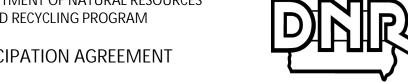


IOWA DEPARTMENT OF NATURAL RESOURCES LAND RECYCLING PROGRAM



PARTICIPATION AGREEMENT

For the Van Gorp Corporation Property - 1410 Washinton Street, Pella, Iowa 50219

RECITALS

WHEREAS, the following participants ("the participants") in the Iowa Land Recycling Program (LRP) and the Iowa Department of Natural Resources ("the department") enter into this agreement as required by Iowa Code section 455H.107(2) and in accordance with administrative rule 567 lowa Administrative Code (IAC) 137.3(4).

WHEREAS, Iowa Code chapter 455H grants participants certain benefits, privileges and immunities as well as establishing certain obligations. Only those parties who have entered into this agreement shall be considered "participants" as defined in Iowa Code section 455H.103(11) and entitled to those benefits, privileges and immunities. Parties may be removed from this agreement by withdrawal or upon final agency action terminating enrollment in accordance with department rules 567 IAC 137.3(6) - (8). Parties may be added to this agreement by written consent of all participants or a determination by the department that the party meets the criteria for consideration as a participant as defined in Iowa Code section 455H.103(11).

WHEREAS, an essential purpose of this agreement is to establish a general understanding between the participant(s) and the department as to the scope of the project being undertaken by the participants and a general set of mutual expectations. To the extent possible at the time of entering into this agreement, the parties are expected to reach an understanding on such issues as what contaminants associated with what known or suspected sources within the affected area are to be addressed and are not to be addressed, the scope of expected liability protection arising out of participation in the LRP, and any barriers the parties foresee in completion of the environmental project and the planned reuse of the affected area.

II. PARTICIPANTS

The following parties to this agreement are participants:

Person/orga	anization: Van Gorp Corporati	on
Form of bus	siness organ <mark>ization or</mark>	
affiliation:		Corporation
Address:	1410 Washinton Street	
City, State:	Pella, Iowa 50219	

III. TERMS

- 1. The participants shall grant the department and all authorized representatives reasonable access to the affected area as defined in Iowa Code section 455H.103(1) in order to fulfill regulatory duties including but not limited to site inspections and oversight of all response actions conducted by participants or their agents and surface or subsurface site investigation and response actions related to any suspected contaminants.
- 2. The participants shall be jointly and severally responsible to reimburse the department for actual costs assessed in accordance with department subrule 567 IAC 137.3(3). The participants also agree to allocate the costs of

reimbursement amongst themselves according to the method as described in the attached Exhibit but in doing so do not relieve themselves of their joint and several liability to the department for full reimbursement.

IV. CERTIFICATION OF FINANCIAL ABILITY

- 1. The participants certify they have obtained an estimate from a qualified groundwater professional of the costs of completing the site assessment and risk evaluation/response phase for the affected area in accordance with chapter 567 IAC 137 based on currently available information. Further, the participants certify they have the financial means to complete the site assessment and risk evaluation/response phase of this project based on this initial estimate and have entered into a legally enforceable contract with the following qualified professional, Terracon Consultants, <a href="Inc. Jesse Nelson. Further, the participants certify that if costs of completion of this response action are to be allocated amongst participants, this allocation has been specified and made part of a legally binding contractual agreement.
- 2. Unless the cost of response action and demonstration of compliance leading to a no further action classification can be reasonably estimated at the time of execution of this agreement, the participants agree to amend this agreement, and provide certification of financial ability upon approval of a response action. If the participants choose to expedite response action without prior review and approval of the department as provided in subrule 567 IAC 137.9(8), they agree to provide financial certification prior to or within a reasonable time after notice to the department of expedited response action.
- 3. The participants agree to notify the department in writing and at the earliest practicable date if they have reason to believe they will not be able to complete response actions in accordance with chapter 567 IAC 137 and this certification.

V. SCOPE OF PROJECT

The participants have met with the department project manager and agree to the following project description:

- a. A general description of the contaminants expected to be evaluated and those know nor suspected contaminants, sources and probable locations which the participants do not expect to evaluate.
- b. A general description of the affected area including areas which are not currently within the control of the participants or for which access agreements have not been obtained.
- c. A timetable for initiation of site assessment and submittal of assessment work plans and reports. If the participants intend to proceed with or have begun expedited site assessment in accordance with 567 IAC 137.8(2) and (5), please attach a copy of the required notice of expedited action.
- d. A projected timetable for each phase of the proposed project and any outlying deadlines applicable to property development objectives.

VI. CONSTRUCTION

Words and phrases in this document shall be interpreted consistent with meanings and definitions as used in Iowa Code Chapter 455H and Chapter 567 IAC 137.

Amie Davidson
Land Quality Bureau Chief
Iowa Department of Natural Resources

Charlie Daugherty
Treasurer
Van Gorp Corporation

Dated this 14th day of January, 2025

Dated this 14th day of January, 2025



Scope of Project

The participants have communicated with the department project manager and agree to the following project description:

a) Description of Contaminants, Sources, and Locations:

Based on the Phase I Environmental Site Assessment (ESA), volatile organic compounds (VOCs) and total extractable hydrocarbons (TEH) as diesel and waste oil were identified as chemicals of concern (COCs). Both VOCs and TEH as diesel and waste oil are included in this agreement for assessment of soil and groundwater conditions. Evaluation of VOCs is also included in this agreement for assessment of indoor air conditions per Iowa Department of Natural Resources request.

We anticipate the LRP evaluation will focus solely on the affected area described below since the source of impact appears to be the on-site application of waste solvents as weed control along with historical site operations. We assume additional investigation of off-site sources will not be conducted as those potential sources were generally evaluated during the previous Limited Site Investigation (LSI) and Supplemental LSI. Based on current data, off-site delineation is not anticipated; however, it may be necessary depending on the collection of additional site data.

b) Description of the Affected Area:

The affected area boundary is currently contained to the property located at 1410 Washinton Street, Pella, Iowa 50219. The affected area is depicted in the attached Marion County Assessor records. The site consists of approximately 8.81 acres located north of Washinton Street; west of Columbus Street, West 6th Street, and Oakwood Cemetery; and east of the properties located at 1500 to 1598 Washington Street.

Based on current data, access to off-site properties is not anticipated. However, additional site data may indicate the need for off-site delineation which will be addressed at that time.

c) Timetable for Initiation of Site Assessment and Submittal of Assessment Work Plans and Reports:

The Site Assessment Report Work Plan (Work Plan) will be completed and submitted to the Iowa Department of Natural Resources (IDNR) within 20 to 30 business days once the scope of the Project is agreed upon. Field activities will commence no later than 20 business days after approval of the Work Plan by the IDNR pending weather and site conditions and Terracon equipment and personnel availability.



d) Projected Timetable for the Project:

Task	Responsibility	Due Date*
Site Assessment Report Work Plan Submitted to the IDNR	Terracon	January 2025
Approval of Site Assessment Report Work Plan	IDNR	March 2025
Site Assessment Report Field Activities	Terracon	April 2025
1st Public Notice	Terracon/IDNR	April 2025
Site Assessment Report Submitted to the IDNR	Terracon	July 2025
Approval of Site Assessment Report	IDNR	September 2025
Submit Risk Evaluation/Response Action Plan to the IDNR	Terracon	November 2025
Approval of Risk Evaluation/Response Action Plan	IDNR	January 2026
Potential Remedial Activities (if necessary)	Terracon	January 2026 to July 2027
1st Quarter Compliance Monitoring	Terracon	October 2027
2nd Quarter Compliance Monitoring	Terracon	January 2028
3rd Quarter Compliance Monitoring	Terracon	April 2028
4th Quarter Compliance Monitoring	Terracon	July 2028
5th Quarter Compliance Monitoring (if necessary)	Terracon	October 2028
6th Quarter Compliance Monitoring (if necessary)	Terracon	January 2029
7th Quarter Compliance Monitoring (if necessary)	Terracon	April 2029



Task	Responsibility	Due Date*
8th Quarter Compliance Monitoring (if necessary)	Terracon	July 2029
Submit Draft Environmental Covenant	Terracon	August 2029
2nd Public Notice	Terracon/IDNR	September 2029
Approval of Environmental Covenant	IDNR	October 2029
Record Environmental Covenant	Terracon	October 2029
Submit Final Report	Terracon	November 2029
Approval of Final Report	IDNR	January 2030
Well Abandonment	Terracon	February 2030
Issue No Further Action Certificate	IDNR	April 2030
Submit Recorded No Further Action Certificate	Terracon	May 2030

^{*}Dates are tentative and the actual schedule will depend on Terracon equipment and personnel availablity, laboratory turnaround, weather, IDNR response times, remedial requirements, length of compliance monitoring, budgetary approvals, etc.

At this time, there are no known outlying deadlines applicable to property developement objectives. The participant intends to sell the site following successful completion of the LRP process and anticipates it will be utilized for operations similar to the historic site activities.

Checks/Tags: 1410 WASHINGTON ST. PELLA VAN GORP CORPORATION Map Area: PELLA-IND Deed: Lister/Date: CW, 11/17/2011 Contract: Route: 300-060-020 CID#: 1159020 Tax Dist: PELLA Review/Date: TG, 08/01/2012 Plat Page: 08-04-476-004 VAN GORP CORPORATION Entry Status: INSPECTED DBA: URBAN/INDUSTRIAL MLS: Subdiv: [NONE] Legal: Section: 004; Twp: 076; Rng: 018; Block: ; Lot: ; Deeded Acres: 0.000 E1/2 OF SE1/4 BEG NECOR LOT D,N876'W435.75'S823.5'TO N LN RDSELY TO W LN LOT D,NTO N LN, E TO BEG Land Qual./Land Side 1 Side 2 R. Lot SF Land Basis Front Rear Acres Depth/Unit EFF/Type Acre X Rate 43,560.00 1.000 C-8.75 43,560.00 Subtotal 1.000 Acre X Rate 43,560.00 1.000 C-6.75 Subtotal 43,560.00 1.000 Acre X Rate C-4.25 43,560.00 1.000 43,560.00 1.000 Subtotal Acre X Rate C-2.25 253,083.60 5.810 Subtotal 253,083.60 5.810 **Grand Total** 383,763.60 8.810 **Utilities** Zoning Land Use City Acre X Rate Not Applicable Paved Not Applicable Acre X Rate None Not Applicable Not Applicable None Acre X Rate None None Not Applicable Not Applicable Acre X Rate Not Applicable None None Not Applicable Sales **Building Permits** Values

\$ Amount

Reason

Appraised

\$185.720

\$1,088,410

\$1,274,130

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Land

LandC

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Impr

Total

B of R

\$0

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\$0

\$0

St. Equalized

\$0

\$0

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Marion County Assessor

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Pr Yr: 2024

\$185,720

\$1,088,410

\$1,274,130

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Date

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09/30/2002

09/30/2002

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\$0 D001

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\$2,100,000

\$1,282,957

\$ Amount

Recording

2002-7106

2002-7107

2002-7108

253-371

Date

Number

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Preco	mputed Structure				Verticals Plumbing	В	Ext
Occ. Code	711	Ftg & Fdtn	Reinforced Concrete	24"	Toilet Room	1	
Occ. Descr.	Manufacturing (Light)	Exterior wall	C'Blk or Tile - 12"	24			
		Interior wall	Unfinished	0			
		Pilasters					
		Wall facing					
		Windows					
Year Built	1960	Fronts/Doors	Incl. w / Base	Average			
EFF Age/Yr	63/ 1960		l				
					Horizontals		
Condition	NML	Basement					
		Roof	Rubber Membrane/Stl		Adjustment	s	
		Ceiling	Unfinished	1	Office-internal with He	780	AVG
Description	BLDG 1	Struct. Floor	6" R'Concrete	1	Mezzanine - open stor		AVG
		Floor Cover					
Style	Tile - Steel	Partitions					
Stories	1	Framing	Steel - Average	1			1
1st Fir Wall H	24	HVAC	up Air Unit (Light-Heat Only)	1			
	4.440	Electrical	Industrial - Average	1			
Base Basement	4,116 0	Sprinkler					
1st Fir Inset A	-						i
GBA	61577						
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Bldg / Addn		Description	Units	Year		
of 13	Bldg	O 711 -Manufacturing (Light)				
	Pre	P 711 -Manufacturing (Light)	4,116			
	V	Ftg & Fdtn				
		Reinforced Concrete - 24"	280			
	V	Exterior Wall				
		C'Blk or Tile - 12" - 24	280			
	V	Interior Wall				
		Unfinished - 0				
	V	Fronts/Doors				
		Incl. w / Base - Average				
	Н	Roof				
		Rubber Membrane/Stl	4,116			
	Н	Ceiling				
		Unfinished - 1	4,116			
	Н	Struct. Floor				
		6" R'Concrete - 1	4,116			
	Н	Framing				
		Steel - Average - 1	4,116			
	Н	HVAC				
		Make-up Air Unit (Light-Heat Only) - 1	4,116			
	Н	Electrical				
		Industrial - Average - 1	4,116			
	Plmb	Toilet Room - Base	1			
	Adj	Office-internal with Heat & A/C - AVG	780			
	Adj	Mezzanine - open storage steel - AVG	780			
of 2	Ex	Door	1	1960		
		O.H Steel Roll - Power, 16 Ft Wide, 14 Ft High				
of 2	Ex	Craneway	1	1960		
		14" Beam, No, 20 Ft on Center, 14 Ft high, 96 LF				

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Com	ponent Addition				Verticals		Plumbing	д в	Ext
Occ. Code	711	Ftg & Fdtn	inforced Concrete w/o Bsmt	8"					
Occ. Descr.	Manufacturing (Light)	Exterior wall	C'Blk or Tile - 8"	16	C'Blk or Tile - 8"	22			
		Interior wall							
		Pilasters							
		Wall facing							
		Windows	Incl. w / Base	0					
Year Built	1965	Fronts/Doors	Incl. w / Base	Average					
EFF Age/Yr	58/ 1965						_		
					Horizontals		<u> </u>		
Condition	NML	Basement							
		Roof	Rubber Membrane/Stl	Yes			Adjustmer	nts	_
		Ceiling							11/0
Description	ADD1/B1	Struct. Floor	8" R'Concrete	1			Office-internal with He		AVG
Description	7001/01	Floor Cover					Mezzanine - open stor		AVG
Perimeter	122	Partitions					Office-internal with He		AVG
Stories	1	Framing	Steel - Average	1			Mezzanine - whse-off		AVG
1st Fir Wall H	16	HVAC	up Air Unit (Light-Heat Only)	1			Interior - finish	24	AVG
		Electrical	Industrial - Average	1					
Base	5,978	Sprinkler							
Basement	0						7		
GBA	61577								
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Bldg/ Addn		Description	Units		Year				
ddtn 1	Adtn	O 711 —Manufacturing (Light)		•	'				
	Com	P 711 —Manufacturing (Light)	5,978						
	٧	Ftg & Fdtn							
		Reinforced Concrete w/o Bsmt - 8"	122						
	V	Exterior Wall							
		C'Blk or Tile - 8" - 16	61						
		C'Blk or Tile - 8" - 22	61						
	٧	Windows							
		Incl. w / Base - 0	122						
	V	Fronts/Doors							
		Incl. w / Base - Average	122						
	Н	Roof							
		Rubber Membrane/Stl - Yes	5,978						
	Н	Struct. Floor							
		8" R'Concrete - 1	5,978						
	Н	Framing							
		Steel - Average - 1	5,978						
	Н	HVAC							
		Make-up Air Unit (Light-Heat Only) - 1	5,978						
	Н	Electrical							
		Industrial - Average - 1	5,978						
	Adj	Office-internal with Heat & A/C - AVG	993						
	Adj	Mezzanine - open storage/Whse/wd - A\	993						
	Adj	Office-internal with Heat & A/C - AVG	210						
	Adj	Mezzanine - whse-office - AVG	210						
	Adj	Interior - finish - AVG	24						
	Ex	Craneway	1		1965				
		14" Beam, No, 20 Ft on Center, 14 Ft high, 60 LF							

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Com	ponent Addition				Verticals	Plumbin	д в		Ext
Occ. Code	711	Ftg & Fdtn	inforced Concrete w/o Bsmt	8"		Toilet Room			1
Occ. Descr.	Manufacturing (Light)	Exterior wall	C'Blk or Tile - 8"	22		Water Closet			2
		Interior wall				Hot Water Tank			1
		Pilasters							
		Wall facing							
		Windows							
Year Built	1966	Fronts/Doors	Incl. w / Base	Average					
EFF Age/Yr	57/ 1966			-]			
					Horizontals				
Condition	NML	Basement				[
		Roof	Rubber Membrane/Stl	Yes		Adjustme	nto		
		Ceiling						Т	
Description	ADD2/B1	Struct. Floor	8" R'Concrete	1		Floor - dock level adjus			- 1
Description	ADDZ/B1	Floor Cover		·		Interior - finish	256	i۱۸۱	VG
Perimeter	407	Partitions							
Stories	1	Framing	Steel - Average	1					
1st Fir Wall Ht	22	HVAC	up Air Unit (Light-Heat Only)	1					
		Electrical	Industrial - Average	1					
Base	13,493	Sprinkler	maustriai 7tverage	· ·					
Basement	0	Spillikiei]			
GBA	61577								
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ldg/ vdan		Description	Units	Year			
	مفام ۸	O 711 —Manufacturing (Light)	Units	Year			
		P 711 —Manufacturing (Light)	13,493		-		
		Ftg & Fdtn	13,493				
	- V	Reinforced Concrete w/o Bsmt - 8"	407				
	\/	Exterior Wall	407				
	V	C'Blk or Tile - 8" - 22	276				
	V	Fronts/Doors	270				
		Incl. w / Base - Average	407				
	н	Roof	407				
		Rubber Membrane/Stl - Yes	13,493				
	Н	Struct. Floor	. 0, . 0				
		8" R'Concrete - 1	13,013				
	Н	Framing					
		Steel - Average - 1	13,493				
	Н	HVAC					
		Make-up Air Unit (Light-Heat Only) - 1	13,493				
	Н	Electrical	,				
		Industrial - Average - 1	13,493				
	Plmb	Toilet Room - AVG	1				
	Plmb	Water Closet - AVG	2				
	Plmb	Hot Water Tank - AVG	1				
	Adj	Floor - dock level adjustment - AVG	5,255				
	Adj	Interior - finish - AVG	256				
of 5	Ex	Door	1	1966			
		O.H Steel Roll - Power, 12 Ft Wide, 12 Ft High					
of 5	Ex	Truck Well	1	1966			
		Floor=480, Foundation=92					
of 5	Ex	Craneway	1	1966			
		16" Beam, No, 20 Ft on Center, 14 Ft high, 102 LF					
of 5	Ex	Craneway	1	1966			
		12" Beam, No, 20 Ft on Center, 14 Ft high, 102 LF	•				
of 5	Fx	Craneway	1	1966			
01 0		12" Beam, No, 20 Ft on Center, 14 Ft high, 102 LF	•	1000			

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Com	ponent Addition				Verticals				Plumbin	д В	Ext
Occ. Code	711	Ftg & Fdtn	inforced Concrete w/o Bsmt	8"					Water Closet		3
Occ. Descr.	Manufacturing (Light)	Exterior wall	C'Blk or Tile - 8"	19	Mtl/ Stl/ Insul (80'-99' Wide)	22	Mtl/ Stl/ Insul (80'-99' Wide)	20	Urinal - Wall		3
		Interior wall	Unfinished	0	,				54" Semi-Cir Wash -Fit	pergl	1
		Pilasters							Toilet Room		2
		Wall facing							Water Closet		4
		Windows							Hot Water Tank		2
Year Built	1978	Fronts/Doors	Incl. w / Base	Average							
EFF Age/Yr	45/ 1978										
					Horizontals						
Condition	NML	Basement									
Condition	TWIL	Roof	Rubber Membrane/Stl	Yes							
			Rubber Wernbrane/Su	res					Adjustme	nts	
		Ceiling	011 010						Office-internal with He	1,950	AVG
Description	ADD3/B1	Struct. Floor	8" R'Concrete	1					Mezzanine - whse-off	1,950	AVG
Perimeter	186	Floor Cover							Mezzanine - whse-off	874	AVG
Stories	100	Partitions							Interior - finish	874	AVG
1st Fir Wall Ht	22	Framing	Steel - Average	1					Interior - finish	360	AVG
13t1 ii vvaii 1 ii	22	HVAC	up Air Unit (Light-Heat Only)	1					Office - internal w/hea	320	AVG
Base	6,370	Electrical	Industrial - Average	1							
Basement	0,370	Sprinkler									
GBA	61577										
1	31011										
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Bldg / Addn	0.0	+14758-000-00 Description	Units	Year		Thu, 7/25/2024,	5.2-7 IVI	Page
	A dtn	O 711 —Manufacturing (Light)	Units	Year				
ulli 3		P 711 —Manufacturing (Light)	6,370		+			
		Ftg & Fdtn	0,370					
	- v	Reinforced Concrete w/o Bsmt - 8"	186					
	\/	Exterior Wall	100					
	V	C'Blk or Tile - 8" - 19	65					
		Mtl/ Stl/ Insul (80'-99' Wide) - 22	23					
		Mtl/ Stl/ Insul (80'-99' Wide) - 20	98					
	V	Interior Wall	90					
	_ v	Unfinished - 0	186					
	V	Fronts/Doors	100					
	· ·	Incl. w / Base - Average	186					
	ш	Roof	100					
	П	Rubber Membrane/Stl - Yes	6,370					
	ш	Struct. Floor	0,370					
	П	8" R'Concrete - 1	6,370					
	ш	Framing	6,370					
	П	-	6,370					
		Steel - Average - 1 HVAC	0,370					
	П	Make-up Air Unit (Light-Heat Only) - 1	6,370					
	ш	Electrical	6,370					
	П		6.270					
	Dil-	Industrial - Average - 1	6,370					
		Water Closet - AVG	3					
		Urinal - Wall - AVG	3					
		54" Semi-Cir Wash -Fiberglass - AVG	1					
		Toilet Room - AVG	2					
		Water Closet - AVG	4					
		Hot Water Tank - AVG	2					
		Office-internal with Heat & A/C - AVG	1,950					
		Mezzanine - whse-office - AVG	1,950					
		Mezzanine - whse-office - AVG	874					
		Interior - finish - AVG	874					
		Interior - finish - AVG	360					
		Office - internal w/heat only - AVG	320					
of 2		Door	1	1978				
		O.H Door - Power, 8 Ft Wide, 8 Ft High						
of 2	Ex	Craneway	1	1978				
		14" Beam, No, 20 Ft on Center, 16 Ft high, 64 LF			I			

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Com	ponent Addition				Verticals				Plumbin	д в	Ext
Occ. Code	608	Ftg & Fdtn	inforced Concrete w/o Bsmt	8"							
Occ. Descr.	Metal Light Mfg - Rigid	Exterior wall	Mtl/ Stl/ Insul (=>100' Wide)	24	Mtl/ Stl/ Insul (=>100' Wide)	22	Mtl/ Stl/ Insul (=>100' Wide)	23			
	Steel Frame	Interior wall	Metal Liner	10							
		Pilasters									
		Wall facing									
		Windows									
Year Built	1978	Fronts/Doors	Incl. w / Base	Average							
EFF Age/Yr	45/ 1978										
					Horizontals						
Condition	NML	Basement									
		Roof	letal/ Stl/ Insul (=>100' Wide)	Yes					Adjustme	nts	
		Ceiling							Liner - metal (SFSA)	4 680	AVG
Description	ADD4/B1	Struct. Floor	8" R'Concrete	1					Floor - dock level adjus		AVG
		Floor Cover							l loor acon lover adjut	2,0	1
Perimeter	468	Partitions									
Base	23,580	Framing	Steel - Average	1							
Basement	0	HVAC	up Air Unit (Light-Heat Only)	1							
GBA	61577	Electrical	Industrial - Average	1							
		Sprinkler									
							•				
									© 1995-2015 Vanguard Appraisal	s Inc	<u> </u>
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Bldg/ Addn		Description	Units		Year							
	Adtn	O 608 -Metal Light Mfg - Rigid Steel Frame			1							
	Com	P 608 —Metal Light Indust Rigid Steel Fran	23,580									
	V	Ftg & Fdtn										
		Reinforced Concrete w/o Bsmt - 8"	468									
	V	Exterior Wall										
		Mtl/ Stl/ Insul (=>100' Wide) - 24	180									
		Mtl/ Stl/ Insul (=>100' Wide) - 22	157									
		Mtl/ Stl/ Insul (=>100' Wide) - 23	131									
	V	Interior Wall										
		Metal Liner - 10	10									
	V	Fronts/Doors										
		Incl. w / Base - Average	468									
	Н	Roof										
		Metal/ Stl/ Insul (=>100' Wide) - Yes	23,580									
	Н	Struct. Floor										
		8" R'Concrete - 1	23,580									
	Н	Framing										
		Steel - Average - 1	1									
	Н	HVAC										
		Make-up Air Unit (Light-Heat Only) - 1	23,580									
	Н	Electrical										
		Industrial - Average - 1	23,580									
	Adj	Liner - metal (SFSA) - AVG	4,680									
	Adj	Floor - dock level adjustment - AVG	2,743									
1 of 6	Ex	CONC RAMPS	2		1978							
		Quantity=240.00, Units=Square Feet, Height=0										
2 of 6	Ex	Door	1		1978							
		O.H Steel Roll - Power, 16 Ft Wide, 16 Ft High										
3 of 6	Ex	Door	2		1978							
		O.H Door - Manual, 6 Ft Wide, 8 Ft High										
4 of 6	Ex	-	2		1978							
- 0. 0		12" Beam, No, 20 Ft on Center, 18 Ft high, 178 LF	-		1070							
5 of 6	Ex	Door	1		1978							
0 10 6	EX		1		19/8							
0.16	-	O.H Steel Roll - Manual, 10 Ft Wide, 12 Ft High			40=0							
6 of 6	Ex	Door	1		1978							
		O.H Door - Manual, 8 Ft Wide, 8 Ft High										

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Com	ponent Addition				Verticals	Plumbin	в в	Ext
Occ. Code	608	Ftg & Fdtn	inforced Concrete w/o Bsmt	8"				
Occ. Descr.	Metal Light Mfg - Rigid	Exterior wall	Mtl/ Stl/ Insul (80'-99' Wide)	16				
	Steel Frame	Interior wall	Metal Liner	0				
		Pilasters						
		Wall facing						
		Windows						
Year Built	1978	Fronts/Doors	Incl. w / Base	Average				
EFF Age/Yr	45/ 1978		<u> </u>			<u> </u>		
					Horizontals			
Condition	NML	Basement						
		Roof	letal/ Stl/ Insul (80'-99' Wide)	Yes		Adjustme	nts	
		Ceiling	Unfinished	1		Floor - dock level adjus		ΔVG
Description	ADD5/B1	Struct. Floor	8" R'Concrete	1		Liner - metal (SFSA)		AVG
		Floor Cover				Loading Dock - dock k		AVG
Perimeter	252	Partitions				Canopy - attached		AVG
Base	7,360	Framing	Steel - Average	1		Canopy andoned	100	7.10
Basement	0	HVAC	Vacuum Gas (Radiant)	1				
GBA	61577	Electrical	Industrial - Light	1				
		Sprinkler						
		L	•	•	•	1		

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Bldg/ Addn		Description	Units	Year				
Addtn 5	Adtn	O 608 —Metal Light Mfg - Rigid Steel Frame	· ·	l l				
	Com	P 608 -Metal Light Indust Rigid Steel Fran	7,360					
	V	Ftg & Fdtn						
		Reinforced Concrete w/o Bsmt - 8"	252					
	V	Exterior Wall						
		Mtl/ Stl/ Insul (80'-99' Wide) - 16	252					
	V	Interior Wall						
		Metal Liner - 0	252					
	٧	Fronts/Doors						
		Incl. w / Base - Average	252					
	Н	Roof						
		Metal/ Stl/ Insul (80'-99' Wide) - Yes	7,360					
	Н	Ceiling						
		Unfinished - 1	7,360					
	Н	Struct. Floor						
		8" R'Concrete - 1	7,360					
	Н	Framing						
		Steel - Average - 1	1					
	Н	HVAC						
		Vacuum Gas (Radiant) - 1	7,360					
	Н	Electrical						
		Industrial - Light - 1	7,360					
	Adj	Floor - dock level adjustment - AVG	1,712					
	Adj	Liner - metal (SFSA) - AVG	4,032					
	Adj	Loading Dock - dock locks (each) - AVG	1					
	Adj	Canopy - attached - AVG	480					
1 of 5	Ex	Door	1	1978				
		O.H Door - Power, 13 Ft Wide, 13 Ft High						
2 of 5	Ex	Door	2	1978				
		O.H Door - Manual, 8 Ft Wide, 8 Ft High						
3 of 5	Ex	Door	1	1978				
		O.H Door w/Seal - Manual, 8 Ft Wide, 8 Ft High						
4 of 5	Ex	-	2	1978				
		O.H Door w/Seal - Manual, 9 Ft Wide, 10 Ft High	_					
5 of 5	Ex	Dock Leveler	3	1978				
0 0. 0	^	Mechanical, Low	Ü	1070				
	1	moonamou, LOW						

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Com	ponent Addition				Verticals		Plumbing	В	Ext
Occ. Code	603	Ftg & Fdtn							
Occ. Descr.	Metal Warehouse -	Exterior wall	Metal/ Frame (< 50' Wide)	13					
	Post Frame	Interior wall	Unfinished	0					
		Pilasters							
		Wall facing							
		Windows							
Year Built	1998	Fronts/Doors							
EFF Age/Yr	25/ 1998				<u>'</u>				
					Horizontals				
Condition	NML	Basement							
		Roof	Metal/ Frame (< 50' Wide)	Yes			Adjustments		
		Ceiling							
Description	ADD6/B1	Struct. Floor	R'Concrete 4"	1					
		Floor Cover							
Perimeter	34	Partitions							
Base	680 0	Framing	Pole Construction	1					
Basement GBA	61577	HVAC	No HVAC	1					
GDA	01377	Electrical	No Electric	1					
		Sprinkler							
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Bldg/ Addn		Description	Units			Year							
	Adtn	O 603 - Metal Warehouse - Post Frame					-						
	Com	P 603 —Metal Warehouse - Post Frame	680										
	V	Exterior Wall											
		Metal/ Frame (< 50' Wide) - 13	34										
	٧	Interior Wall											
		Unfinished - 0	34										
	Н	Roof											
		Metal/ Frame (< 50' Wide) - Yes	680										
	Н	Struct. Floor											
		R'Concrete 4" - 1	680										
	Н	Framing											
		Pole Construction - 1	1										
	Н	HVAC											
		No HVAC - 1	680										
	Н	Electrical											
		No Electric - 1	680										

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Preco	mputed Structure				Verticals		Plumbin	ng B	Ext
Occ. Code	608	Ftg & Fdtn	inforced Concrete w/o Bsmt	8"					
Occ. Descr.	Metal Light Mfg - Rigid	Exterior wall	Concrete - 8" Reinforced	2	Metal/ Steel (< 50' Wide)	22			
	Steel Frame	Interior wall							
		Pilasters							
		Wall facing							
		Windows							
Year Built	1940	Fronts/Doors	Incl. w / Base	Average					
EFF Age/Yr	83/ 1940				<u> </u>				
					Horizontals				
Condition	NML	Basement							
		Roof	Metal/ Steel (< 50' Wide)				Adjustme	nts	
		Ceiling						1	AVC
Description	BLDG 2	Struct. Floor	6" R'Concrete	1			Electric	-	AVG
Booonphon	DEBG 2	Floor Cover					Heat - suspended unit		AVG
Width	42	Partitions					Liner - metal (SFSA)	9,302	AVG
Length	120	Framing	Steel - Average	1				ł	
Base	5040	HVAC	up Air Unit (Light-Heat Only)	1				ľ	
Basement	0	Electrical	Industrial - Average	1				ľ	
SFSA	9302	Sprinkler						ł	
GBA	6104						-	ł	

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Bldg/ Addin		Description	Units	Year				
	Bldg	O 608 —Metal Light Mfg - Rigid Steel Frame	'					
	Pre	P 614 —Quonset	5,040					
	V	Ftg & Fdtn						
		Reinforced Concrete w/o Bsmt - 8"						
	V	Exterior Wall						
		Concrete - 8" Reinforced - 2	2					
		Metal/ Steel (< 50' Wide) - 22	22					
	V	Fronts/Doors						
		Incl. w / Base - Average						
	Н	Roof						
		Metal/ Steel (< 50' Wide)	5,040					
	Н	Struct. Floor						
		6" R'Concrete - 1	5,040					
	Н	Framing						
		Steel - Average - 1	5,040					
	Н	HVAC						
		Make-up Air Unit (Light-Heat Only) - 1	5,040					
	Н	Electrical						
		Industrial - Average - 1	5,040					
	Adj	Electric - AVG	5,040					
	Adj	Heat - suspended unit - AVG	5,040					
	Adj	Liner - metal (SFSA) - AVG	9,302					
1 of 4	Ex	Craneway	1	1940				
		14" Beam, No, 20 Ft on Center, 14 Ft high, 60 LF						
2 of 4	Ex	WDWD STUD PRTN'S	1	1940				
		Quantity=78.00, Units=Lineal Feet, Height=18						
3 of 4	Ex	Door	6	1940				_
-		Sliding, 8 Ft Wide, 16 Ft High	-					
4 of 4		Door	1	1940				_
7 51 7		O.H Door - Manual, 16 Ft Wide, 8 Ft High		1340				

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Com	ponent Addition				Verticals			Plumbir	ng B	Ext
Occ. Code	601	Ftg & Fdtn	inforced Concrete w/o Bsmt	8"						
Occ. Descr.	Metal Warehouse -	Exterior wall	Concrete - 8" Reinforced	2	Metal/ Stl/ Insul (<50' Wide)	12				
	Rigid Steel Frame	Interior wall	Metal Liner	0						
		Pilasters								
		Wall facing								
		Windows								
Year Built	1996	Fronts/Doors	Incl. w / Base	Average						
EFF Age/Yr	27/ 1996		ı					_		
					Horizontals		<u></u>			
Condition	NML	Basement								
		Roof	Metal/ Stl/ Insul (< 50' Wide)	Yes				Adjustme	ents	-
		Ceiling	Unfinished	1				Liner - metal (SFSA)	T T	AVG
Description	ADD1/B2	Struct. Floor	6" R'Concrete	1				Liner - metar (Sr SA)	1,044	746
·		Floor Cover								
Perimeter	87	Partitions								
Base	1,064	Framing	Steel - Average	1						
Basement	0	HVAC	Suspended Unit Heater (Gas)	1						
GBA	6104	Electrical	Industrial - Light	1						
		Sprinkler								
			ı					1		
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,	Description	Units		Year						
	n O 601 -Metal Warehouse - Rigid Steel Fran					•				
Com	P 601 -Metal Warehouse - Rigid Steel Fran	1,064								
٧	Ftg & Fdtn									
	Reinforced Concrete w/o Bsmt - 8"	87								
٧	Exterior Wall									
	Concrete - 8" Reinforced - 2	87								
	Metal/ Stl/ Insul (<50' Wide) - 12	87								
V	Interior Wall									
	Metal Liner - 0	87								
V	Fronts/Doors									
	Incl. w / Base - Average	87								
Н	Roof									
	Metal/ Stl/ Insul (< 50' Wide) - Yes	1,064								
Н	Ceiling									
	Unfinished - 1	1,064								
Н	Struct. Floor									
	6" R'Concrete - 1	1,064								
Н	Framing									
	Steel - Average - 1	1								
Н	HVAC									
	Suspended Unit Heater (Gas) - 1	1,064								
Н	Electrical									
	Industrial - Light - 1	1,064								
Ad	j Liner - metal (SFSA) - AVG	1,044								
Ex	Door	1		1996						
	O.H Door - Power, 12 Ft Wide, 12 Ft High									

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Com	ponent Structure				Verticals	Plumbin	g в	E	xt
Occ. Code	608	Ftg & Fdtn	inforced Concrete w/o Bsmt	8"		Rough Plumbing			1
Occ. Descr.	Metal Light Mfg - Rigid	Exterior wall	Metal/ Steel (51'-79' Wide)	14		Toilet Room			1
	Steel Frame	Interior wall	Unfinished	0		Urinal - Wall			1
		Pilasters							
		Wall facing							
		Windows							
Year Built	1974	Fronts/Doors	Incl. w / Base	Average					
EFF Age/Yr	49/ 1974		<u> </u>			1			
					Horizontals				
Condition	NML	Basement							
		Roof	Metal/ Steel (51'-79' Wide)	Yes		Adjustme	nts		
		Ceiling	Unfinished	1		Interior - finish	72	La	
Description	BLDG 3	Struct. Floor	6" R'Concrete	1		Office - internal w/hea			- 1
	32300	Floor Cover							- 1
Perimeter	316	Partitions				Floor - dock level adjus	1,623	AV	ا
Base	5,457	Framing	Steel - Average	1					
Basement	0	HVAC	Suspended Unit Heater (Gas)	1					
GBA	5457	Electrical	Industrial - Average	1					
		Sprinkler							
			<u> </u>		1 1	ا			

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Bldg / Addin		Description	Units		Year			
	Bldg	O 608 —Metal Light Mfg - Rigid Steel Frame	•		' '			
	Com	P 608 —Metal Light Indust Rigid Steel Fran	5,457					
	V	Ftg & Fdtn						
		Reinforced Concrete w/o Bsmt - 8"	316					
	V	Exterior Wall						
		Metal/ Steel (51'-79' Wide) - 14	316					
	V	Interior Wall						
		Unfinished - 0	316					
	V	Fronts/Doors						
		Incl. w / Base - Average	316					
	Н	Roof						
		Metal/ Steel (51'-79' Wide) - Yes	5,457					
	Н	Ceiling						
		Unfinished - 1	5,457					
	Н	Struct. Floor						
		6" R'Concrete - 1	5,457					
	Н	Framing						
		Steel - Average - 1	1					
	Н	HVAC						
		Suspended Unit Heater (Gas) - 1	5,457					
	Н	Electrical						
		Industrial - Average - 1	5,457					
		Rough Plumbing - AVG	1					
	-	Toilet Room - AVG	1					
		Urinal - Wall - AVG	1					
		Interior - finish - Low	72					
		Office - internal w/heat only - Low	110					
		Floor - dock level adjustment - AVG	1,623					
1 of 2	Ex	Door	1		1974			
		O.H Door - Power, 10 Ft Wide, 11 Ft High						
2 of 2	Ex	Door	1		1974			
		O.H Door - Manual, 8 Ft Wide, 8 Ft High						

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Com	ponent Structure				Verticals		Plumbin	д в	Ext
Occ. Code	601	Ftg & Fdtn	inforced Concrete w/o Bsmt	8"					
Occ. Descr.	Metal Warehouse -	Exterior wall	Metal/ Steel (80'-99' Wide)	16					
	Rigid Steel Frame	Interior wall	Unfinished	0					
		Pilasters							
		Wall facing							
		Windows							
Year Built	1970	Fronts/Doors	Incl. w / Base	Average					
EFF Age/Yr	53/ 1970					_			
					Horizontals				
Condition	NML	Basement							
		Roof	Metal/ Steel (80'-99' Wide)	Yes			Adjustme	nts	
		Ceiling	Unfinished	1			,		T
Description	BLDG 4	Struct. Floor	6" R'Concrete	1					
Босопраст	DEDC 4	Floor Cover							
Perimeter	360	Partitions							
Base	8,000	Framing	Steel - Average	1					
Basement	0	HVAC	No HVAC	1					
GBA	11100	Electrical	Warehouse (Lighting Only)	1					
		Sprinkler							
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Bldg/ Addin		Description	Units		Yea	ar						
	Bldg	O 601 —Metal Warehouse - Rigid Steel Fran		•		•		•				
	Com	P 601 —Metal Warehouse - Rigid Steel Fram	8,000									
	V	Ftg & Fdtn										
		Reinforced Concrete w/o Bsmt - 8"	360									
	V	Exterior Wall										
		Metal/ Steel (80'-99' Wide) - 16	360									
	V	Interior Wall										
		Unfinished - 0	360									
	٧	Fronts/Doors										
		Incl. w / Base - Average	360									
	Н	Roof										
		Metal/ Steel (80'-99' Wide) - Yes	8,000									
	Н	Ceiling										
		Unfinished - 1	8,000									
	Н	Struct. Floor										
		6" R'Concrete - 1	8,000									
	Н	Framing										
		Steel - Average - 1	1									
	Н	HVAC										
		No HVAC - 1	8,000									
	Н	Electrical										
		Warehouse (Lighting Only) - 1	8,000									
	Ex	Door	1		19	70						
		O.H Door - Manual, 10 Ft Wide, 10 Ft High										

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Con	nponent Addition				Verticals			Plumbir	ng B	Ext
Occ. Code	601	Ftg & Fdtn	inforced Concrete w/o Bsmt	8"						
Occ. Descr.	Metal Warehouse -	Exterior wall	Metal/ Stl/ Insul (<50' Wide)	12	Metal/ Stl/ Insul (<50' Wide)	14				
	Rigid Steel Frame	Interior wall	Wood Liner	0						
		Pilasters								
		Wall facing								
		Windows								
Year Built	1970	Fronts/Doors	Incl. w / Base	Average						
EFF Age/Yr	53/ 1970		I .				<u> </u>	_		
					Horizontals					
Condition	NML	Basement								
		Roof	Metal/ Stl/ Insul (< 50' Wide)	Yes				Adjustme	ents	
		Ceiling	Unfinished	1					3,144	A)/C
Description	ADD1/B4	Struct. Floor	6" R'Concrete	1				Liner - wood (SFSA)	3,144	AVG
	,,,,,,,,	Floor Cover								
Perimeter	142	Partitions								
Base	3,100	Framing	Steel - Average	1						
Basement	0	HVAC	No HVAC	1	suspended Unit Heater (Gas)	1				
GBA	11100	Electrical	Warehouse	1						
		Sprinkler								
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Bldg/ Addn		Description	Units	Year				
	Adtn	O 601 -Metal Warehouse - Rigid Steel Fram	•					
	Com	P 601 -Metal Warehouse - Rigid Steel Fram	3,100					
	٧	Ftg & Fdtn						
		Reinforced Concrete w/o Bsmt - 8"	142					
	٧	Exterior Wall						
		Metal/ Stl/ Insul (<50' Wide) - 12	80					
		Metal/ Stl/ Insul (<50' Wide) - 14	62					
	٧	Interior Wall						
		Wood Liner - 0	142					
	٧	Fronts/Doors						
		Incl. w / Base - Average	142					
	Н	Roof						
		Metal/ Stl/ Insul (< 50' Wide) - Yes	3,100					
	Н	Ceiling						
		Unfinished - 1	3,100					
	Н	Struct. Floor						
		6" R'Concrete - 1	3,100					
	Н	Framing						
		Steel - Average - 1	1					
	Н	HVAC						
		No HVAC - 1	372					
		Suspended Unit Heater (Gas) - 1	2,728					
	Н	Electrical						
		Warehouse - 1	3,100					
	Adj	Liner - wood (SFSA) - AVG	3,144					
1 of 5	Ex	WDWD STUD PRTN'S	1	1970				
		Quantity=62.00, Units=Lineal Feet, Height=14						
2 of 5	Ex	Door	1	1970				
		O.H Door - Manual, 10 Ft Wide, 11 Ft High						
3 of 5	Ex	Door	1	1970				
		O.H Door - Manual, 9 Ft Wide, 9 Ft High						
4 of 5	Ex	Door	1	1970				
7 01 0		Sliding, 10 Ft Wide, 9 Ft High	•	1070				
5 of 5	Ex	Door	1	1970				
3 01 3	EX	O.H Door - Manual, 8 Ft Wide, 8 Ft High	ı	1970				
	<u> </u>	O.H DOOI - IVIAITUAI, O FL VVIDE, O FL HIGH						

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Comp	ponent Structure				Verticals			Plumbin	д в	Ext
Occ. Code	603	Ftg & Fdtn								
Occ. Descr.	Metal Warehouse -	Exterior wall	Metal/ Frame (< 50' Wide)	8						
	Post Frame	Interior wall	Unfinished	0						
		Pilasters								
		Wall facing								
V 5 %		Windows								
Year Built	1980	Fronts/Doors	Incl. w / Base	Average						
EFF Age/Yr	43/ 1980				•	-				
					Horizontals		_			
Condition	NML	Basement								
		Roof	Metal/ Frame (< 50' Wide)	Yes			ľ	Adjustme	nts	
		Ceiling								
Description	BLDG 5	Struct. Floor	R'Concrete 4"	1						
<u> </u>	0.40	Floor Cover								
Perimeter Base	346 1,020	Partitions								
Basement	0	Framing	Pole Construction	1						
GBA	1020	HVAC	No HVAC	1						
OB/	.020	Electrical	Warehouse (Lighting Only)	1						
		Sprinkler								
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Bldg / Adan		Description	Units				Year								
13 of 13	Bldg	O 603 —Metal Warehouse - Post Frame	•				•	•	-		•				
	Com	P 603 —Metal Warehouse - Post Frame	1,020												
	V	Exterior Wall													
		Metal/ Frame (< 50' Wide) - 8	346												
	V	Interior Wall													
		Unfinished - 0	346												
	V	Fronts/Doors													
		Incl. w / Base - Average	346												
	Н	Roof													
		Metal/ Frame (< 50' Wide) - Yes	1,020												
	Н	Struct. Floor													
		R'Concrete 4" - 1	1,020												
	Н	Framing													
		Pole Construction - 1	1												
	Н	HVAC													
		No HVAC - 1	1,020												
	Н	Electrical											_		
		Warehouse (Lighting Only) - 1	1,020												

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		Description	Units		Cond	Year							
	Yrd	7 — Yard Lighting - Sodium/Halide			L NML	1980							
P:3	-1	1 Poles, 30 Pole Ht, 1 Lights, 400 Watts											
	Yrd	1 — Fencing - Chain			L NML	1980							
	-1	3 Strand Barb, 6 Ft-hgh, 1,880 LF, 50 LF-Gates, No	o Sec. Gate										
	Yrd	1 — Paving - Concrete			Poor	1980							
P:0	-1	50,000 SF, Conc Parking, Avg Pricing											
	Yrd	1 — Paving - Asphalt			Poor	1980							
	-1	13,700 SF, Asphalt Parking, Avg Pricing											
	Yrd	1 — SCALE SHED			NML	1980							
	-1	Quantity=25.00, Units=square Feet, Height=8											
	Yrd	1 — Tank - Pressure			NML	1960							
P:1	-1	18,000 Gallons											

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Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value				
2024		Appr	URBAN	Ind	\$185,720	\$0	\$1,088,410	\$0	\$1,274,130				
2023		Appr	URBAN	Ind	\$185,720	\$0	\$1,088,410	\$0	\$1,274,130				
2022		BofR	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390				
2021		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390				
2020	PY from 2020 CERTIFIED	Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390				
2020		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390				
2019		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390				
2018		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390				
2017		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390				
2016		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390				
2015		Appr	URBAN	Ind	\$185,720	\$0	\$897,670	\$0	\$1,083,390				
2014		Appr	URBAN	Ind	\$185,720	\$0	\$891,930	\$0	\$1,077,650				
2013		Appr	URBAN	Ind	\$185,720	\$0	\$891,930	\$0	\$1,077,650				
2012		Appr	URBAN	Ind	\$0	\$0	\$486,310	\$0	\$486,310				
2011	Before Equalization	Appr	URBAN	Ind	\$0	\$0	\$486,310	\$0	\$486,310				
2010		Appr			\$0	\$0	\$488,150	\$0	\$488,150				
2009		Appr			\$0	\$0	\$488,150	\$0	\$488,150				
2008		BofR			\$0	\$0	\$477,700	\$0	\$477,700				
2007		BofR			\$0	\$0	\$477,700	\$0	\$477,700				

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2006		BofR	\$0	\$0	\$477,700	\$0	\$477,700
2005		BofR	\$0	\$0	\$477,700	\$0	\$477,700
2004	12-22-2004	BofR	\$0	\$0	\$530,770	\$0	\$530,770
2003		BofR	\$0	\$0	\$530,770	\$0	\$530,770
2002	2002 AFTER BD OF REV	BofR	\$0	\$0	\$530,770	\$0	\$530,770
2000		Appr	\$0	\$0	\$530,770	\$0	\$530,770
1999		Appr	\$0	\$0	\$530,770	\$0	\$530,770
1998		Appr	\$0	\$0	\$631,870	\$0	\$631,870
1997		Appr	\$0	\$0	\$631,870	\$0	\$631,870

















































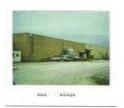








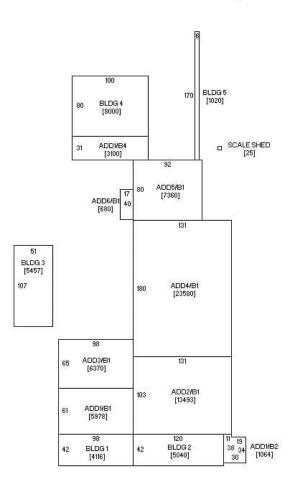












Sketch 1 of 5

