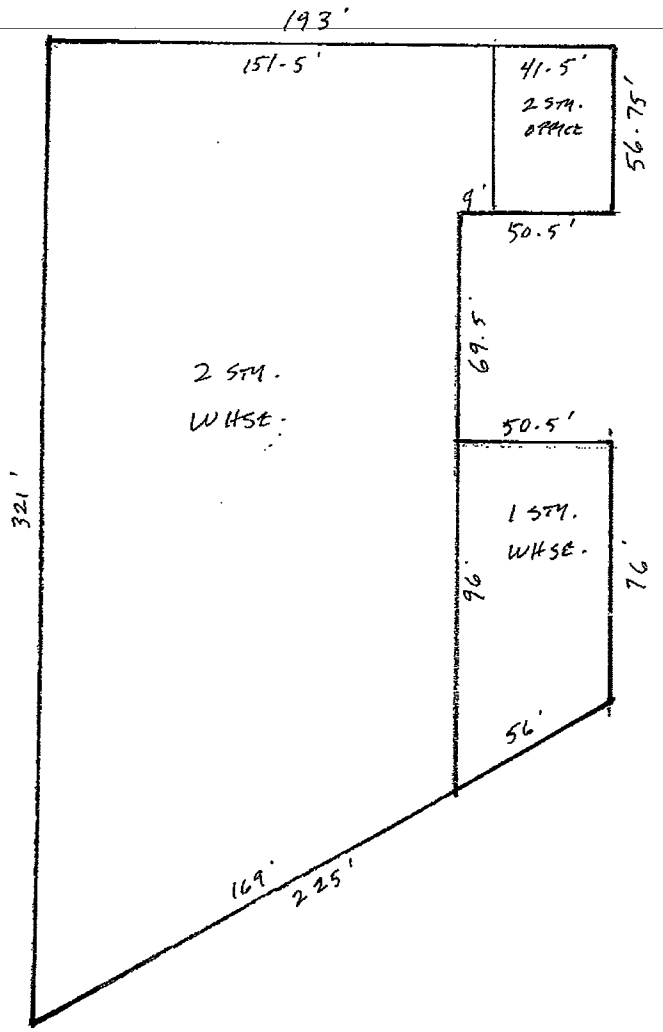
Construction: One and two-story concrete block, brick and frame construction. Framing and construction for most sections of the building comprises concrete block and brick walls, with wood frame floor and roof joist structure with wood plank decking and wood columns on majority of building, with partial concrete beam and slab floor structure. Exterior wall finishes are brick. Roof is flat with rubberized membrane roof over wood decking, with cast iron roof drains. Gross ceiling heights in two story warehouse areas range from approximately 11.5' to 12', with 23' gross ceiling height in one story warehouse section. The average gross ceiling height is approximately 12.5'.

BUILDING SKETCH - BEFORE

Project: CUY-Innerbelt Parcel: 622

Not to scale. This is not a survey map. Accuracy is not implied or guaranteed. For exhibit purposes only.

Gross building area: 87,235± s.f.



BUILDING DESCRIPTION (continued)

Docks/Doors/Windows: A central loading alcove at the front of the building accommodates 5 raised loading docks with dock bumpers and 9' x 10' overhead wood and sectional steel overhead doors, three with dock levelers and seals; a concrete loading platform with one 9'x 10' wood overhead door and canopy, plus an interior dock with 4' dock height floor, 20' bay depth and a set of 10' x 16' wood overhead doors. There are two additional drive-in docks on the west side of the building, each with 9' x 10' sectional steel overhead doors. Entrance doors include wood and metal man doors. Windows for office section include single and double pane double-hung wood windows plus single pane fixed and awning units with steel sashes. Former windows in warehouse have been filled in.

Building Quality: average overall, with average quality construction and finishes.

Interior/Other Features: Warehouse areas have mostly unfinished concrete and wood plank floors, exposed masonry walls with wood frame and masonry partition walls, timber and steel clad rolling fire doors, exposed ceilings with suspended fluorescent lighting. One story high-bay warehouse has high-bay sodium and mercury pan lighting, ceiling fan, and two open wood frame storage lofts accessed via stairs, with steel stud and drywall partition wall on one. The office section of the building has been partially remodeled. The flooring has been mostly stripped down to the subflooring, with some composition vinyl tile flooring remaining. Original walls mostly have wood panel, pegboard, acoustic tile and painted plaster finishes, with newer walls painted drywall and wood or steel stud. Original ceiling finishes include acoustic tile with stripped or exposed ceiling sections, surface and suspended fluorescent lighting, while remodeled areas have suspended acoustic tile ceilings with recessed fluorescent lighting. Several areas have older wood base and wall cabinet units. A partition wall once used by a tenant for window display has cedar shingle surface with various windows installed. There are two older office restrooms, each with one toilet and sink, some towel dispensers and hand dryers, laminate countertop and lounge area in one of women's rooms, plus one semi-finished shop/office restroom with one toilet, sink and urinal, wood stall partition and fiberglass shower stall. There are two warehouse restrooms on first floor that are in the process of being remodeled; they currently include a men's room with 3 toilets and stall partitions plus two urinals and one sink; an adjoining women's room has vanity sink and rough-ins for two new toilets and sink.

Access to second floor warehouse areas is provided via 5 stairwells plus one freight elevator; a second freight elevator is non-functional.

BUILDING DESCRIPTION (continued)

Mechanical Systems: The office areas have package system with forced air gas floor furnaces and rooftop a/c units, with ancillary baseboard electric heat in some sections. Some older heating units which are to be replaced remain but are non-functional. The warehouse areas suspended space heaters, mostly gas fired forced air, several radiant gas units. The building is fully sprinkled via wet and dry sprinkler system, with new standpipe and main plumbing; some sprinkler lines in areas undergoing remodeling have been dismantled. Other plumbing includes PVC and cast iron waste, drain and vent lines, copper water supply lines, 40 gallon hot water heaters. Electrical includes 440 v., 600-800 amp main fused and breaker panels with various subpanels and breaker switches, rigid conduit wiring distribution. Building has central fire and security alarm systems which has been temporarily disconnected during remodeling.

Condition: The building is in generally average condition overall relative to its age, although condition ranges from poor to good. Recall that the building has been in the process of being remodeled, with some new wall and ceiling finishes in office section, some new plumbing and electrical lines. Numerous sections of wood roof decking have been replaced, with a new membrane roof cover installed on most sections of the roof; several areas of the roof and second floor are rotted and in need of replacement and repair. The owner reported that about 90% of the roof has been replaced during the past year. Electrical, plumbing and sprinkler systems, as well as interior finishes, windows, lighting and fixtures, and HVAC components, reflect various ages, ranging from original to new, and various conditions ranging from fair/poor to newly installed or remodeled. Cost estimates or budgets for previous and remaining remodeling work were not provided or available. A building section attached to the rear of the building is in deteriorated, unusable condition, and it is located within existing right of way; this structure is excluded from this appraisal.

Physical Age: The building was built in 1920 through1924, with remodeling and upgrading done in the mid 1950's and during the past several years, including replacement to 90% of the roof and partial remodeling of the office areas. The blended physical age, incorporating recent remodeling and replacements, has been calculated at 64 years.

Effective Age: Based upon an economic weighting of building components, with original vintage structural and building components comprising a weighting at approximately 65% to 75% of the whole, and remaining replaced components of about 1 year in effective age, the blended effective and economic age of the building has been calculated at 58 years.

BUILDING DESCRIPTION (continued)

Remaining Economic Life: The building has outlived its potential 50 year total economic life expectancy. However, the indicated overall property value exceeds the value of the underlying land. Although recent remodeling has modified age and life expectancies, the data and analyses in this appraisal indicate that the building has the potential to generate income and value for another 1 to 17+ years based upon its as is condition. Due to uncertainties inherent to future predictions relating to the market and economic factors impacting on this type of building and location, however, a more precise prediction regarding economic life expectancy would be hypothetical and highly speculative, and the remaining life concept has marginal relevance to this appraisal.

Building Areas: The gross floors areas listed below were based upon dimensions set forth on Cuyahoga County Auditor building card data, as modified for the collapsed and encroaching rear structure and canopy areas included in the Auditor's area calculations.

First Floor Area:	45,663± s.f.
Second Floor Area:	41,572± s.f.
Total Gross Building Area:	87,235± s.f.
Office/Semi-Finished Area	4,710± s.f. (5.4%)
Overall land to building ratio:	0.68 to 1

31. BUILDING DESCRIPTION

Building Type: Partially refrigerated industrial warehouse building, designed for single-tenant industrial use.

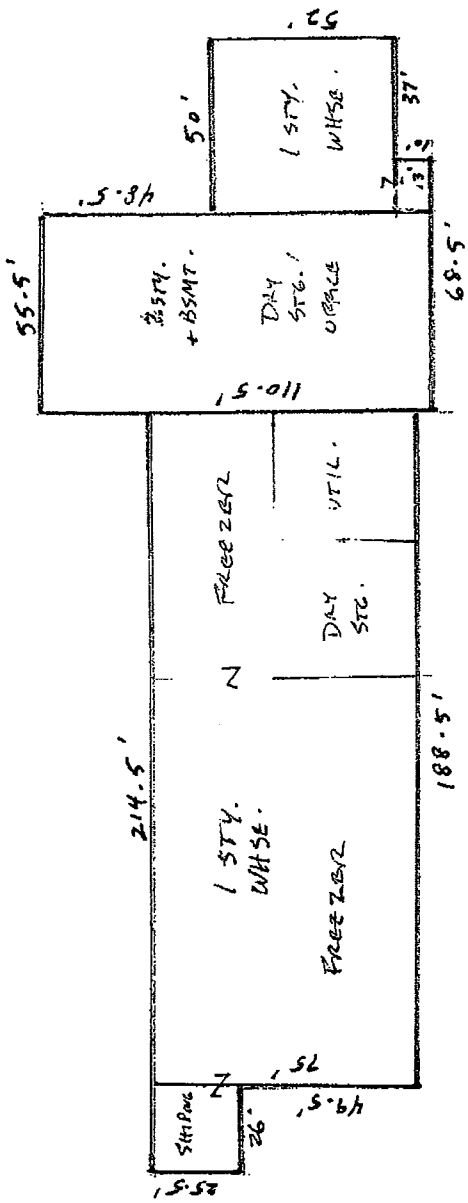
Construction: One and two-story concrete block and brick construction. Framing and construction for most sections of the building comprises concrete block and brick walls, with structural steel I-beam and web joist roof construction on newer sections, wood joist and deck roof construction on older section, with concrete over wood joist second floor structure in original building section. Exterior wall finishes include painted concrete block, brick, plus metal wall panels enclosing rear crawl space areas. Floors comprise concrete slab at grade under front half of building, with elevated concrete and metal pan floor on concrete piers under rear half of building. Floors are 6" thickness with 4" insulation. Ceiling and walls have 6" rigid foamboard insulation in freezer and cooler areas. Roof is flat with rubberized membrane roof over newer warehouse section, built-up composition roof over remainder, with aluminum gutters and downspouts plus interior roof drains. Gross ceiling heights in warehouse areas range from approximately 12' to 18', with 8' dropped ceilings in office section. The average gross ceiling height is approximately 14'.

BUILDING SKETCH - BEFORE

Project: CUY-Innerbelt Parcel: 625

Not to scale. This is not a survey map. Accuracy is not implied or guaranteed. For exhibit purposes only.

Gross building area: 29,796 s.f., effective



BUILDING DESCRIPTION (continued)

Docks/Doors/Windows: There are 5 raised loading docks with dock bumpers, four with dock seals. Dock doors include two 9' x 9' and one 8' x 10' insulated sectional steel doors, plus two 6' x 7' sliding insulated steel doors. Entrance doors include insulated steel man doors, plus a sliding timber exterior access door to crawl space. There are various cold storage doors throughout, including stainless steel cooler doors and interior overhead doors, plus vinyl air curtains. Windows are limited to double pane double-hung aluminum windows on second floor; first floor windows have all been blocked in or boarded up, including remaining glass block windows on northerly end of building..

Building Quality: average overall, with average quality construction and finishes, with higher quality components primarily limited to cold storage improvements.

Interior/Other Features: Newer warehouse areas have mostly unfinished concrete floors, FRP panel wall and ceiling finishes, with painted concrete block and exposed ceiling finish in bathroom/lounge area and south loading dock area, painted metal pan ceiling in part of freezer area, with surface and suspended fluorescent lighting. First floor in original older building section has glazed block walls, unfinished concrete floor, painted composite panel and concrete ceilings. Basement area under original first floor section is open and unfinished. Second floor office space has composition asbestos tile flooring, wood panel and asbestos tile wall finishes, acoustic tile ceilings with surface fluorescent lighting, one interior wood and composition tile stairwell. There is one functioning restroom servicing the building, having one toilet, one urinal and a vanity with acrylic countertop and sink, plus an oak linen closet unit and wall cabinet. An adjoining lounge area has oak base and wall cabinets and stainless steel sink. Three additional restrooms, including two on second floor, are non-functional.

Mechanical Systems: Approximately one third of the building is refrigerated freezer space, with the remainder comprising mostly unheated dry storage area. The refrigeration system for the freezer areas is a 50-ton ammonia-based system with interior compressors, rooftop air handling units, insulated PVC refrigeration lines. While some older refrigeration units, as well as furnaces, remain in parts of the older building sections, they are now non-functional, with many of the evaporator, electrical and other components having been removed. Plumbing includes hot water heater for restroom, with copper water distribution, PVC waste and vent lines, cast iron floor and roof drain lines. The building is not sprinkled. Main electrical services includes 480/600v, 400 and 600 amp main breakers, with various subpanels and service breakers, with rigid conduit distribution.

BUILDING DESCRIPTION (continued)

Condition: The building is in generally average condition overall relative to its age, although condition ranges from fair to above-average. Over one year ago, the building had been vandalized, with most copper and iron plumbing, electrical and refrigeration components having been removed. The south warehouse section was refurbished by the current owner in 2008-09, with all new electrical and refrigeration systems, new bathroom plumbing and fixtures installed, and roof cover replaced, along with overhead and freezer doors. The remaining sections of the building are primarily unoccupied and used for unheated dry storage, with electrical and mechanical systems and bathrooms non-functional and in need of replacement. Original cooler areas could be retrofitted with electrical/refrigeration system in order to restore their cold storage use. The second floor office finishes are obsolete and in fair condition, with damaged ceiling and floor tiles, worn wall finishes and fixtures. The roof over the older building sections appeared to be dry, but it is near the end of its life expectancy. More intensive multi-tenant occupancy would require the repair/replacement of one or more of the existing bathrooms.

Physical Age: The building was built in stages in 1920 through1974, with extensive remodeling and upgrading completed in 2009 to about 35% of the building. The blended physical age has been calculated at 56 years.

Effective Age: Based upon an economic weighting of building components, with structural and finish components comprising approximately 50% of the whole, and remaining newer roof, mechanical, doors and refrigeration systems comprising the remainder, the blended effective economic age of the building has been calculated at 37 years.

Remaining Economic Life: 13 years. This reflects the potential 50 year total economic life expectancy of the building, assuming no remodeling, structural repairs or additions, and disregarding the effects on accelerated aging due to future market conditions.

Building Areas: The gross floors areas listed below were based upon dimensions set forth on Cuyahoga County Auditor building card data. Because of the nominal utility of industrial basement space in this market that is similar to that in the subject building, the gross building area utilized in this appraisal is based upon an effective area comprising superstructure or above-grade gross area.

First Floor Area:	23,663 s.f.
Second Floor Area:	6,133 s.f.
Basement Area:	6,133 s.f.
Total Gross Building Area:	35,929 s.f.
Superstructure/Effective Gross Building Area:	29,796 s.f.
Freezer Area:	11,888 s.f. (39.9%)
Second Floor Storage/Office Area	6,133 s.f. (20.6%)
Overall land to building ratio, effective:	1.24 to 1

SITE DESCRIPTION (continued)

There is legal access to the property from adjoining streets. Although the western property line adjoins a rail corridor, there is no usable rail access due to topography. As currently developed, there is vehicular/loading access to the building on the east and north sides of the building. West 15th Street has 2-lane brick pavement, while Abbey Avenue has 2-lane asphalt pavement, each with storm sewers and sidewalks. All city utilities are installed and available to the property.

Site improvements include areas of asphalt and gravel paving, iron and chain-link fencing, guardrail and small landscaped beds. A section of chain-link fencing at the rear of the property was added about one year ago.

31. BUILDING DESCRIPTION

Building Type: Industrial shop/warehouse building, designed for single tenant manufacturing use.

Construction: One and two story masonry and steel construction. Framing and construction for most buildings is concrete block and brick, with steel column and beam roof framing, concrete floors and concrete footers, with sections of brick and asphalt flooring. The thickness of the floors in the original plant areas is unknown, but was estimated by a plant manager to range from about 6" to 12" thick. The 1999 warehouse addition is pre-engineered clear span steel construction, with steel column, truss and purlin framing, steel wall and roof panels, concrete floor blanket wall and roof insulation. Roof is flat, with built-up composition and rubberized membrane cover over insulated steel deck, with wood joist and deck for one section. Gross ceiling height ranges from approximately 9' in office areas, and from about 11.5 to 21.5 in shop and warehouse areas. The average gross shop ceiling height is approximately 18'.

There is an attached one story wood frame storage shed canopy section on the south side of the building. This section has wood pole framing, light wood joist roof framing, flakeboard rood deck and composite roll roof cover, gravel floor.

BUILDING SKETCH - BEFORE

Project: CUY-Innerbelt Parcel: 700

Not to scale.
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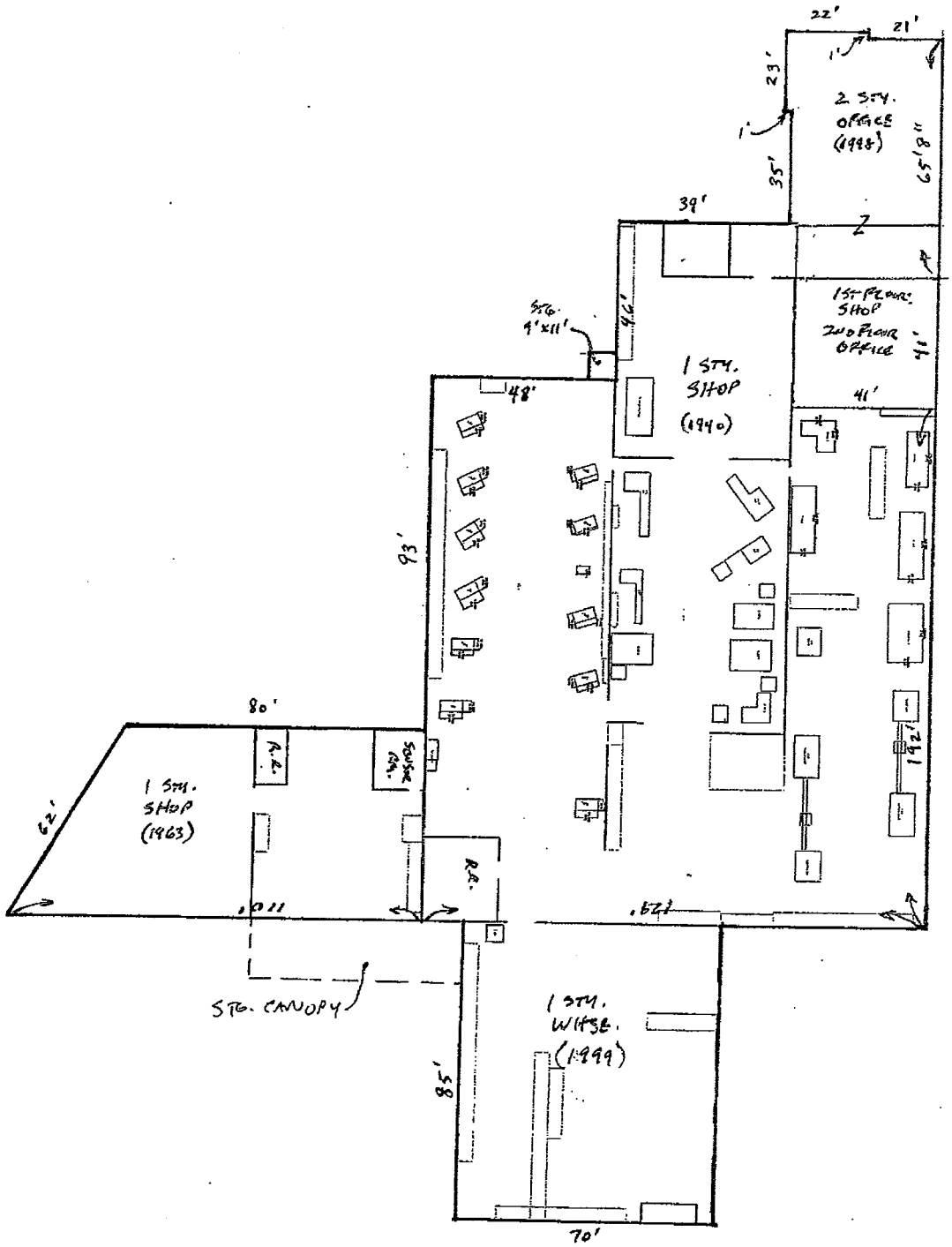
Gross building area: 40,601 s.f.



BUILDING DESCRIPTION (continued)

Docks/Doors/Windows: There are six loading docks, including two raised docks and four drive-in docks servicing the building. Overhead doors include one 14' x 14', one 12' x 12', one 10' x 12' and two 10' x 10' sectional steel doors, plus one 12' x 12' wood door. Raised docks each have a dock leveler, canopy and dock seals; the concrete truck ramp has a trench drain, asphalt berms with steel railing. There is also one wood and one steel roll interior fire doors. Windows include fixed double pane units in office section, glass block windows and single pane steel sash windows in new section of plant. Pedestrian doors are standard metal type.

Building Quality: average overall, with average quality construction and finishes.

Interior/Other Features: The front office section of the building has carpet and vinyl composition tile floors, painted drywall walls, suspended acoustic tile ceilings with recessed fluorescent lighting with predominantly parabolic diffusers, vinyl base, solid wood doors with painted metal trim, laminate sills. The second floor includes a conference room with a base cabinet, a break room with base and wall cabinets, stainless steel sink, and a training room with painted and stained wood base and wall cabinets with laminate countertops, a stainless steel sink with disposal and built-in dishwasher, recessed spot lighting and water cooler. There are two steel and concrete stairs to second floor office area, with rubberized treads and steel railing; one chandelier in one of the stairwells. Reception office has sliding glass window and laminate sill. First floor has a coffee station with stainless steel bar sink and laminate base and wall cabinets.

There are three office restrooms. First floor restrooms each have one toilet, a laminate vanity with porcelain bowl sink, laminate stall partitions, waste and towel dispenser, plus a urinal in men's room. A second floor office has the same features, plus a fiberglass shower stall with glass door.

The plant areas are mostly unfinished, with painted block and brick and exposed walls, painted and unfinished exposed ceilings with sealed low-bay and open pan high-bay mercury lighting plus strip fluorescent lighting, painted and unfinished concrete floors. The plant floors drop in grade in several areas, with one primary ramp for towmotor access with steel railing. There are two crane bays with 36'± and 44'± spans, three 2-ton and two 1-ton bridge cranes.

Semi-finished plant office areas include painted panel and acoustic tile ceiling in sensor room, a modular shipping office with FRP panel walls and ceiling, vinyl floor, glass partition windows, plus plant restrooms. There are three plant restrooms, with four toilets, three urinals and a 36" Bradley sink in main men's room, one toilet and wall hung sink in women's room, each having suspended acoustic tile ceilings with recessed fluorescent lighting, epoxy floors, metal stall partitions and waste and towel dispensers. A second men's restroom has two toilets, two urinals, a wall hung sink and vanity with recessed bowl sink, metal stall partitions, painted walls and floors, panel ceiling with surface fluorescent lighting, water cooler. A separate locker room is unfinished.

BUILDING DESCRIPTION (continued)

Mechanical Systems: Office section has package HVAC system via rooftop heating and cooling units. Plant and warehouse areas have Co-Ray-Vac type infrared gas unit heaters, plus suspended forced air gas and radiant gas unit heaters, with wall a/c unit in sensor room. Plumbing includes 75 and 40 gallon gas hot water heaters for restrooms, copper water distribution, iron gas, air and waste lines. Electrical includes one 220 and one 440 volt drop, with 600 amp main breaker panels, numerous subpanels, with rigid conduit and bus duct distribution, with transformers. The building has a central security and fire alarm system with hard-wired smoke detectors.

Condition: The building is considered to be in above-average condition overall relative to its age, with both plant and office areas well maintained. While portions of the plant include the older, original plant sections, the building sections have been modified and remodeled in various stages as newer additions were added, with newer lighting, electrical, heating systems throughout the plant. Office areas are all newer construction. A small office area in the first floor was remodeled within the past two years as part of water damage remediation work, and new alarm and security camera systems were also installed.

Physical Age: The building was built in 1940, 1963, 1998, and 1999, with various components in older sections added or remodeled within the past ten years. The blended physical age, including recent alterations, has been calculated at 44 years.

Effective Age: Based upon an economic weighting of the various building components and sections, the effective age has been estimated at 28 years.

Remaining Economic Life: 22 to 32+ years. This reflects the potential 50 to 60 year total life expectancy of the building, assuming no remodeling, structural repairs or additions. The most probable economic life expectancy would be about 28 years, representing the remaining term of the underlying ground lease.

Building Areas: The gross floors areas listed below were based upon dimensions set forth on floor plans prepared by Acciarri, Draeger & Assoc., Inc. in 1997 and 1998. While the areas and dimensions differ from those set forth by the county auditor and tenant interior measurements, they are considered most reliable, since they were derived from "as-built" floor plans.

First Floor Area:	36,125 s.f.
Second Floor Area:	4,476 s.f.
Total Gross Building Area:	40,601 s.f.
Finished Office Area:	6,957± s.f. (17.1%)
Shop/warehouse Area:	33,644± s.f. (82.9%)
Shop office areas:	1,561± s.f. (3.8%)
Overall land to building ratio:	2.41 to 1

BUILDING DESCRIPTION (continued)

Outbuildings: There is a detached one story brick storage garage building at the rear of the property which is still partially utilized by the tenant for storage. The building is approximately 50' x 50' or 2,500± s.f., and was built around 1900. It has concrete and gravel floor, with an older heat, plumbing and electrical service which are assumed to be non-functional. The building is in poor condition, with missing windows, rotted wood components. It has no net contribution to value. It has therefore been excluded from building floor area, and is instead included as a site improvement component.

31. BUILDING DESCRIPTION

Building Type: Industrial shop/warehouse building, designed for single tenant manufacturing use.

Construction: One and two story masonry construction. Wall framing and construction is mostly 12" with some 8" concrete block walls over perimeter footings. Roof is mostly flat membrane roof over wood deck, with 4" x 12" timber joists, retrofitted with steel I-beam and web joist structural members; two sections of the building have shed roofs with plywood deck and standard wood joists. Floors are concrete, at grade, believed to be about 6" to 8" thickness. Gross ceiling height ranges from approximately 9' within shop areas under second floor structure, to 10' to 12' under shed roof sections, to 13' to 15' in other shop areas. The average gross shop ceiling height is approximately 12.5'.

BUILDING SKETCH - BEFORE

Project: CUY-Innerbelt Parcel: 700-A

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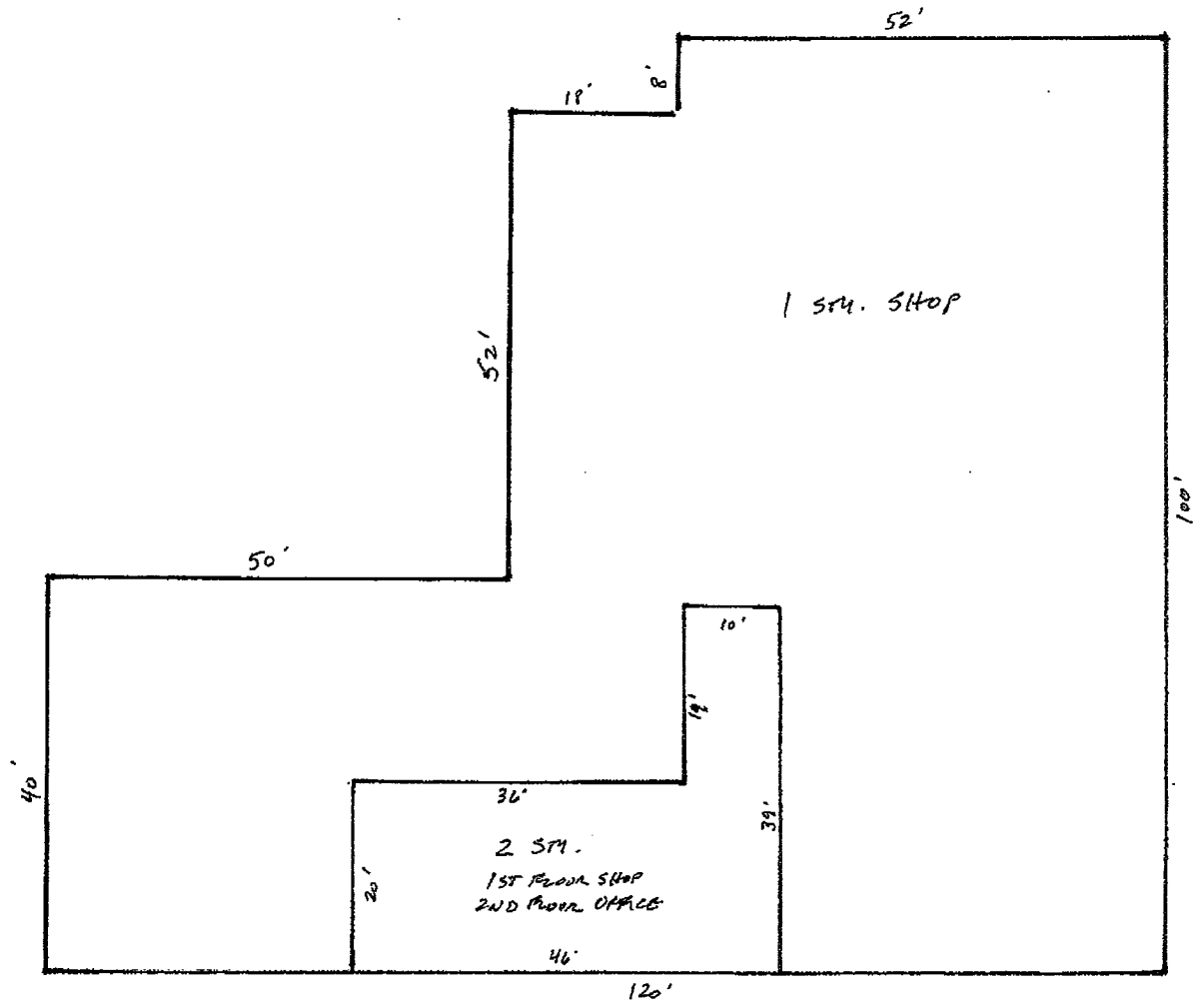
Effective gross building area: 9,966 s.f.



BUILDING DESCRIPTION (continued)

Docks/Doors/Windows: There are three drive-in doors, with one 10' x 12', and one 10'x 10' sectional wood overhead doors and one 8' x 8' double hinged door. Windows include a combination of glass block and fixed glass windows for second floor office section, double hung aluminum and steel sash windows for first floor shop areas. There are steel security gates for the front building entrances.

Building Quality: average overall, with average quality construction and partial finishes.

Interior/Other Features: The second floor office section is in the process of being remodeled. Finishes include painted plaster and exposed walls, carpet and wood plank flooring, suspended acoustic tile and prefinished wood plank ceiling, with ceiling fans, a fireplace and a 3' x 4'± built-in vault. A partially completed kitchen area has oak base and wall cabinets, hardboard tile panel walls, rough plumbing, no countertop, sheet vinyl flooring. A recently completed second floor bathroom has sheet vinyl flooring, hardboard tile panel walls, one pedestal sink, a fiberglass shower stall, one toilet and a medicine cabinet.

The first floor includes unfinished and semi-finished shop area with concrete floors, painted and unfinished masonry walls, painted and unpainted exposed ceilings, strip fluorescent lighting. There is an 11' x 24'± semi-finished office section with wood panel walls, suspended acoustic tile ceiling with recessed fluorescent lighting, painted concrete floor. There are two shop restrooms, each having one toilet with wood stall partition, one urinal, and trough sink.

There is a 20'x 30'± basement utility/storage area that is unfinished, accessed by central staircase from shop area.

Mechanical Systems: HVAC systems include suspended gas unit heaters with wall a/c units for some office and shop areas. Plumbing includes 30 and 40 gallon gas hot water heaters for restrooms, copper water distribution, iron gas, air and waste lines. Electrical includes 220 volt, 400 amp main, with various subpanels and service panels, rigid conduit distribution.

Condition: The building is considered to be in average condition overall relative to its age, with both plant and office areas well maintained, and the roof cover replaced about 8 years ago. While portions of the plant include the older, original plant sections, the building sections have been modified and remodeled in various stages as newer additions were added, with newer lighting, electrical, heating systems throughout the plant. Office areas are all newer construction.

Physical Age: The building was built around 1919, with various remodeling and modifications made since then. Second floor office remodeling has been ongoing during the past 8+ years. The roof cover was replaced about 8 years ago, and much of the electrical service has been added or replaced recently. Other recent modifications include retrofitting office and shop sections with structural steel and tuckpointing of chimney. The original age of the underlying structure is 90 years. The blended physical age, including recent alterations, has been calculated at 67 years.

BUILDING DESCRIPTION (continued)

Effective Age: Based upon an economic weighting of older and newer building components, including the effects of newer electrical and roof components, the blended effective age was estimated at 61 years.

Remaining Economic Life: 0 years. This reflects the fact that the effective age of 61 years exceeds the typical total life expectancy of 50 to 60 years for this type of building, and the fact that the economic life and functional utility of the building is further diminished by its incompatibility with the highest and best use of the land for non-industrial development use. Refer also to the highest and best use analysis.

Building Areas: The gross floors listed below were based upon dimensions set forth on floor plans prepared by the owner. While the areas and dimensions differ from those set forth by the county auditor, they are considered most reliable since they were consistent with spot field measurements. A minor correction was, however, required to two of the wall dimensions. Because of its marginal utility, the basement area was excluded from the effective gross building area.

First Floor Area:	8,856 s.f.
Second Floor Area:	1,110 s.f.
Total Effective Gross Building Area:	9,966 s.f.
Semi-finished Office Area:	1,374± s.f. (13.79%)
Overall land to building ratio:	2.92 to 1

Outbuildings: There is a detached masonry building shell structure that was once used as a storage building. The roof is missing or collapsed, with parts of the wall having been removed as part of underground storage tank removal. Although part of the wall has been reconstructed, the building is in poor, unusable condition as is, and it has no contribution to value of the property.