

SITE DATA

The following information is a breakdown of pertinent characteristics of the subject site:

- Location : 3621 Messer Airport Highway
Birmingham, Alabama
- Shape : Irregular
- Dimensions : Front property line: 250.00 Linear Feet
Rear property line : 309.70 Linear Feet
Left Side : 200.00 Linear Feet
Right Side : 75.00 Linear Feet
- Computed Area : ± 0.77 Acres or 33,750 S/F
- Topography : Level
- Visibility of Site: Average
- Street Improvements
 - Pavement : Asphalt paved
 - Entrance : 4 lanes W/Turn
 - Curb/Gutter : Yes
 - Storm Sewer : Yes
 - Sidewalks : Yes
 - Streetlights: Yes
- Utilities
 - Water : Yes
 - Electricity : Yes
 - Sewer : Yes
 - Natural Gas : Yes
- Flood Zone : No Panel # 010116 0036B (Effective 03/16/81)
- Zoning : M-2 (Heavy Industrial District)

Remarks: The subject site has adequate size, frontage and exposure for Light Industrial use. Access is available by 5th Avenue North and 4th Terrace North.

The site is level at street grade with no apparent problems for development associated with topography. The site is not located within a flood prone area and drainage appears to be adequate. The site is improved with a one story office warehouse building and an asphalt paved parking lot.

The location of the building on-site and parking areas appear to conform to all zoning regulations. No adverse easements or encroachments were noted at the time of inspection or upon examination of public records.

DESCRIPTION OF IMPROVEMENTS (Existing)

The subject site is currently improved with a one story office warehouse building, built in \pm 1930, with a total gross building area of 21,100 S/F. The following outline indicates the basic structural components and interior finish of the building and site improvements.

I. EXTERIOR DESCRIPTION:

- A. Foundation : Concrete Slab
- B. Framing : Steel Frame - Masonry
- C. Insulation : Adequate/R-Factor Unknown
- D. Exterior Walls : Concrete Block/Brick on Masonry
- E. Exterior Doors : Metal-Alum/Glass Walk Doors
(1) 10X12 Drive In Roll-Up Door
- F. Windows : Fixed Pane/Metal Casement
- G. Roof
 - 1. Design : Flat
 - 2. Suspension : Bar Joist/Wood Decking
 - 3. Covering : Built-Up/Tar & Gravel
- H. Landscaping : Average
- I. Parking : On-Site Asphalt Paved (8,000 S/F)

II. INTERIOR UNIT DESCRIPTION

- A. Interior Walls : Wood Panel (Office)
Unfinished (Warehouse)
- B. Interior Doors : Hollow Core/Wood
- C. Floors
 - 1. Covering : Vinyl Tile or Carpet
- D. Ceilings : Acoustical Tile (Office)
 - 1. Lighting : Strip Fluorescent

DESCRIPTION OF IMPROVEMENTS (Continued)

III. EQUIPMENT AND MECHANICAL SYSTEMS

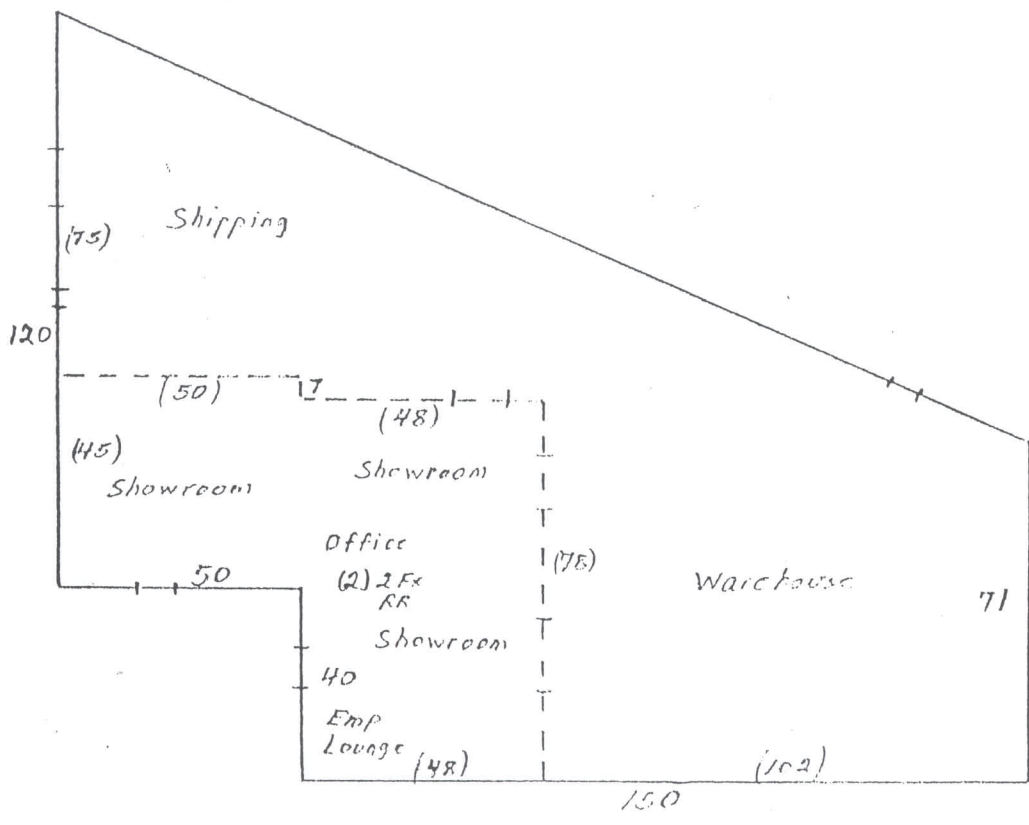
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|----|-------------------|---|---|
| A. | Plumbing System | : | Code |
| | 1. Fixtures | : | (2) - 2 Fixture Restrooms |
| B. | Electrical System | : | Code |
| C. | Energy Systems | : | |
| | 1. Hot Water | : | Adequate |
| | 2. Heating | : | Forced Air/Office
Gas Drop Units/W'hse |
| | 3. Cooling | : | Central/Electric/Office |

Remarks: The subject improvements constructed in \pm 1930 are of average quality construction and have experienced typical maintenance. The structure was designed for light industrial use.

The subject site is currently improved with a one story office warehouse building with 5,994 S/F of office and showroom area and 15,106 S/F of warehouse area, which accounts for a total gross building area of 21,100 S/F. The floor plan appears to be functional in design for office warehouse use. Loading facilities are considered adequate with loading areas asphalt surfaced. The building has an effective eave height of \pm 12 feet.

The improvements and their location on-site conforms to all dimensional requirements of the current zoning. On-site parking is asphalt surfaced and conforms to M-2 (Heavy Industrial District) zoning regulations.

The subject is in overall average condition, with needed repairs as follows:



BUILDING SKETCH