APPENDIX D

USER QUESTIONNAIRE

USER QUESTIONNAIRE

In order to qualify for one of the *Landowner Liability Protections (LLPs)* [35] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 the *User* must provide the following information (if available) to the *Environmental Professional*. Failure to provide this information could result in a determination that *"all appropriate inquiry"* is not complete, thereby compromising the *LLPs* sought by the *User*.

User Questionnaire Directions

In order to complete the User Questionnaire, please read each question in its entirety and refer to page 2 for definitions for words appearing in italics. Check the appropriate box provided for each question. When finished; **print your name**, sign at the bottom of the questionnaire, provide the date the questionnaire was completed and initial the bottom of page 2 in the space provided. Return **both pages** to Inland Seas Engineering, Inc. in the attached self addressed stamped envelope.

(1.) Environmental cleanup liens that are filed or recorded against the site.

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? ☐ Yes ☒ No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry

Are you aware of any AULs (Activity Use Limitations), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☒ Yes ☐ No

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP.

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☒ No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*?

☒ Yes ☐ No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*? ☐ Yes ☒ No

(5.) Commonly known or *reasonably ascertainable* information about the *property*.

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*?

☐ Yes ☒ No

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

☐ Yes ☒ No

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

☐ Yes ☒ No

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

☐ Yes ☒ No

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? ☒ Yes ☐ No

PAUL DUNN Project MANAGER	Paul Dunn	4-9-12
Print Name & Title	Signature	Date

[35] *Landowner Liability Protections*, or *LLPs*, is the term used to describe the three (3) types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements"* Guide) issued on March 6, 2003.

User Questionnaire Definitions

This section provides definitions of key terms contained in the User Questionnaire. The terms are an integral part of each question and have been provided so that the User understands the question in its entirety.

All Appropriate Inquiry: That inquiry constituting "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA, 42 U.S.C. 9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the landowner liability protections to CERCLA liability (42 U.S.C. 9601(35)(A) & (B), 9607(b)(3), 9607(q); and 9607(r)), assuming compliance with other elements of the defense.

Engineering Controls: Physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on the property. Engineering controls are a type of activity and use limitation.

ESA: Environmental Site Assessment – the process by which a person or entity seeks to determine if a particular parcel of real property (including improvements) is subject to recognized environmental conditions. At the option of the user, an environmental site assessment may include more inquiry than that constituting all appropriate inquiry or, if the user is not concerned about qualifying for the LLPs, less inquiry than that constituting all appropriate inquiry. An environmental site assessment is both different from and less rigorous than an environmental compliance audit.

Environmental Professional: A person meeting the education, training, and experience requirements as set forth in 40 CFR 312.10(b). The person may be an independent contractor or an employee of the user.

Institutional Controls: A legal or administrative restriction (for example, "deed restrictions", restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or (2) to prevent activities that could interface with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of activity and use limitation.

Landowner Liability Protections (LLPs): Landowner liability protections under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See page 42 U.S.C. 9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r).

Obvious: That which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the property.

Occupants: Those tenants, subtenants, or other persons or entities using the property or a portion of the property.

Property: The real property that is the subject of the environmental site assessment described in this practice. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

Reasonably Ascertainable: Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

User: The party seeking to use Practice ASTM E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.

Initial R.O.
here

APPENDIX E

CITY OF TRAVERSE CITY PROPERTY TAX CARDS

Parcel Number: 28-51-658-031-00 Jurisdiction: 28-51TRAVERSE CITY-GTC County: GRAND TRAVERSE Printed on 03/22/2012

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
263 W GRANDVIEW PKWY

Owner's Name/Address
ROSTER GERALD J & KATHY N
7730 PENINSULA DR
TRAVERSE CITY MI 49686

Tax Description
LOTS 58 & 59 HANNAH LAY & CO'S 11TH ADD.
Comments/Influences

MIDAS MUFFLER	900 433 10
MECHANICAL SPEC	900 445 10

Class: 201 COMMERCIAL - Zoning: C-4A

School: T.C.

P.R.E. 0%

MAP #: 3

Building Permit(s)	Date	Number	Status

2012 Est TCV 1,047,114 TCV/TFA: 105.60

X Improved Vacant

Public Improvements
Dirt Road
Gravel Road
X Paved Road
Storm Sewer
X Sidewalk
X Water
X Sewer
X Electric
X Gas
X Curb
Street Lights
Standard Utilities
Underground Utils.

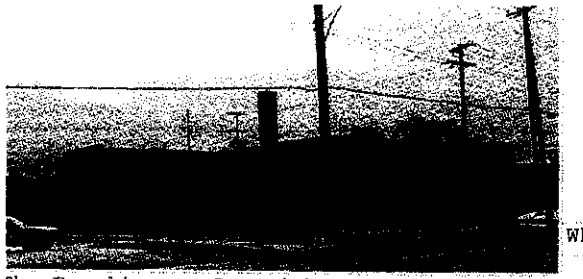
Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 2930.2930.GRANDVIEW PRKWY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	EFF FRONT Reason	Value
GRANDVIEW PKWY	111.00	156.97	1.0000	1.0000	6000	130	CNR VIEW	865,800
111 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			865,800

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.24	1317	30	1,685
D/W/P: Asphalt Paving	1.61	1.24	5806	30	3,477
Total Estimated Land Improvements True Cash Value =					5,163



Who	When	What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2012	432,900	90,700	523,600			213,800C
2011	466,200	55,000	521,200			208,180C
2010	466,200	88,500	554,700			204,701C
2009	351,000	168,800	519,800			205,317C

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Licensed To: City of Traverse City, County of Grand Traverse, Michigan

*** Information herein deemed reliable but not guaranteed***

Commercial/Industrial Building/Section 1 of 1 Parcel Number: 28-51-658-031-00 Printed on 03/22/2012

Desc. of Bldg/Section:
Calculator Occupancy: Garage, Service/Repair

Class: C
Floor Area: 9,916
Stories Above Grd: 1
Average Sty Hght : 15
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 45
Physical %Good: 35
Func. %Good : 50
Economic %Good: 100

1940 Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

High Above Ave. X Ave. Low

** ** Calculator Cost Data ** **
Quality: Average Adj: %+0 $/SqFt:0.00
Heat#1: Space Heaters, Gas with Fan 100
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 9916
Ave. Perimeter: 435
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Unfinished/Utility (No Rates)
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 38.85

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 38.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 15 Height per Story Multiplier: 1.020
Ave. Floor Area: 9,916 Perimeter: 435 Perim. Multiplier: 1.005
Refined Square Foot Cost for Upper Floors: 39.83

County Multiplier: 1.24, Final Square Foot Cost for Upper Floors = 49.383

Total Floor Area: 9,916 Base Cost New of Upper Floors = 489,683

Reproduction/Replacement Cost = 489,683
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/50 /100/17.5
Total Depreciated Cost = 85,695

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
HOIST	6400.00	1	1.24	1.00	30	2,381

ECF (2300 COMMERCIAL DOWNTOWN AREA) 2.000 => TCV of Bldg: 1 = 176,151
Replacement Cost/Floor Area= 50.18 Est. TCV/Floor Area= 17.76

(1) Excavation/Site Prep:

(2) Foundation: Footings
X Poured Conc Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
X Few	X	Few
Average		Average
Many		Many
Unfinished		Unfinished
Typical		Typical
Flex Conduit		Incandescent
Rigid Conduit		Fluorescent
Armored Cable		Mercury
Non-Metalic		Sodium Vapor
Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

Thickness Bsmnt Insul.

** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst Type	Terms of Sale	Liber &Page	Verified by	Prcnt Trans

Property Address
263 W GRANDVIEW PKWY

Owner's Name/Address
ROSTER GERALD J & KATHY N

7730 PENINSULA DR
TRAVERSE CITY MI 49686

Legal Description
LOTS 58 & 59 HANNAH LAY & CO'S 11TH ADD.

Comments/Influences
MIDAS MUFFLER 900 433 10
MECHANICAL SPEC 900 445 10

Class: COMMERCIAL | Zoning:

School: T.C.

P.R.E. 0%

MAP #: 3

2009 Est TCV 1,039,561 TCV/TFA: 104.84

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

Land Value Estimates for Land Table 930.930.GRANDVIEW PRKWY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 40.00		17550 SqFt		40.00	100			702,000
		0.40 Total Acres			Total Est. Land Value =			702,000

117 X 150

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.11	1317	80	4,023

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
ASPHALT PAVING	1.50	1.00	5806.0	80	100	6,967

Total Estimated Land Improvements True Cash Value = 10,990

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2009	351,000	168,800	519,800			205,317C
2008	351,000	169,980	520,980			196,664C
2007	184,070	124,470	308,540			192,243C
2006	117,130	103,630	220,760			185,384C

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Information herein deemed reliable but not guaranteed

 Parcel Number: 28-51-658-031-00 Printed on 04/14/2009

Desc. of Bldg/Section:
Calculator Occupancy: Garage, Service/Repair

Class: C
Floor Area: 9,916
Stories Above Grd: 1
Average Sty Hght : 15
Bsmnt Wall Hght :

Depr. Table : 3%
Effective Age : 10
Physical %Good: 74
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 9916
Ave. Perimeter: 435
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Unfinished/Utility (No Rates)
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 28.30

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 28.30

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 15 Height per Story Multiplier: 1.020
Ave. Floor Area: 9,916 Perimeter: 435 Perim. Multiplier: 1.005
Refined Square Foot Cost for Upper Floors: 29.01

County Multiplier: 1.11, Final Square Foot Cost for Upper Floors = 32.201

Total Floor Area: 9,916 Base Cost New of Upper Floors = 319,310

Reproduction/Replacement Cost = 319,310
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 236,289

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
HOIST	6400.00	1	1.11	1.00	54	3,836

ECF (CDDA) 1.360 => TCV of Bldg: 1 = 326,571
Replacement Cost/Floor Area= 32.92 Est. TCV/Floor Area= 32.93

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler		

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

Information herein deemed reliable but not guaranteed

CITY OF TRAVERSE CITY COMMERCIAL/INDUSTRIAL

CLASS: 201 SCH: 95

Map No.	Book No.	Page No.	Parcel Code No.
			658 031

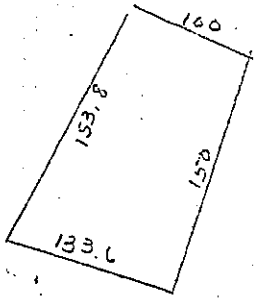
Property Address 150 Hall St. St. Ave.

Building or Alteration Permit	Date	Amount
61-16 61-112 Repair wall 64-17 Loading ramp & dock	1967	$ 1435 4520
75-188 New Door & Wiring	12/15/75	5,000

Date of Transfer	Grantee's Name	Address	Revenue Stamp	Verified Sale Price
75 LC	Gerald J & Kathy N Roster	4430 Fox Fire		125000 140,000

488
Lots 58-59
Hannah Lay & Co's 11th Add.

L: 400
P: 918



77 (Permit - Nothing Done yet 12/20/77)

1962 - 15556
1963 - 27356
1964 - 25,350
1965 - 27,450
1969 - 27450
1969 - 28850 cons

30ft of Lot 59 added here 10/69

M-1 zoning

LAND SKETCH

LAND IMPROVEMENTS

	Dirt		Sidewalk		Gas
	Gravel		Water		Electric
	Paved		Sewer		Fence
	Curb				

LAND VALUE COMPUTATIONS

Lot Size	Depth Factor	Equiv. Front	Rate	Base Value
116.8 x150	95.3	111.3	$ ~~[illegible]~~	$ ~~[illegible]~~
			800	89040

11130 TOTAL LAND	22260	$ 89040
TOTAL LAND IMPROVEMENTS		$
TOTAL BUILDING 46606	76 34055 31241	$ 27575
TOTAL APPRAISED VALUE	56,315	$ 116,615

Year	Assessed Valuation	Board of Review	Tax Commission
1972	$ 26800	$	$
1976	28,200		
1977	58,300		

Warehouse use

21. EXT. WALLS
- CONC. BLOCK
- (✓) COMMON BRICK
- FACE BRICK
- BRICK/BLOCK
- SANDWICH PANEL
- REINF. CONC.
- PRECAST CONC. PANEL
- WINDOW CURTAIN
- SIDING
- (✓) Brick Sc B

22. FOUNDATION WALL
- POST
- (✓) CONCRETE
- (✓) BRICK
- CONC. BLOCK
- STONE
- PILING

23. PARAPET WALL
- REINF. CONC.
- COMMON BRICK
- FACE BRICK
- TRIM

24. INT. FOUND
- PILING
- DRILLED CAISSONS
- REINF. CONC.

25. FRAMING
- WOOD FRAME
- CONC. BLOCK
- BRICK
- (✓) STEEL/OPEN
- STEEL/FIREPROOF
- REINF. CONC.
- PRECAST CONC.
- PRE ENGINEERED

26. SLAB ON GROUND
- (✓) CONCRETE
- REINF. CONC.

27. STRUCTURAL FLOORS
- WOOD
- STEEL AND CONC.
- METAL DECK
- CONC. BEAM & SLAB
- CONC. FLAT SLAB
- PRECAST CONC. SLAB

28. ROOF & DRAINAGE
- METAL DECK
- METAL DECK & CONC.
- REINF. CONC.
- CONC. PLANK
- (✓) WOOD Steel Beams
- INSUL.
- (✓) ASPHALT SHINGLE
- BUILT-UP T & G
- ASPHALT ROLL
- DOWNSPOUTS
- GUTTERS
- ROOF DRAINS
- BAR JOIST
- (✓) FLAT

29. FLOOR FINISH
- HARDWOOD
- SOFTWOOD
- LINOLEUM
- TERRAZZO
- CARPETING
- WOOD BLOCK
- (✓) CONC. HARDENER
- TILE

30. CEILING FINISH
- ACOUSTIC TILE
- (✓) GYPSUM BOARD
- PLASTER
- PAINT
- WOOD

31. PARTITIONS
- MASONRY
- (✓) STUD FRAMING
- MOVABLE
- PLASTER
- (✓) DRYWALL
- FURRING
- MARBLE
- HARDBOARD
- PAINT

32. PLUMBING
- NONE
- BATH
- TILE FLOORS
- TILE WALLS
- SHOWER STALL
- (✓) LAVATORY 2 PC.
- (✓) WATER CLOSET
- WASH BOWL
- URINALS
- WASHFOUNTAINS
- (✓) WATER HEATERS Elec
- WATER SOFTENERS

33. HEATING & A.C.
- (✓) GAS
- OIL
- ELECTRIC
- (✓) STEAM-CENTRAL
- (✓) UNIT HEATERS
- (✓) FORCED WARM AIR UNIT HTRS
- WALL HEATERS BAR ARCH
- AIR CONDITIONING

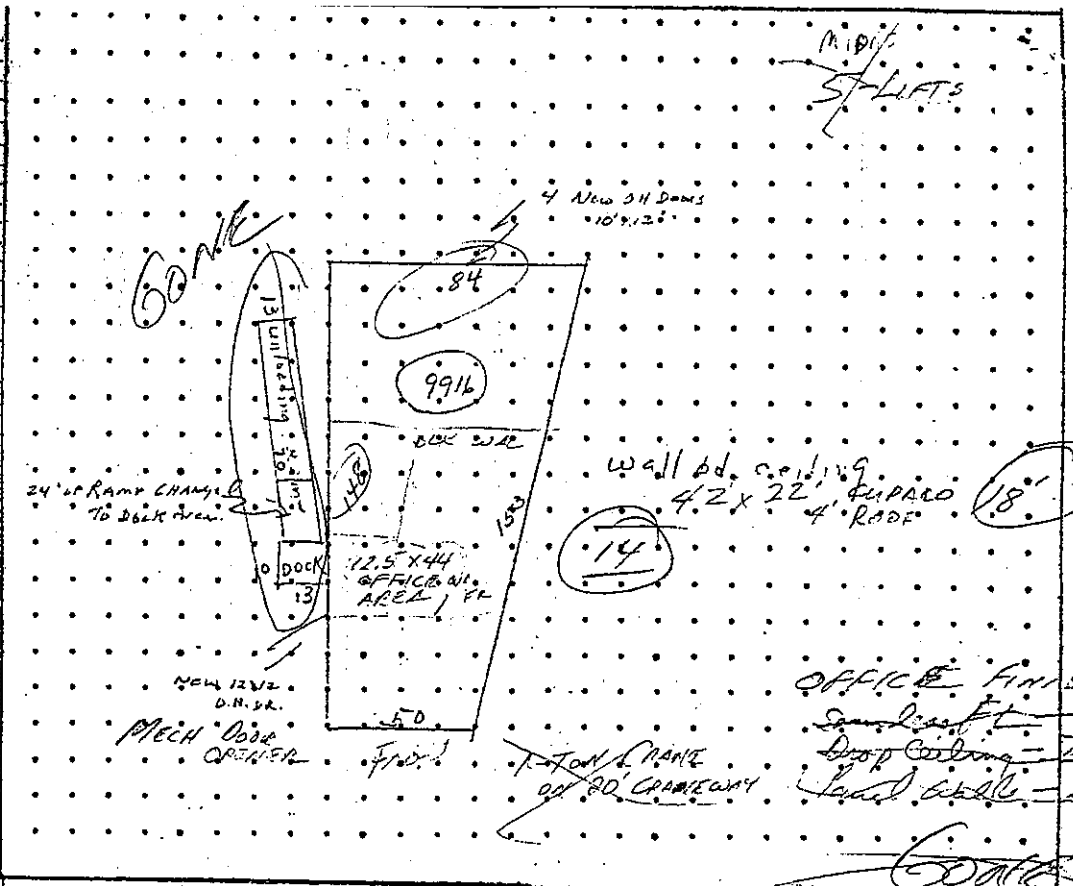
(+2) Unit Htrs 120,000 BTU

34. ELECTRICAL
- ROMEX
- (✓) CONDUIT
- (✓) FLUORESCENT I
- INCANDESCENT
- MERCURY VAPOR
- BUS DUCT
- PANEL BOARDS
- DISTRIBUTION CEN.
- TRANSFORMERS

35. FIRE PROTECTION
- SPRINKLER SYSTEM
- CITY WATER SUPPLY
- PRIVATE SYSTEM

36. MISCELLANEOUS
- ELEVATORS
- ESCALATORS
- STAIRS
- LOADING DOCKS
- DOCK LEVELERS
- INCINERATORS
- CRANES

Tile coping
3 120 OH elec



REMARKS: Ap 20x20 plywd walls sclo. ceil AT / conc

office walls-ceil-Alu
" " "
" " "
cooler 12 x 20 - cork K 3 40
cooler 12 x 27 - styro
freezer 30 x 44 - cork 11° 41

1975: Int Rem & New O.H. Doors & Windows, etc. Warehouse into Service Garage.

37. CONSTRUCTION			
GOOD		AVERAGE	
POOR		CHEAP	

38. YEAR BUILT

39. YEAR REMODELED

40. PERCENT CONDITION

PERSON INTERVIEWED

EXAMINED BY SB JWF

DATE 12/20/63 12/31/75

New Doors: 4-10x12 1-12x12 62 x 5% 4-51 2814

BUILDING VALUE COMPUTATIONS

TYPE OF BUILDING	NO. STYS.	SQ. FT.	UNIT COST	BASE VALUE	ADDITIONS AND DEDUCTIONS: ITEM	AMOUNT	REPRODUCTION COST NEW	PHYS. DEP. % COND.	REPRODUCTION COST DEP'D	ECONOMIC COND. %	COST MOD.	COMP. MULT.	TRUE CASH VALUE
Warehouse	1	9916	$ 689	$ 68321		$	$ 68321	60	$ 27328	-10			$ 24595 = 19,136
coolers		524	9.60	5030			16910	70	5073	-10			4556 3551
Freezer		1320	900	11880									
Ramp &		1040	250	2600			2100	20	80				20
Totals		12800	751	2814									

DESCRIPTION AND COMPUTATION SHEET

OWNER _____ TENANT _____ PROPERTY ADDRESS _____

TYPE _____ YEAR BUILT _____ YEAR REMODELED _____ PERCENT CONDITION _____ M.S. SEC. 44

COUNTY _____ UNIT _____ EXAMINED BY _____ DATE _____

COLUMN RATING	FLOOR AREA COSTS	UNIT COSTS Sq. Ft. Bsmt.	Sq. Ft. 9916 1st	Sq. Ft. 550 ~~2nd~~ OFFICE	Bldg. No. Flat	Other
(2)	Site Prep.		.07			
( )	Excav.					
(2)	Found. - H.A.* 435 x 8.75 = 3806		.38			
(1)	Frame - H.A.*		1.94			
(2)	Floor Str.		1.22			
(2)	Floor Cover 1.00-.22		.22	.78		
(1)2	Ceiling .83 + .50 = 1.33 - .57		.57	.76		
(2)3	Interior Constr. H.A.* 1.77-.63		.63	1.14		
(2)	Plumb. & Sprink.		.96			
(3)	Heat & Cool - H.A.* 1.45-.65		.65	.80		
(1)	Light 1.30-.80		.80	.50		
( )	Roof Str.		2.63			
( )	Roof Cover		.28			
( )	Insul.					
( )	Trusses and Monitors					
	TOTALS		10.35	3.98		

*Height adjustment

COLUMN

RATING

WALL COSTS

		SQ. FT.	RATE	VALUE
( ) BASEMENT WALLS	L.F. x H'			
(✓) EXTERIOR WALLS	435 L.F. x 14 H'	6090	6.18	37,636
( )	132 x 4	528	4.29	2265
( )				
( )				
( ) WALL INSULATION	L.F. x H'			
INCOME AND OCCUPANCY DATA	TOTAL	6518	6.12	39,901

PLAN OF BUILDING

FINAL CALC.	SQ. FT.	RATE	VALUE
BASEMENT			
1st FLOOR	9916	10.35	102,631
2nd FLOOR	550	3.98	2189
WALLS	6518	6.12	39,901
FLAT ITEMS			
TOTAL	9916	14.59	144,721

BASE VALUE x MULT. = CURRENT COST

1.10 159,193

NO. STY'S ___ SQ. FT. ___ UNIT COST ___ % GOOD ___

BASE VALUE ___ REPRO. COST DEPR. ___

REMARKS: ___

ELEVATION

1.065
1.00
1.03
1.10

28 ___-65 ___1-0

Code No. 25 – 7

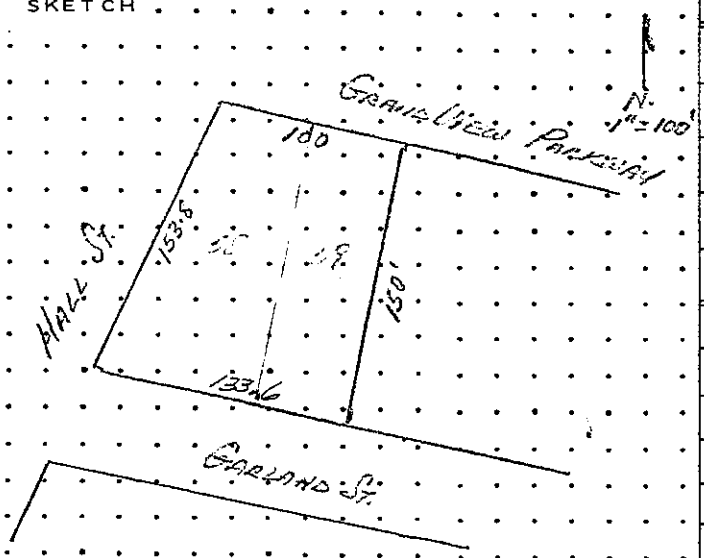
Date of Transfer	Grantee's Name	Address	Revenue Stamp	Verified Sale Price
	ROSTER, GERALD J	4430 FOXFIRE	8/175 LC	125,000 / 143,000

201

LOTS 58 & 59
HANNAH LAY & CO'S 11TH ADD.

M-1 Zoning

LAND SKETCH



Map No.	Book No.	Page No.	Parcel Code No.

Property Address 150 HALL ST St. Ave.

Building or Alteration Permit	Date	Amount
61-16 61-113 Reverse Wall 64-17 Load Ramp & Dock		$ 1435 4520
75-188 Int Rem New Doors & Windows	10/15/75	5000

LAND IMPROVEMENTS

	Dirt	✓	Sidewalk	✓	Gas
	Gravel	✓	Water	✓	Electric
✓	Paved	✓	Sewer		Fence
✓	Curb				

LAND VALUE COMPUTATIONS

Lot Size	Depth Factor	Equiv. Front	Rate	Base Value
116.8 x 150	95.3	111.3	$960	$ 106,848

TOTAL LAND	$
TOTAL LAND IMPROVEMENTS 7500 Pt Lt 3750 x 80	$ 3000
TOTAL BUILDING	$ 47,746
TOTAL APPRAISED VALUE	$ 157,594
	157,600

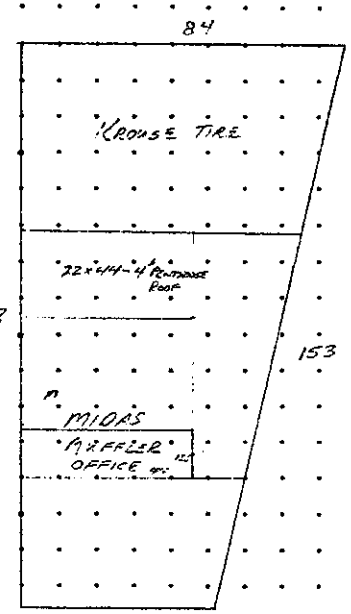
Year	Assessed Valuation	Board of Review	Tax Commission
1978	$	$ 58,300	$

TYPE			
21. EXT. WALLS			
	CONC. BLOCK		
✓	COMMON BRICK		
	FACE BRICK		
	BRICK/BLOCK		
	SANDWICH PANEL		
	REINF. CONC.		
	PRECAST CONC. PANEL		
	WINDOW CURTAIN		
	SIDING		
22. FOUNDATION WALL			
	POST		
✓	CONCRETE		
	BRICK		
	CONC. BLOCK		
	STONE		
	PILING		
23. PARAPET WALL			
	REINF. CONC.		
	COMMON BRICK		
	FACE BRICK		
	TRIM		
24. INT. FOUND			
	PILING		
	DRILLED CAISSONS		
	REINF. CONC.		
25. FRAMING			
	WOOD FRAME		
	CONC. BLOCK		
	BRICK		
✓	STEEL/OPEN		
	STEEL/FIREPROOF		
	REINF. CONC.		
	PRECAST CONC.		
	PRE-ENGINEERED		
26. SLAB ON GROUND			
✓	CONCRETE		
	REINF. CONC.		

	27. STRUCTURAL FLOORS
	WOOD
	STEEL AND CONC.
	METAL DECK
	CONC. BEAM & SLAB
	CONC. FLAT SLAB
	PRECAST CONC. SLAB
	28. ROOF & DRAINAGE
	METAL DECK
	METAL DECK & CONC.
	REINF. CONC.
	CONC. PLANK
✓	WOOD
	INSUL.
	ASPHALT SHINGLE
	BUILT-UP T & G
✓	ASPHALT ROLL
	DOWNSPOUTS
	GUTTERS
	ROOF DRAINS
✓	BAR JOIST
	29. FLOOR FINISH
	HARDWOOD
	SOFTWOOD
	LINOLEUM
	TERRAZZO
	CARPETING
	WOOD BLOCK
✓	CONC. HARDENER
	TILE
✓	SEAMLESS - OFF
	30. CEILING FINISH
✓	ACOUSTIC TILE OFF-PROF
✓	GYPSUM BOARD
	PLASTER
	PAINT
	WOOD
	31. PARTITIONS
	MASONRY
✓	STUD FRAMING
	MOVABLE
	PLASTER
✓	DRYWALL
	FURRING
	MARBLE
✓	HARDBOARD PANEL - OFF-3
	PAINT

	32. PLUMBING
	NONE
	BATH
	TILE FLOORS
	TILE WALLS
	SHOWER STALL
3	LAVATORY 2 PC.
	WATER CLOSET
	WASH BOWL
	URINALS
1	~~WASH~~FOUNTAINS DRINKING
2	WATER HEATERS ELECTRIC
	WATER SOFTENERS
	33. HEATING & A.C.
✓	GAS
	OIL
	ELECTRIC
	STEAM-CENTRAL
2	UNIT HEATERS GAS
✓	FORCED WARM AIR
	WALL HEATERS
	AIR CONDITIONING
	34. ELECTRICAL
	ROMEX
✓	CONDUIT
✓	FLUORESCENT I
	INCANDESCENT
	MERCURY VAPOR
	BUS DUCT
	PANEL BOARDS
	DISTRIBUTION CEN.
	TRANSFORMERS
	35. FIRE PROTECTION
	SPRINKLER SYSTEM
✓	CITY WATER SUPPLY
	PRIVATE SYSTEM
	36. MISCELLANEOUS
	ELEVATORS
	ESCALATORS
	STAIRS
	LOADING DOCKS
	DOCK LEVELERS
	INCINERATORS
	CRANES
1 - 1 TON CRANE ON 20' CANTILEVER	
5 - LIFTS	

41. PLAN OF BUILDING 1 SPACE = 1" = 50'



REMARKS:

37. CONSTRUCTION			
	GOOD	✓	AVERAGE
	POOR		CHEAP

38. YEAR BUILT 1942

39. YEAR REMODELED 1975-77

40. PERCENT CONDITION

PERSON INTERVIEWED: OWNER & MR KROUSE

EXAMINED BY: KS & WP

DATE: 10-30-78

BUILDING VALUE COMPUTATIONS

TYPE OF BUILDING	NO STYS.	SQ. FT.	UNIT COST	BASE VALUE	ADDITIONS AND DEDUCTIONS ITEM	ADDITIONS AND DEDUCTIONS AMOUNT	REPRODUCTION COST NEW	PHYS. DEP. % COND.	REPRODUCTION COST DEP'D	ECONOMIC COND. %	COST MOD.	COMP. MULT.	TRUE CASH VALUE
RETAIL GARAGE	15	9916	$ 16.05	$ 159,152		$	$	30	$ 47,746				$

CIT. OF T...VERS. CIT. COMMERCIAL/INDUSTRIAL*

CLASS: 201 SCH: 95

Map No.	Book No.	Page No.	Parcel Code No.
			658 031

Property Address ~~150 Hall St.~~ 263 Grandview Pkwy St Ave.

Date of Transfer	Grantee's Name	Address	Revenue Stamp	Verified Sale Price
8/75	Gerald J & Kathryn Poster	9730 Peninsula Dr		125,000 140,000

Building or Alteration Permit	Date	Amount
61-16 61-16 ... 64-17 ...	1967	$ 195 ... 75 ...
92-188 ...	11-1-92	...

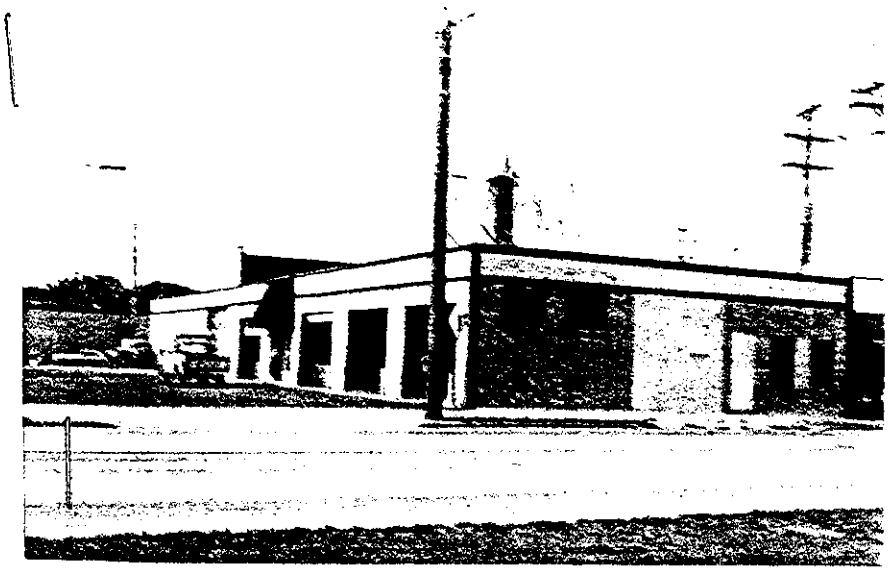
3488
Lots 58-59
Hannah Lay & Co's 11th Add.

L: 400
P: 918

E 30ft of Lot 59 added here 10/69

C-3

1962 - 15500
1963 - 1450
1964 - 25,250
1965 - 27,450
1969 - 21,450
1969 - 28,550
1972 - 26,800
1976 - 28,200
1977 - 58,300
1979 - 81,700
1983 - 121,440
1987 - 129,700
1988 - 132,000



LAND IMPROVEMENTS

	Dirt		Sidewalk		Gas
	Gravel		Water		Electric
	Paved		Sewer		Fence
	Curb				

LAND VALUE COMPUTATIONS

Lot Size	Depth Factor	Equiv. Front	Rate	Base Value
116.5 x 150	96.3	111.3	$ ~~1700~~	$ ~~189,210~~
			2000	222,600
			~~1500~~	~~144,000~~
			1600	~~178,080~~
	Shape -10%			-22,260
TOTAL LAND		161,385 144,690		~~189,210~~ $ ~~178,080~~ 200,34
TOTAL LAND IMPROVEMENTS				$ 7176
TOTAL BUILDING				$ 90,842
TOTAL APPRAISED VALUE		259,403 242,708		$ ~~276,098~~ 298,35
				~~287,228~~

Year	Assessed Valuation	Board of Review	Tax Commission
1993	$ 143,600	$	$
1995	149,200		

21. EXT. WALLS

- CONC. BLOCK
- COMMON BRICK
- FACE BRICK
- BRICK/BLOCK
- SANDWICH PANEL
- REINF. CONC.
- PRECAST CONC. PANEL
- WINDOW CURTAIN
- SIDING
- ✓ BRICK SCE

22. FOUNDATION WALL

- POST
- ✓ CONCRETE
- BRICK
- CONC. BLOCK
- STONE
- PILING

23. PARAPET WALL

- REINF. CONC.
- COMMON BRICK
- FACE BRICK
- TRIM

24. INT. FOUND

- PILING
- DRILLED CAISSONS
- REINF. CONC.

25. FRAMING

- WOOD FRAME
- ✓ CONC. BLOCK
- BRICK
- STEEL/OPEN
- STEEL/FIREPROOF
- REINF. CONC.
- PRECAST CONC.
- PRE ENGINEERED

26. SLAB ON GROUND

- CONCRETE
- ✓ REINF. CONC.

27. STRUCTURAL FLOORS

- WOOD
- STEEL AND CONC.
- METAL DECK
- CONC. BEAM & SLAB
- CONC. FLAT SLAB
- PRECAST CONC. SLAB

28. ROOF & DRAINAGE

- METAL DECK
- METAL DECK & CONC.
- REINF. CONC.
- CONC. PLANK
- ✓ ~~WOOD~~ SMART LUMBER
- INSUL.
- ✓ ASPHALT SHINGLE
- BUILT-UP T & G
- ASPHALT ROLL
- DOWNSPOUTS
- GUTTERS
- ROOF DRAINS
- BAR JOIST
- ✓ FLAT

29. FLOOR FINISH

- HARDWOOD
- SOFTWOOD
- LINOLEUM
- TERRAZZO
- CARPETING
- WOOD BLOCK
- ✓ CONC. HARDENER
- TILE

30. CEILING FINISH

- ACOUSTIC TILE
- GYPSUM BOARD
- PLASTER
- PAINT
- WOOD

31. PARTITIONS

- ✓ MASONRY
- ✓ STUD FRAMING
- MOVABLE
- PLASTER
- ✓ DRYWALL
- FURRING
- MARBLE
- HARDBOARD
- PAINT

32. PLUMBING

- NONE
- BATH
- TILE FLOORS
- TILE WALLS
- SHOWER STALL
- 3 LAVATORY 2 PC.
- WATER CLOSET
- WASH BOWL
- URINALS
- WASHFOUNTAINS
- WATER HEATERS
- WATER SOFTENERS

33. HEATING & A.C.

- ✓ GAS
- OIL
- ELECTRIC
- STEAM-CENTRAL
- 5 UNIT HEATERS
- ✓ FORCED WARM AIR / FURN
- WALL HEATERS
- AIR CONDITIONING

/ Wood Furniture Store
2 - 130,000

34. ELECTRICAL

- ROMEX
- ✓ CONDUIT
- ✓ FLUORESCENT
- INCANDESCENT
- MERCURY VAPOR
- BUS DUCT
- PANEL BOARDS
- DISTRIBUTION CEN.
- TRANSFORMERS

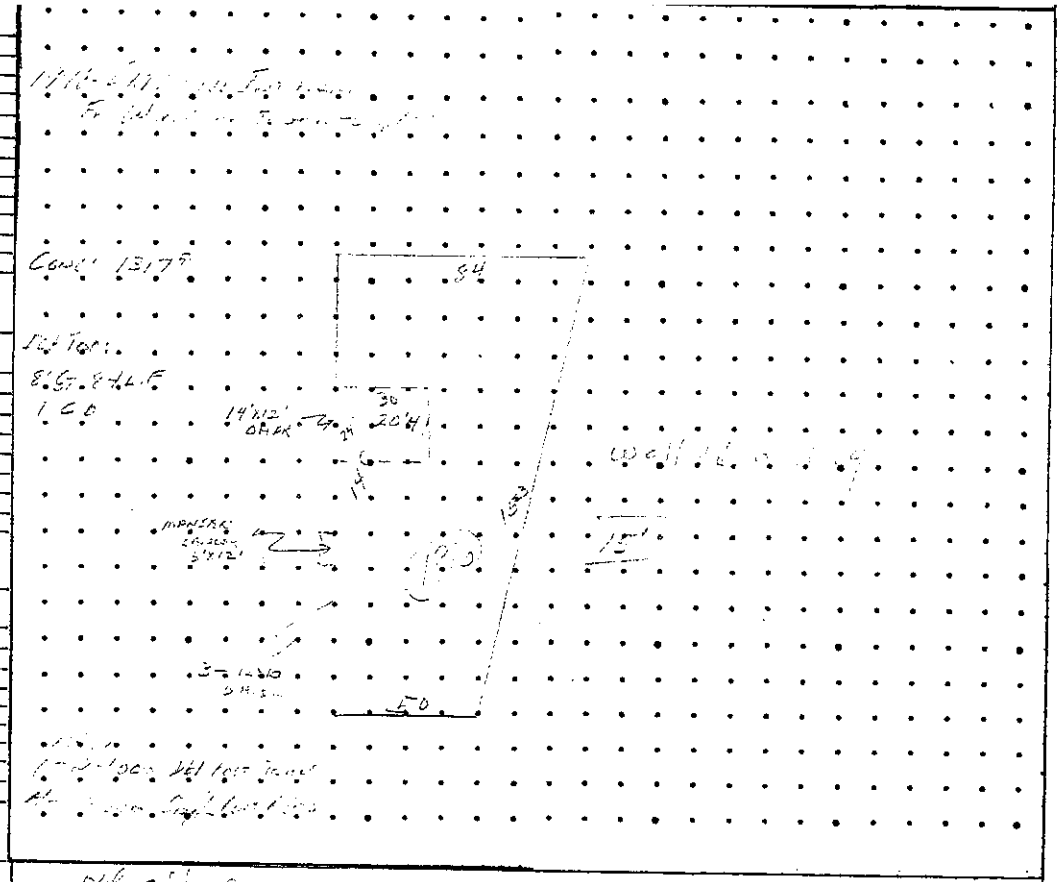
35. FIRE PROTECTION

- SPRINKLER SYSTEM
- ✓ CITY WATER SUPPLY
- PRIVATE SYSTEM

36. MISCELLANEOUS

- ELEVATORS
- ESCALATORS
- STAIRS
- LOADING DOCKS
- DOCK LEVELERS
- INCINERATORS
- CRANES

Tile ceiling
3 12' 0" elec



REMARKS:

37. CONSTRUCTION

GOOD	✓	AVERAGE
POOR		CHEAP

38. YEAR BUILT

39. YEAR REMODELED 1978

40. PERCENT CONDITION

PERSON INTERVIEWED owner (70)

EXAMINED BY SK JUST

DATE

REAL PP 2914
17 LAND $40,000
75-78 BUILD $51,700

900-445 10 - MECH SPEC
900 433 10 - MISC NOTES

BUILDING VALUE COMPUTATIONS

TYPE OF BUILDING	NO. STYS.	SQ. FT.	UNIT COST	BASE VALUE	ADDITIONS AND DEDUCTIONS ITEM	ADDITIONS AND DEDUCTIONS AMOUNT	REPRODUCTION COST NEW	PHYS. DEP. % COND.	REPRODUCTION COST DEP'D	ECONOMIC COND. %	COST MOD.	COMP. MULT.	TRUE CASH VALUE
Sto Gar	1	9916	$	$ 154044		$	$ 154,044	57	$ 87,865	10			$ 79,025
Heat				13,130			13130	10	11817				11817
Drain		*		1182			1182	80	950				
Canc		1317	1.50	1976			1976	[illegible]	1581				
Paving		[illegible]	1.00	58[illegible]			[illegible]	80	[illegible]				

Garage — Wood [illegible]

21. EXT. WALLS

- CONC. BLOCK
- COMMON BRICK
- FACE BRICK
- BRICK/BLOCK
- SANDWICH PANEL
- REINF. CONC.
- PRECAST CONC. PANEL
- WINDOW CURTAIN
- SIDING
- ✓ BRICK SOB

22. FOUNDATION WALL

- POST
- ✓ CONCRETE
- BRICK
- CONC. BLOCK
- STONE
- PILING

23. PARAPET WALL

- REINF. CONC.
- COMMON BRICK
- FACE BRICK
- TRIM:

24. INT. FOUND

- PILING
- DRILLED CAISSONS
- REINF. CONC.

25. FRAMING

- WOOD FRAME
- ✓ CONC. BLOCK
- BRICK
- STEEL/OPEN
- STEEL/FIREPROOF
- REINF. CONC.
- PRECAST CONC.
- PRE-ENGINEERED

26. SLAB ON GROUND

- CONCRETE
- ✓ REINF. CONC.

STRUCTURAL FRAMES

- WOOD
- STEEL AND CONC.
- METAL DECK
- CONC. BEAM & SLAB
- CONC. FLAT SLAB
- PRECAST CONC. SLAB

28. ROOF & DRAINAGE

- METAL DECK
- METAL DECK & CONC.
- REINF. CONC.
- CONC. PLANK
- ✓ WOOD Steel beams
- INSUL.
- ✓ ASPHALT SHINGLE
- BUILT-UP T & G
- ASPHALT ROLL
- DOWNSPOUTS
- GUTTERS
- ROOF DRAINS
- BAR JOIST
- ✓ FLAT

29. FLOOR FINISH

- HARDWOOD
- SOFTWOOD
- LINOLEUM
- TERRAZZO
- CARPETING
- WOOD BLOCK
- ✓ CONC. HARDENER
- TILE

30. CEILING FINISH

- ACOUSTIC TILE
- GYPSUM BOARD
- PLASTER
- PAINT
- WOOD

31. PARTITIONS

- ✓ MASONRY
- ✓ STUD FRAMING
- MOVABLE
- PLASTER
- ✓ DRYWALL
- FURRING
- MARBLE
- HARDBOARD
- PAINT

32. PLUMBING

- NONE
- BATH
- TILE FLOORS
- TILE WALLS
- SHOWER STALL
- 3 LAVATORY 2 PC.
- WATER CLOSET
- WASH BOWL
- URINALS
- WASHFOUNTAINS
- WATER HEATERS
- WATER SOFTENERS

33. HEATING & A.C.

- ✓ GAS
- OIL
- ELECTRIC
- STEAM-CENTRAL
- 5 UNIT HEATERS
- ✓ FORCED WARM AIR / Furn
- WALL HEATERS
- AIR CONDITIONING

1 Wood Burning Stove
2 - 130,000 BTU

34. ELECTRICAL

- ROMEX
- ✓ CONDUIT
- ✓ FLUORESCENT
- INCANDESCENT
- MERCURY VAPOR
- BUS DUCT
- PANEL BOARDS
- DISTRIBUTION CEN.
- TRANSFORMERS

35. FIRE PROTECTION

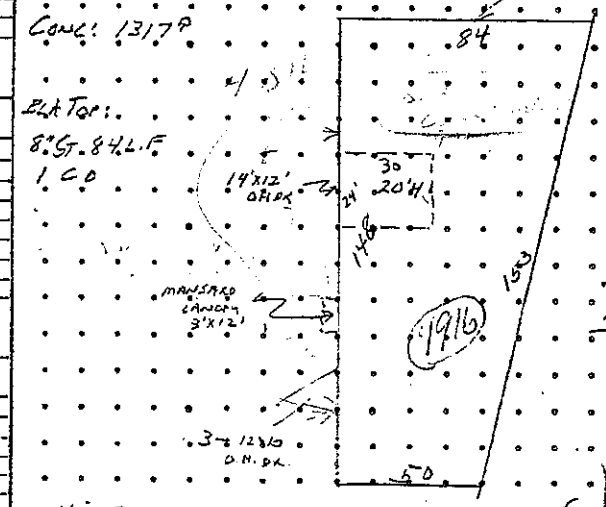
- ✓ SPRINKLER SYSTEM
- ✓ CITY WATER SUPPLY
- PRIVATE SYSTEM

36. MISCELLANEOUS

- ELEVATORS
- ESCALATORS
- STAIRS
- LOADING DOCKS
- DOCK LEVELERS
- INCINERATORS
- CRANES

Tile coping
3 121 OH elec

1978 - Extensive Int. Rem.
Fr. Warehouse to Gar - Complete



REMARKS: Ap 20/20 plywd walls celo ceil AT / conc

New Disp 12x35 Susp. Ceil Fluorio Lts Wd Panel FL Lights

C - Avg Soc 11.60

ST Sew @ 3.00 L.F
1 CO @ 400

1975: Int Rem & New O.H. Doors & Windows, Int. Auto Warehouse into Service Garage.

37. CONSTRUCTION			
	GOOD	✓	AVERAGE
	POOR		CHEAP

38. YEAR BUILT

39. YEAR REMODELED 1978

40. PERCENT CONDITION

PERSON INTERVIEWED: owner (78)

EXAMINED BY: SIE JWF

DATE: 12/30/63 12/31/75 11/1/78

New Doors:
4 10x12
1 16x12 6249 x Std 4.51

REAL PP 2814
75 LAND $40,000
75-78 BUILD $151,700

BUILDING VALUE COMPUTATIONS

TYPE OF BUILDING	NO. STYS.	SQ. FT.	UNIT COST	BASE VALUE	ADDITIONS AND DEDUCTIONS ITEM	AMOUNT	REPRODUCTION COST NEW	PHYS. DEP. % COND. (25x2)	REPRODUCTION COST DEP'D	ECONOMIC COND. % (Fair Drive)	COST MOD.	COMP. MULT.	TRUE CASH VALUE
Sec Gar	1	9916	$	$ 137347		$	$ 137347	50	$ 68,674	10			$ 61,806
Heat				11,115			11,115	20	8920				8920
Drain				652			652	20	522				
Conc		1317	80	1054			1054	20	844				
Blk Top		5806	.50	2903			2903	20	2322				

TYPE

21. EXT. WALLS
- CONC. BLOCK
- COMMON BRICK
- FACE BRICK
- BRICK/BLOCK
- SANDWICH PANEL
- REINF. CONC.
- PRECAST CONC. PANEL
- WINDOW CURTAIN
- SIDING
- ✓ Brick Bds

22. FOUNDATION WALL
- POST
- ✓ CONCRETE
- BRICK
- CONC. BLOCK
- STONE
- PILING

23. PARAPET WALL
- REINF. CONC.
- COMMON BRICK
- FACE BRICK
- TRIM

24. INT. FOUND
- PILING
- DRILLED CAISSONS
- REINF. CONC.

25. FRAMING
- WOOD FRAME
- CONC. BLOCK
- BRICK
- STEEL/OPEN
- STEEL/FIREPROOF
- REINF. CONC.
- PRECAST CONC.
- PRE ENGINEERED

26. SLAB ON GROUND
- CONCRETE
- REINF. CONC.

27. STRUCTURAL FLOORS
- WOOD
- STEEL AND CONC.
- METAL DECK
- CONC. BEAM & SLAB
- CONC. FLAT SLAB
- PRECAST CONC. SLAB

28. ROOF & DRAINAGE
- METAL DECK
- METAL DECK & CONC.
- REINF. CONC.
- CONC. PLANK
- ✓ WOOD Steel Joist
- INSUL.
- ✓ ASPHALT SHINGLE
- BUILT-UP T & G
- ASPHALT ROLL
- DOWNSPOUTS
- GUTTERS
- ROOF DRAINS
- BAR JOIST
- ✓ Flat

29. FLOOR FINISH
- HARDWOOD
- SOFTWOOD
- LINOLEUM
- TERRAZZO
- CARPETING
- WOOD BLOCK
- ✓ CONC. HARDENER
- TILE

30. CEILING FINISH
- ACOUSTIC TILE
- GYPSUM BOARD
- PLASTER
- PAINT
- WOOD

31. PARTITIONS
- MASONRY
- STUD FRAMING
- MOVABLE
- PLASTER
- DRYWALL
- FURRING
- MARBLE
- HARDBOARD
- PAINT

32. PLUMBING
- NONE
- BATH
- TILE FLOORS
- TILE WALLS
- SHOWER STALL
- LAVATORY 2 PC.
- WATER CLOSET
- WASH BOWL
- URINALS
- WASHFOUNTAINS
- WATER HEATERS
- WATER SOFTENERS

33. HEATING & A.C.
- ✓ GAS
- OIL
- ELECTRIC
- ✓ STEAM-CENTRAL
- UNIT HEATERS
- ✓ FORCED WARM AIR UNIT HEAT
- WALL HEATERS
- AIR CONDITIONING

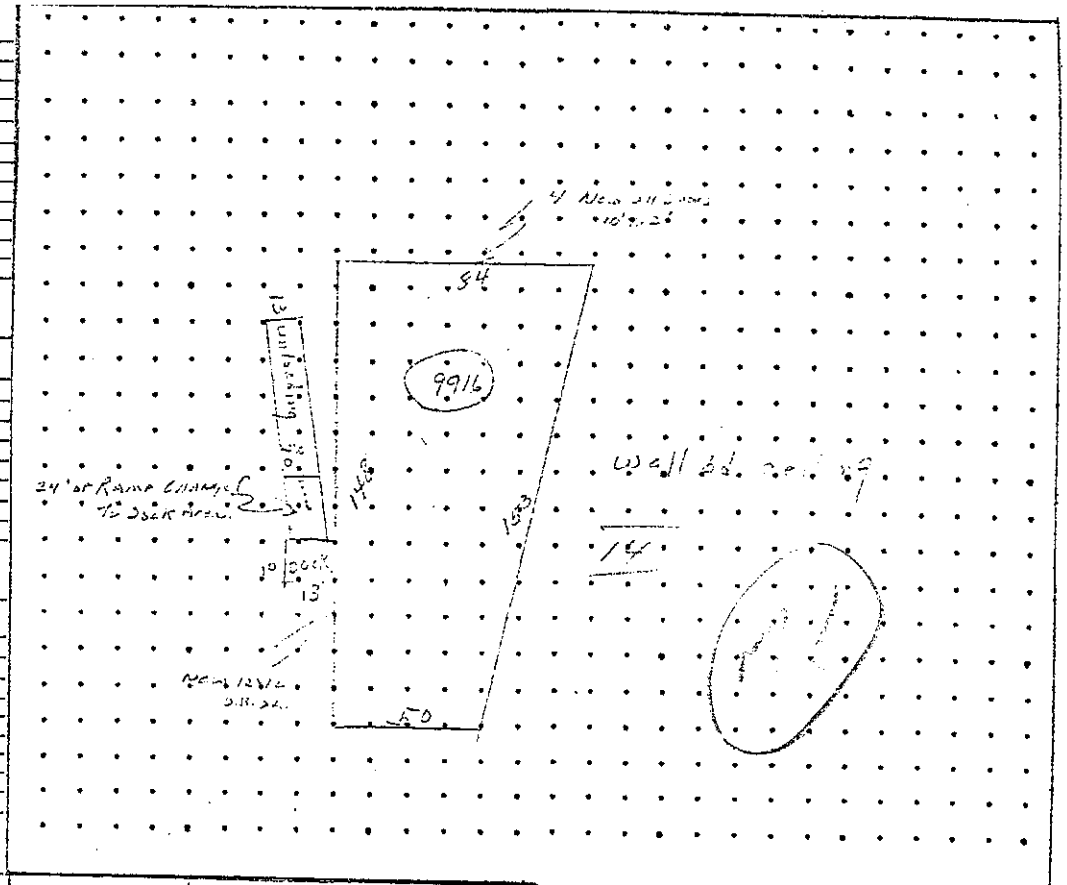
+ 2 Unit Heaters

34. ELECTRICAL
- ROMEX
- CONDUIT
- FLUORESCENT
- INCANDESCENT
- MERCURY VAPOR
- BUS DUCT
- PANEL BOARDS
- DISTRIBUTION CEN.
- TRANSFORMERS

35. FIRE PROTECTION
- SPRINKLER SYSTEM
- CITY WATER SUPPLY
- PRIVATE SYSTEM

36. MISCELLANEOUS
- ELEVATORS
- ESCALATORS
- STAIRS
- LOADING DOCKS
- DOCK LEVELERS
- INCINERATORS
- CRANES

File copies
3 12/1 of office



REMARKS: office
- 20x20
plywood walls
celo ceil
AT / conc

walls - ceil - 8/12 [illegible] 12x20 - conc
" 4 [illegible] 12x27 - cinder
" " " freezer 30xxx - conc

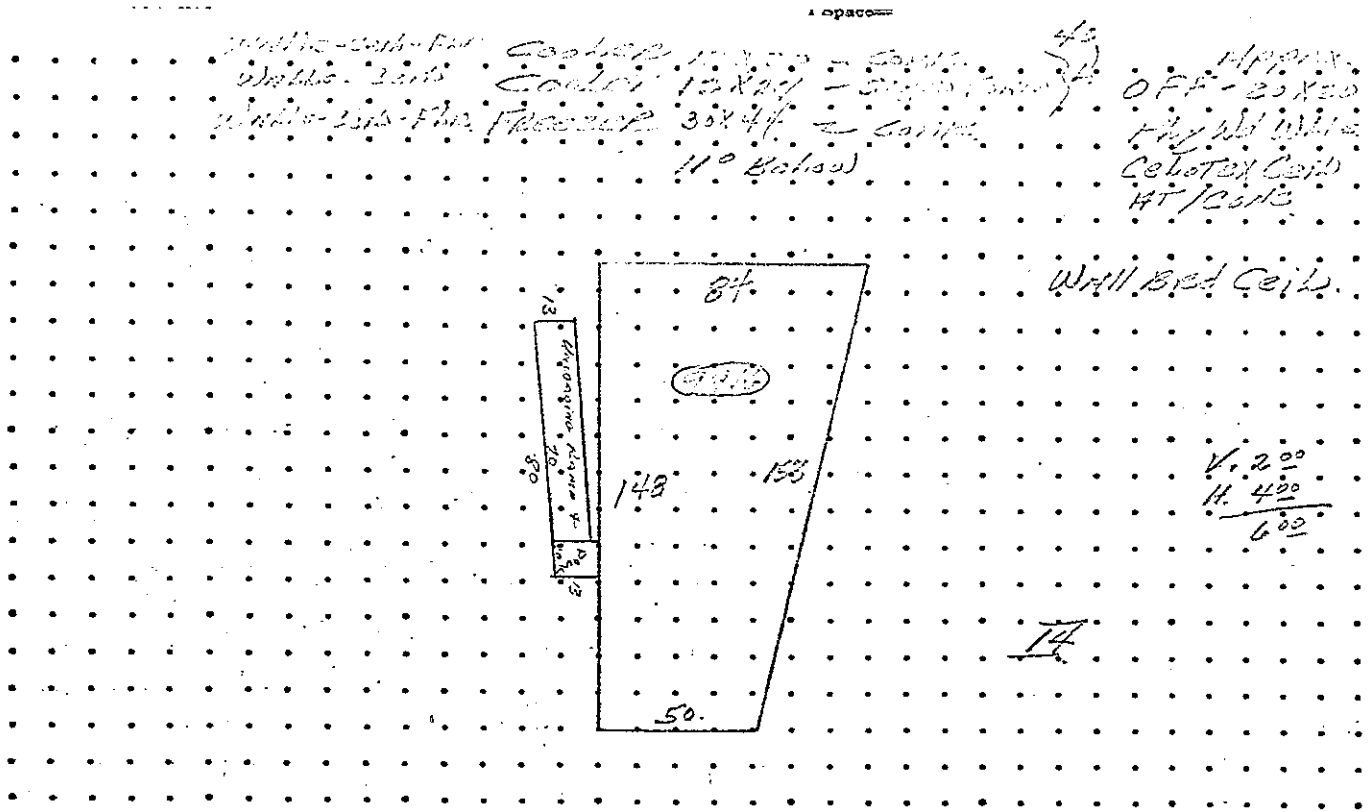
1975: Tot Rem & New Dirt [illegible] Warehouse into Service Garage.

37. CONSTRUCTION			40. PERCENT CONDITION
	GOOD / POOR	AVERAGE / CHEAP	PERSON INTERVIEWED
38. YEAR BUILT			EXAMINED BY SM JMF
39. YEAR REMODELED			DATE 12/31/75 initials

New Doors:
[illegible] 6x7 x 2"
[illegible]

BUILDING VALUE COMPUTATIONS

TYPE OF BUILDING	NO. STYS.	SQ. FT.	UNIT COST	BASE VALUE	ADDITIONS AND DEDUCTIONS ITEM	AMOUNT	REPRODUCTION COST NEW	PHYS. DEP. % COND.	REPRODUCTION COST DEP'D	ECONOMIC COND. %	COST MOD.	COMP. MULT.	TRUE CASH VALUE
Warehouse	1	9916	$	$ 62321		$	$ 62321	60	$ 27328	10			$ 24 59[illegible]
Coolers		524	9.60	5030			16916	70	5023	70			[illegible]
Freezer		1320	9.00	11880									
Ramp Addition		1040	2.50	2600			2600	20	2[illegible]				[illegible]
[illegible]				914									



1. TYPE		6. CONSTRUCTION	
	Factory Grade A		Wood Frame
	Factory Grade B		Conc. Block
	Factory Grade C	✓	Brick
	Iron Clad		Steel Frame
✓	Warehouse		Reinf. Concrete
	Office		
	Shed		

2. FOUNDATION		7. FLOORS	
	Post		Pine
✓	Concrete		Hardwood
	Brick	✓	Concrete
	Pile		Tile
	Conc. Block		
	Stone		

3. EXT. WALLS		8. BASEMENT	
	Siding	✓	None
	Steel Sash		Part
	Tile		Full
✓	Brick Comp		Conc. Floor
	Brick Veneer		
	Corrugated Panel		
	Conc. Block		
	Stone		

4. ROOF TYPE		9. MISC.	
	Dome		Sprinkler
	Gable		Air Conditioning
✓	Flat	✓	Elevators
	Hip		Lavatories
		✓	Heating
			R.R. Sidings
		✓	Stacks
			Tanks
		✓	
		✓	

5. ROOF CONST'N	
✓	Comp

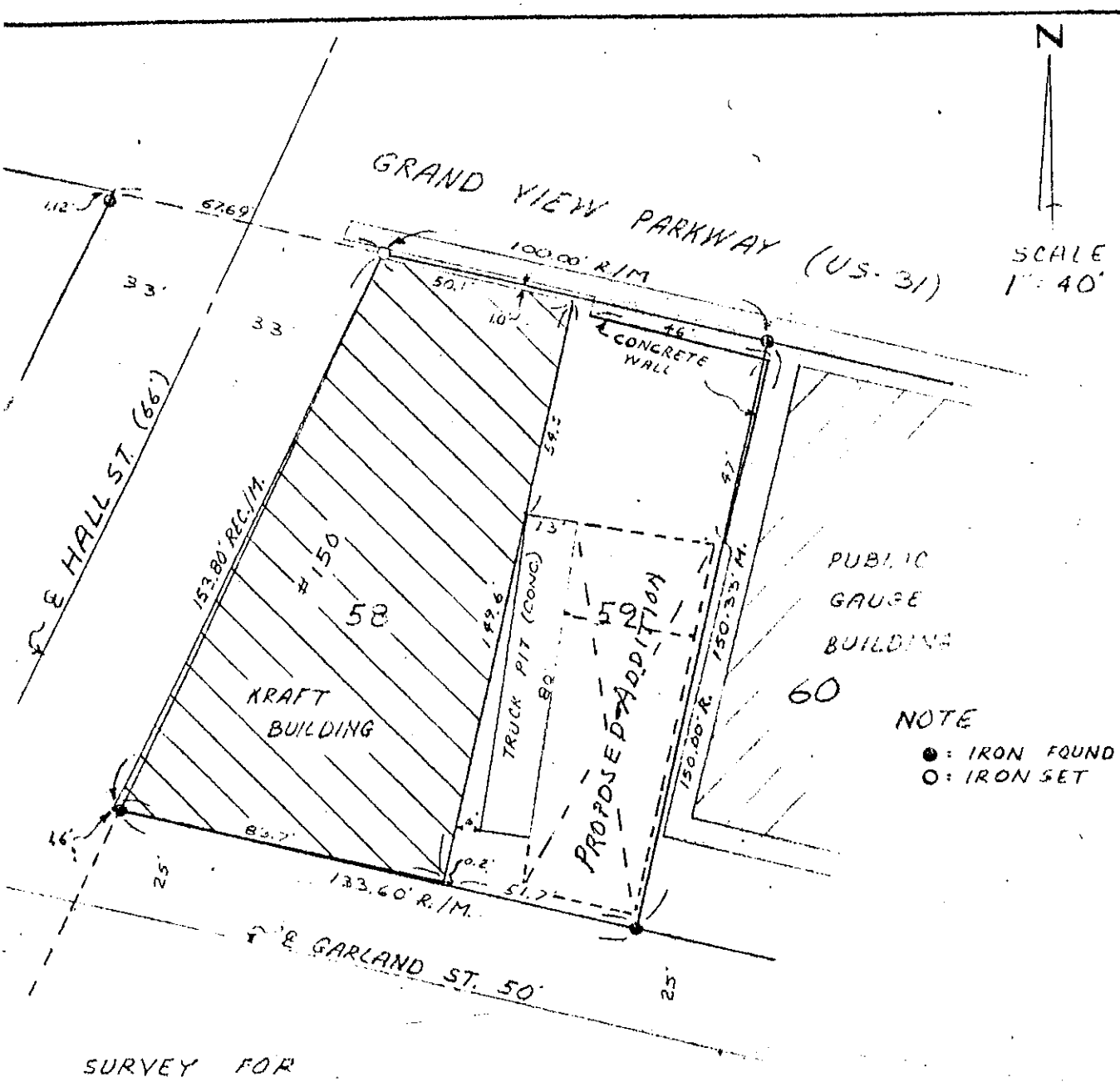
REMARKS: Gordon Food Services of Imo, 1940

Person Interviewed: [illegible]

Examined By SE Date: [illegible]

BUILDING VALUE COMPUTATIONS

Type of Building	No. Stys.	Sq. Ft.	Cu. Ft.	Unit Cost	Base Value	Additions and Deductions Item	Additions and Deductions Amount	Reproduction Cost New	Phys. Dep. % Cond.	Reproduction Cost Dep'd	Economic Cond. %	True Cash Value
Wrpr Hsc	1.5	9916		$6.00	$ 59496		$	$ 60596	40	$ 36358	—	$ 36358
Plb					1100							
Cooler		524		9.60	5030			16910	60	6764	10	6088
Freezer		1320		9.00	11880							
Unconsing Ramp & Dock		1040		4.00	4160							4160
												46606



SURVEY FOR

GORDON FOOD SERVICE

OF LOT 58 & 59 OF HANNAH, LAY & CO'S.
ELEVENTH ADDITION TO TRAVERSE CITY,
GRAND TRAVERSE COUNTY, MICHIGAN

GOURDIE, MILLER, FRASER & ASSOC. INC.
124 W. STATE ST. TRAVERSE CITY, MICH. 49684

APPEAL 69-19
11-28-69

STATE OF MICHIGAN
RICHARD A. RADEMAKER
LAND SURVEYOR
NO. 14768
REGISTERED LAND SURVEYOR

Richard A. Rademaker

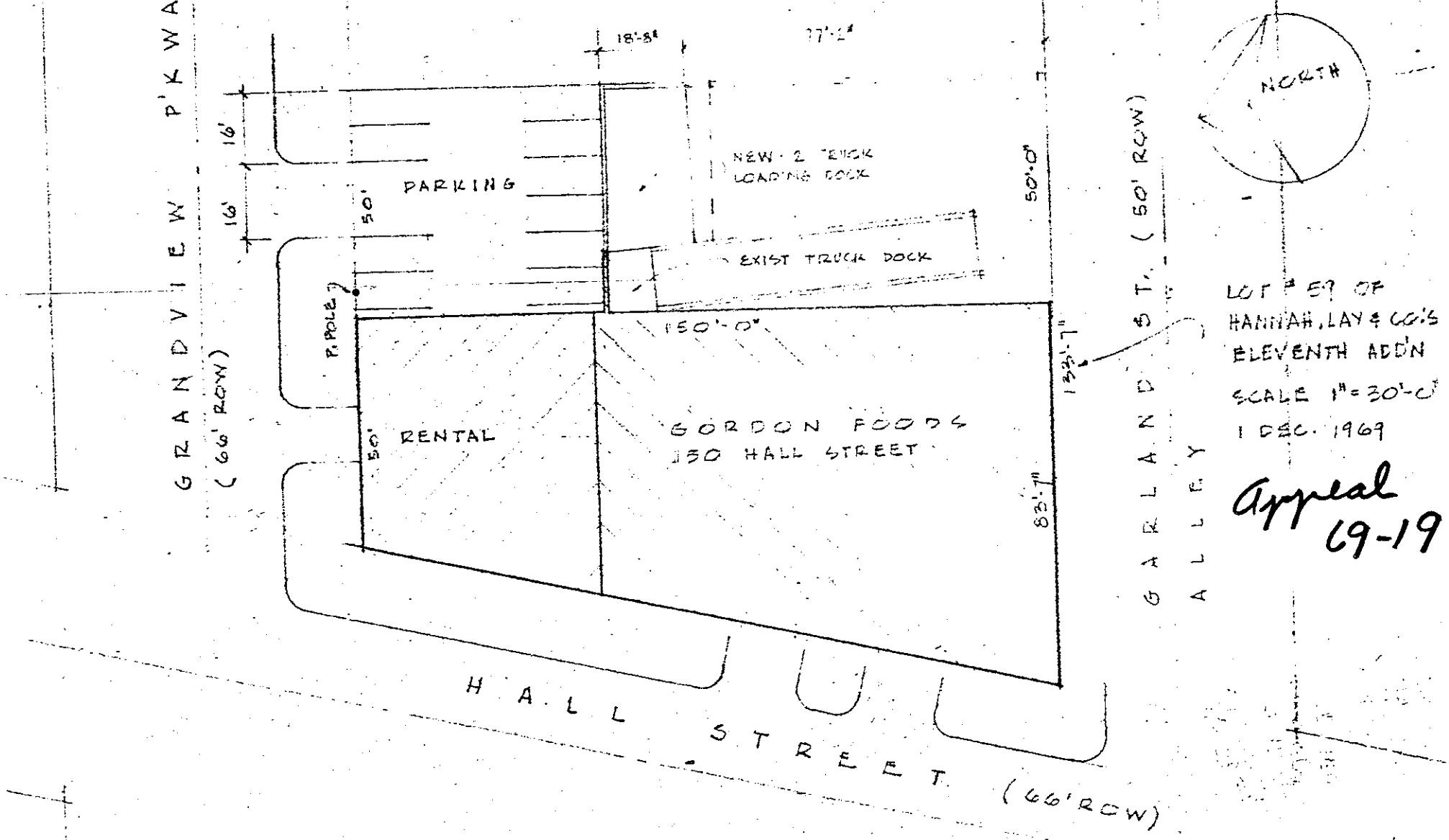
RICHARD A. RADEMAKER
REG. LAND SURVEYOR # 14768
DRAWN 12-1-69

3488

3488

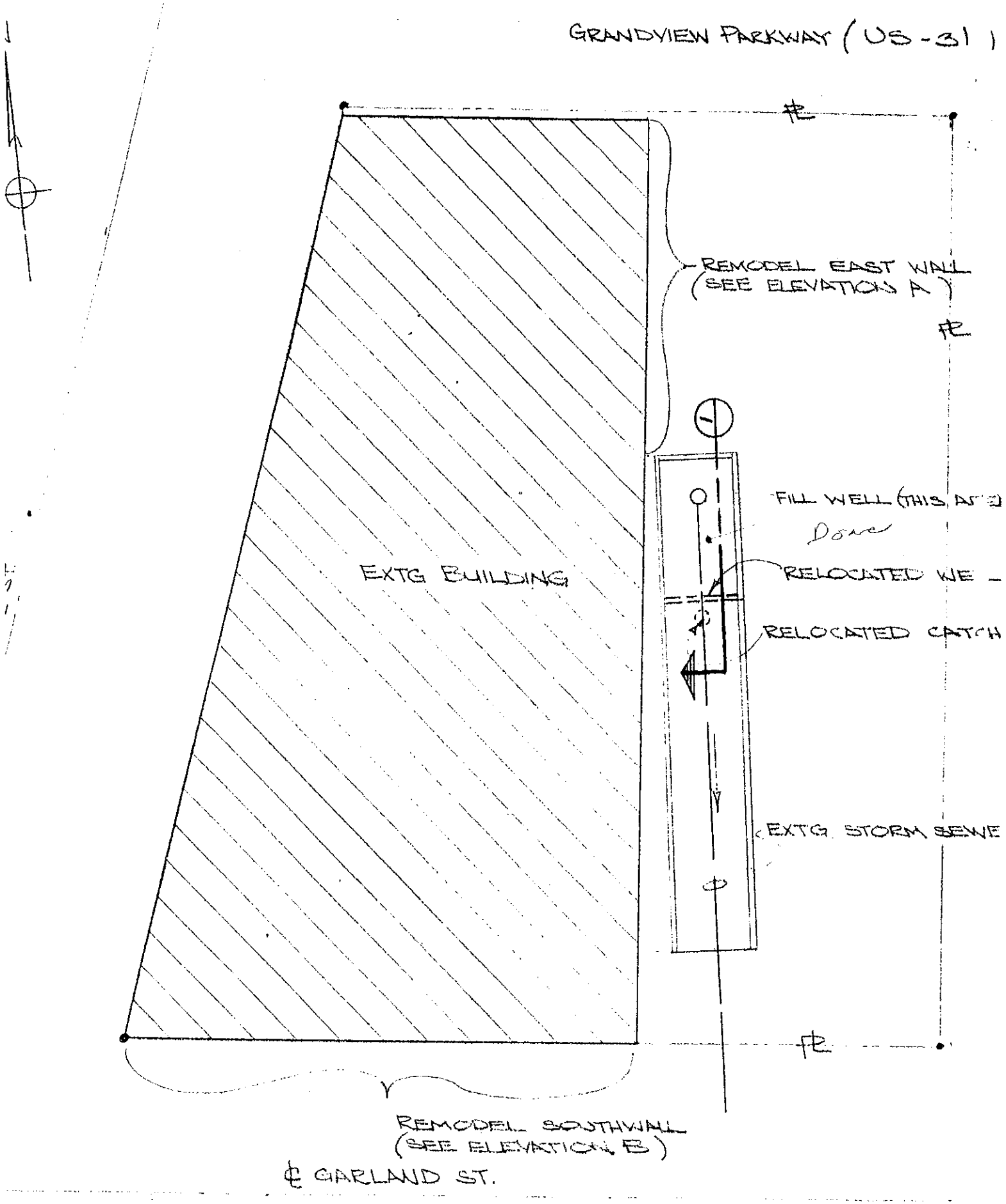
GORDON FOOD SERVICE
150 HALL STREET
TRAVERSE CITY, MICH.

C. R. HORNBACH, A. A.
ARCHITECT
GRAND RAPIDS, MICH.



LOT # 59 OF
HANNAH, LAY & CO.'S
ELEVENTH ADD'N
SCALE 1" = 30'-0"
1 DEC. 1969

Appeal 69-19


GRANDVIEW PARKWAY (US-31)
REMODEL EAST WALL
(SEE ELEVATION A)
FILL WELL (THIS AREA)
Done
RELOCATED WE
RELOCATED CATCH
EXTG BUILDING
EXTG STORM SEWE
REMODEL SOUTHWALL
(SEE ELEVATION B)
℄ GARLAND ST.

SITE PLAN

Parcel Number: 28-51-658-032-00 Jurisdiction: 28-51TRAVERSE CITY-GTC County: GRAND TRAVERSE Printed on 03/22/2012

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NORTHERN PROPERTIES	BAYWATCH PROPERTIES LCC	269,750	06/07/1994	LC	LAND CONTRACT	1015/127		0.0

Property Address
235 W GRANDVIEW PKWY

Owner's Name/Address
BAYWATCH PROPERTIES LLC
TRUELOVE LARRY
235 W GRANDVIEW PKY
TRAVERSE CITY MI 49684

Tax Description
LOT 60 HANNAH LAY & CO'S 11TH ADD.
Comments/Influences
WD 07/21/03 1980/565 (FULFILLS LC)
CTM ASSOCIATES
900 095 00 (CONSULTING
ENGINEERS)
CHARTER COMMUNICATIONS 900 660
31
WIRELESS FIRST
900 385 11

Class: 201 COMMERCIAL - Zoning: C-4A
School: T.C.
P.R.E. 0%
MAP #: 3
2012 Est TCV 550,184 TCV/TFA: 89.90

	Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
Dirt Road
Gravel Road
X Paved Road
Storm Sewer
X Sidewalk
X Water
X Sewer
X Electric
X Gas
X Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 2930.2930.GRANDVIEW PRKWY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	50 X 150 Reason	Value
GRANDVIEW PKWY	50.00	150.00	1.0000	1.0000	6000	130	VIEW	390,000
50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			390,000

Who	When	What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2012	195,000	80,100	275,100			80,853C
2011	175,000	77,000	252,000			78,728C
2010	210,000	81,400	291,400			77,412C
2009	150,000	145,400	295,400			77,645C

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of Grand Traverse, Michigan

*** Information herein deemed reliable but not guaranteed***

Commercial/Industrial Building/Section 1 of 2 Parcel Number: 28-51-658-032-00 Printed on 03/22/2012

Desc. of Bldg/Section:
Calculator Occupancy: Office Building

Class: C
Floor Area: 3,360
Stories Above Grd: 2
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 45
Physical %Good: 37
Func. %Good : 50
Economic %Good: 100

Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

High Above Ave. X Ave. Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Steam Radiator with Boiler 100
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 1680
Ave. Perimeter: 164
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office (No Rates)
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 51.60

(10) Heating system: Steam Radiator with Boiler Cost/SqFt: 6.65 100%
Adjusted Square Foot Cost for Upper Floors = 58.25

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 1,680 Perimeter: 164 Perim. Multiplier: 1.113
Refined Square Foot Cost for Upper Floors: 58.35

County Multiplier: 1.24, Final Square Foot Cost for Upper Floors = 72.353

Total Floor Area: 3,360 Base Cost New of Upper Floors = 243,105

Reproduction/Replacement Cost = 243,105
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/50 /100/18.5
Total Depreciated Cost = 44,974

ECF (2300 COMMERCIAL DOWNTOWN AREA) 2.000 => TCV of Bldg: 1 = 89,949
Replacement Cost/Floor Area= 72.35 Est. TCV/Floor Area= 26.77

(1) Excavation/Site Prep:

(2) Foundation: Footings
X Poured Conc Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.	Average Typical	Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil	Coal Stoker	Hand Fired Boiler

(11) Electric and Lighting:

Outlets:	Fixtures:
X Few	X Few
Average	Average
Many	Many
Unfinished	Unfinished
Typical	Typical
Flex Conduit	Incandescent
Rigid Conduit	Fluorescent
Armored Cable	Mercury
Non-Metalic	Sodium Vapor
Bus Duct	Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:
Thickness Bsmnt Insul.

** Information herein deemed reliable but not guaranteed***

Parcel Number: 28-51-658-032-00

Printed on 03/22/2012

Desc. of Bldg/Section:
Calculator Occupancy: Office Building

Class: C
Floor Area: 2,760
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 45
Physical %Good: 37
Func. %Good : 50
Economic %Good: 100

Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

High	Above Ave.	X Ave.	Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Steam Radiator with Boiler 100
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 2760
Ave. Perimeter: 216
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office (No Rates)
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 51.60

(10) Heating system: Steam Radiator with Boiler Cost/SqFt: 6.65 100%
Adjusted Square Foot Cost for Upper Floors = 58.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 2,760 Perimeter: 216 Perim. Multiplier: 1.058
Refined Square Foot Cost for Upper Floors: 55.47

County Multiplier: 1.24, Final Square Foot Cost for Upper Floors = 68.777

Total Floor Area: 2,760 Base Cost New of Upper Floors = 189,826

Reproduction/Replacement Cost = 189,826
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/50 /100/18.5
Total Depreciated Cost = 35,118

ECF (2300 COMMERCIAL DOWNTOWN AREA) 2.000 => TCV of Bldg: 2 = 70,235
Replacement Cost/Floor Area= 68.78 Est. TCV/Floor Area= 25.45

(1) Excavation/Site Prep:

(2) Foundation: Footings
X Poured Conc Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
X Few	X	Few
Average		Average
Many		Many
Unfinished		Unfinished
Typical		Typical
Flex Conduit		Incandescent
Rigid Conduit		Fluorescent
Armored Cable		Mercury
Non-Metalic		Sodium Vapor
Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

Thickness Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 28-51-658-032-00 Jurisdiction: Unit '51' County: TRAVERSE CITY Printed on 04/14/2009

Grantor	Grantee	Sale Price	Sale Date	Inst Type	Terms of Sale	Liber &Page	Verified by	Prcnt Trans
NORTHERN PROPERTIES	BAYWATCH PROPERTIES LCC	269,750	06/07/1994	LC	LAND CONTRACT	1015/127	DEED	0.0

Property Address
235 W GRANDVIEW PKWY

Owner's Name/Address
BAYWATCH PROPERTIES LLC
LARRY TRUELOVE
235 W GRANDVIEW PKY
TRAVERSE CITY MI 49684

Legal Description
LOT 60 HANNAH LAY & CO'S 11TH ADD.

Comments/Influences
WD 07/21/03 1980/565 (FULFILLS LC)

CTM ASSOCIATES
900 095 00 (CONSULTING ENGINEERS)
CHARTER COMMUNICATIONS 900 660 31
WIRELESS FIRST
900 385 11

Class: COMMERCIAL | Zoning:

School: T.C.

P.R.E. 0%

MAP #: 3

2009 Est TCV 590,773 TCV/TFA: 96.53

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

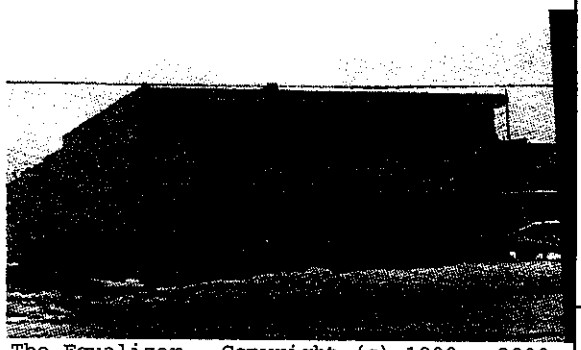
Who When What

Land Value Estimates for Land Table 930.930.GRANDVIEW PRKWY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 40.00			7500 SqFt	40.00	100			300,000
			0.17 Total Acres		Total Est. Land Value =			300,000

50 X 150

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2009	150,000	145,400	295,400			77,645C
2008	150,000	145,390	295,390			74,373C
2007	78,660	174,330	252,990			72,701C
2006	50,060	128,390	178,450			70,108C



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Information herein deemed reliable but not guaranteed

Desc. of Bldg/Section:
Calculator Occupancy: Office Building

Class: C
Floor Area: 3,360
Stories Above Grd: 2
Average Sty Hght : 8
Bsmnt Wall Hght :

Depr. Table : 2.25%
Effective Age : 30
Physical %Good: 51
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Steam Radiator with Boiler 100%
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 1680
Ave. Perimeter: 164
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office (No Rates)
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 51.60

(10) Heating system: Steam Radiator with Boiler Cost/SqFt: 6.65 100%
Adjusted Square Foot Cost for Upper Floors = 58.25

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 1,680 Perimeter: 164 Perim. Multiplier: 1.113
Refined Square Foot Cost for Upper Floors: 58.35

County Multiplier: 1.11, Final Square Foot Cost for Upper Floors = 64.767

Total Floor Area: 3,360 Base Cost New of Upper Floors = 217,619

Reproduction/Replacement Cost = 217,619
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 110,985

ECF (OFFICE DOWNTOWN) 1.550 => TCV of Bldg: 1 = 172,027
Replacement Cost/Floor Area= 64.77 Est. TCV/Floor Area= 51.20

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

Information herein deemed reliable but not guaranteed

Desc. of Bldg/Section:
Calculator Occupancy: Office Building

Class: C
Floor Area: 2,760
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght :

Depr. Table : 2.25%
Effective Age : 35
Physical %Good: 45
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Steam Radiator with Boiler 100%
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 2760
Ave. Perimeter: 216
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office (No Rates)
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 51.60

(10) Heating system: Steam Radiator with Boiler Cost/SqFt: 6.65 100%
Adjusted Square Foot Cost for Upper Floors = 58.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 2,760 Perimeter: 216 Perim. Multiplier: 1.060
Refined Square Foot Cost for Upper Floors: 55.57

County Multiplier: 1.11, Final Square Foot Cost for Upper Floors = 61.683

Total Floor Area: 2,760 Base Cost New of Upper Floors = 170,246

Reproduction/Replacement Cost = 170,246
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0
Total Depreciated Cost = 76,611

ECF (OFFICE DOWNTOWN) 1.550 => TCV of Bldg: 2 = 118,746
Replacement Cost/Floor Area= 61.68 Est. TCV/Floor Area= 43.02

(1) Excavation/Site Prep:

(2) Foundation: | | Footings

X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

Information herein deemed reliable but not guaranteed

658032 235 GRANDVIEW

office

21. EXT. WALLS
- ✓ CONC. BLOCK
- COMMON BRICK
- ✓ FACE BRICK
- BRICK/BLOCK
- SANDWICH PANEL
- REINF. CONC.
- PRECAST CONC. PANEL
- WINDOW CURTAIN
- SIDING

22. FOUNDATION WALL
- POST
- ✓ CONCRETE
- BRICK
- CONC. BLOCK
- STONE
- PILING

23. PARAPET WALL
- REINF. CONC.
- COMMON BRICK
- FACE BRICK
- TRIM

24. INT. FOUND
- PILING
- DRILLED CAISSONS
- REINF. CONC.

25. FRAMING
- ✓ WOOD FRAME
- ✓ CONC. BLOCK
- BRICK
- STEEL/OPEN
- STEEL/FIREPROOF
- REINF. CONC.
- PRECAST CONC.
- PRE-ENGINEERED

26. SLAB ON GROUND
- CONCRETE
- REINF. CONC.

- WOOD
- STEEL AND CONC.
- METAL DECK
- CONC. BEAM & SLAB
- CONC. FLAT SLAB
- PRECAST CONC. SLAB

28. ROOF & DRAINAGE
- METAL DECK
- METAL DECK & CONC.
- REINF. CONC.
- CONC. PLANK
- WOOD
- INSUL
- ✓ ASPHALT SHINGLE
- BUILT-UP T & G
- ASPHALT ROLL
- DOWNSPOUTS
- GUTTERS
- ROOF DRAINS
- BAR JOIST
- ✓ Flat

29. FLOOR FINISH
- HARDWOOD
- ✓ SOFTWOOD 2nd
- LINOLEUM
- TERRAZZO
- CARPETING
- ✓ WOOD BLOCK
- ✓ CONC. HARDENER
- ✓ TILE Kat 2

30. CEILING FINISH
- ACOUSTIC TILE
- GYPSUM BOARD
- PLASTER
- PAINT
- WOOD

31. PARTITIONS
- MASONRY
- STUD FRAMING
- MOVABLE
- PLASTER
- DRYWALL
- FURRING
- MARBLE
- HARDBOARD
- PAINT

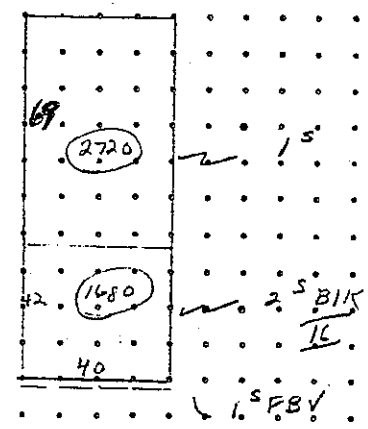
- NONE
- 1 BATH
- TILE FLOORS
- TILE WALLS
- SHOWER STALL
- 2 LAVATORY 2 PC.
- WATER CLOSET
- 1 WASH BOWL
- URINALS
- WASHFOUNTAINS
- WATER HEATERS
- WATER SOFTENERS

33. HEATING & A.C.
- GAS
- ✓ OIL
- ELECTRIC
- ✓ STEAM-CENTRAL
- UNIT HEATERS
- FORCED WARM AIR
- WALL HEATERS
- AIR CONDITIONING

34. ELECTRICAL
- ROMEX
- ✓ CONDUIT
- ✓ FLUORESCENT
- INCANDESCENT
- MERCURY VAPOR
- BUS DUCT
- PANEL BOARDS
- DISTRIBUTION CEN.
- TRANSFORMERS

35. FIRE PROTECTION
- SPRINKLER SYSTEM
- CITY WATER SUPPLY
- PRIVATE SYSTEM

36. MISCELLANEOUS
- ELEVATORS
- ESCALATORS
- STAIRS
- LOADING DOCKS
- DOCK LEVELERS
- INCINERATORS
- CRANES
- ✓ Tile doping



REMARKS: Addn 40x50 (1947)
Apt 40x40 (1949)
REAL PP.
'78 LAND $40,000
'78 BUILD $120,000

TWAKE

37. CONSTRUCTION
- GOOD
- AVERAGE
- POOR
- CHEAP

38. YEAR BUILT

39. YEAR REMODELED

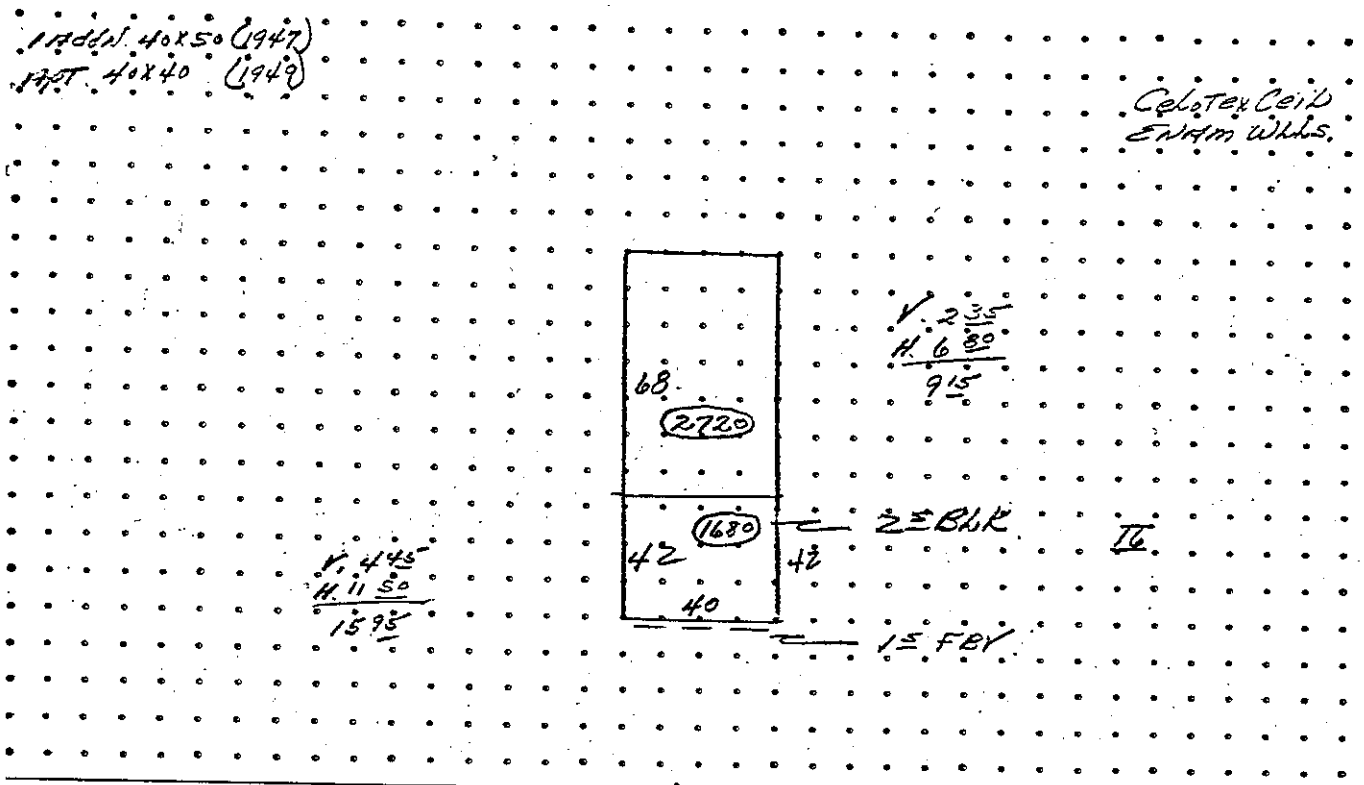
40. PERCENT CONDITION
- PERSON INTERVIEWED: Owner
- EXAMINED BY: SE
- DATE: 12/30/63

BUILDING VALUE COMPUTATIONS

TYPE OF BUILDING	NO. STYS.	SQ. FT.	UNIT COST	BASE VALUE	ADDITIONS AND DEDUCTIONS ITEM	ADDITIONS AND DEDUCTIONS AMOUNT	REPRODUCTION COST NEW	PHYS. DEP. % COND.	REPRODUCTION COST DEP'D	loc + type, RENTALS, PARKING ECONOMIC COND. %	COST MOD.	COMP. MULT.	TRUE CASH VALUE	Pl or Rev
off	2s	1680	$	$ 79162		$	$ 79162	40	$ 47497	20	—	—	$ 37998	34045
[illegible]	1s	2720								40			28,498	

PLAN OF BUILDING

1 Space=



1. TYPE	
	Factory Grade A
	Factory Grade B
	Factory Grade C
	Iron Clad
	Warehouse
✓	Office
	Shed

2. FOUNDATION	
	Post
✓	Concrete
	Brick
	Pile
	Conc. Block
	Stone

3. EXT. WALLS	
	Siding
	Steel Sash
	Tile
	Brick
	Brick Veneer
	Corrugated Panel
✓	Conc. Block
	Stone

4. ROOF TYPE	
	Dome
	Gable
✓	Flat
	Hip

5. ROOF CONST'N	
✓	Comp

6. CONSTRUCTION	
	Wood Frame
✓	Conc. Block
	Brick
	Steel Frame
	Reinf. Concrete

7. FLOORS	
✓	Pine 2nd - [illegible]
	Hardwood
✓	Concrete
✓	Tile [illegible]

8. BASEMENT NO	
✓	None
	Part
	Full
	Conc. Floor

9. MISC.	
	Sprinkler Tile Copper
	Air Conditioning
	Elevators
	Lavatories
✓	Heating OIL Hot Water
	R.R. Sidings
	Stacks
✓	Tanks Sink
✓	TR (2)
✓	Bath (1)

REMARKS: 1ST FLR 3/4 VAC 220 When Rented. 1938
1ST FLR. NEWSPAPER DIST 55/MO HTG, LTG FURN
2nd FLR GIRL SCOUTS 120/MO HTG, LTG FURN.

Person Interviewed: OWNER

Examined By SE Date: 12-30-63

BUILDING VALUE COMPUTATIONS

Type of Building	No. Stys.	Sq. Ft.	Cu. Ft.	Unit Cost	Base Value	Additions and Deductions Item	Additions and Deductions Amount	Reproduction Cost New	Phys. Dep. % Cond.	Reproduction Cost Dep'd	~~Economic~~ Loc Stage Cond. %	True Cash Value
OFF.	2 S	1680		$15 95	$ 26796		$	$ 53354	35	$ 34680	25	$ 26010
Addn.	1 S	2720		9 15	24888							
Plb					1670							

CITY OF TRAVERSE CITY *COMMERCIAL/INDUSTRIAL*

CLASS: 201 SCH: 95

Map No.	Book No.	Page No.	Parcel Code No.
			658 032

Property Address 235 Grandview Parkway St. Ave.

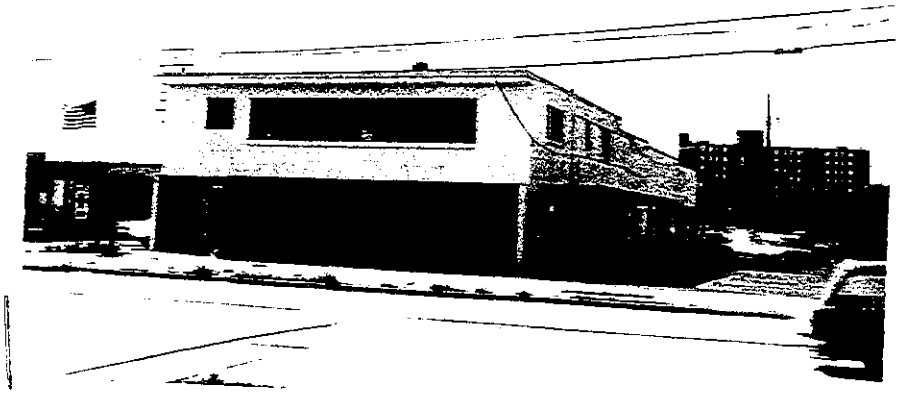
Date of Transfer	Grantee's Name	Address	Revenue Stamp	Verified Sale Price
10/78			9/73 LC	658 032 + 033 205 000
			7/94 LC	ALSO 638-033 269,750
7/94 LC	[illegible] LC			
	DONOR LEASE	TRUELOVE 235 GRANDVIEW WAY		

Building or Alteration Permit	Date	Amount
92-235 INT. ALTERATION	12/92	$ 14,000

3488-B
Lot 60 Hannah Lay & Co's 11th Add.

L: 1015
P: 127

E 30ft of Lot 59 split to 3488 10/69 C-3 [illegible] (10-12-78) 1950 - 11750
1962 - 20,650
1964 - 16,800
[illegible] - 15,700
1970 - 15,400 [illegible]



LAND IMPROVEMENTS

	Dirt		Sidewalk		Gas
	Gravel		Water		Electric
	Paved		Sewer		Fence
	Curb				

LAND VALUE COMPUTATIONS

Lot Size	Depth Factor	Equiv. Front	Rate	Base Value
[illegible]	[illegible]	47.7	$1450	$ ~~69,165~~
			~~1550~~	~~73,935~~
			1750	83,475

TOTAL LAND 87- [illegible] 25 6 [illegible]	$ ~~73,935~~ ~~69,165~~ 83,475
TOTAL LAND IMPROVEMENTS	$
TOTAL BUILDING [illegible]	$ 52,161
TOTAL APPRAISED VALUE [illegible]	$ ~~102,326~~ 116,[illegible]
	~~107,096~~

Year	Assessed Valuation	Board of Review	Tax Commission
1973	$ 22,600	$ 22,600	$
1974		[illegible]	
[illegible]	28,600	28,600	32,774
[illegible]-3	42,600		
1987	47,600		
1989	51,200		

TYPE
office

21. EXT. WALLS

- ✓ CONC. BLOCK
- COMMON BRICK
- ✓ FACE BRICK
- BRICK/BLOCK
- SANDWICH PANEL
- REINF. CONC.
- PRECAST CONC. PANEL
- WINDOW CURTAIN
- SIDING

22. FOUNDATION WALL

- POST
- ✓ CONCRETE
- BRICK
- CONC. BLOCK
- STONE
- PILING

23. PARAPET WALL

- REINF. CONC.
- COMMON BRICK
- FACE BRICK
- TRIM:

24. INT. FOUND

- PILING
- DRILLED CAISSONS
- REINF. CONC.

25. FRAMING

- ✓ WOOD FRAME
- ✓ CONC. BLOCK
- BRICK
- STEEL/OPEN
- STEEL/FIREPROOF
- REINF. CONC.
- PRECAST CONC.
- PRE-ENGINEERED

26. SLAB ON GROUND

- CONCRETE
- REINF. CONC.

27. STRUCTURAL FLOORS

- WOOD
- STEEL AND CONC.
- METAL DECK
- CONC. BEAM & SLAB
- CONC. FLAT SLAB
- PRECAST CONC. SLAB

28. ROOF & DRAINAGE

- METAL DECK
- METAL DECK & CONC.
- REINF. CONC.
- CONC. PLANK
- WOOD
- INSUL.
- ✓ ASPHALT SHINGLE
- BUILT-UP T & G
- ASPHALT ROLL
- DOWNSPOUTS
- GUTTERS
- ROOF DRAINS
- BAR JOIST
- ✓ [illegible]

29. FLOOR FINISH

- HARDWOOD
- ✓ SOFTWOOD [illegible]
- LINOLEUM
- TERRAZZO
- CARPETING
- ✓ WOOD BLOCK
- ✓ CONC. HARDENER
- ✓ TILE Bath

30. CEILING FINISH

- ACOUSTIC TILE
- GYPSUM BOARD
- PLASTER
- PAINT
- WOOD

31. PARTITIONS

- MASONRY
- STUD FRAMING
- MOVABLE
- PLASTER
- DRYWALL
- FURRING
- MARBLE
- HARDBOARD
- PAINT

32. PLUMBING

- NONE
- 1 BATH
- TILE FLOORS
- TILE WALLS
- SHOWER STALL
- 2 LAVATORY 2 PC.
- WATER CLOSET
- 1 WASH BOWL
- URINALS
- WASHFOUNTAINS
- WATER HEATERS
- WATER SOFTENERS

33. HEATING & A.C.

- GAS
- ✓ OIL
- ELECTRIC
- ✓ STEAM-CENTRAL
- UNIT HEATERS
- FORCED WARM AIR
- WALL HEATERS
- AIR CONDITIONING

34. ELECTRICAL

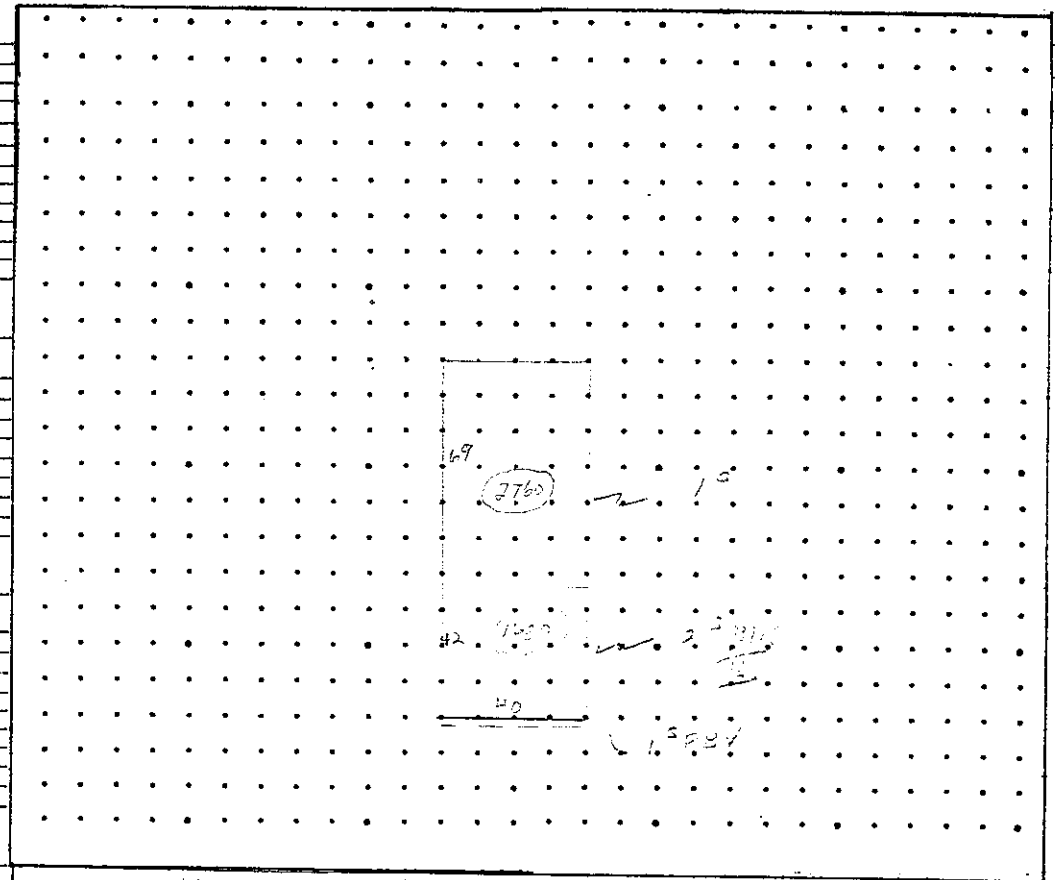
- ROMEX
- CONDUIT
- ✓ FLUORESCENT
- INCANDESCENT
- MERCURY VAPOR
- BUS DUCT
- PANEL BOARDS
- DISTRIBUTION CEN.
- TRANSFORMERS

35. FIRE PROTECTION

- SPRINKLER SYSTEM
- CITY WATER SUPPLY
- PRIVATE SYSTEM

36. MISCELLANEOUS

- ELEVATORS
- ESCALATORS
- STAIRS
- LOADING DOCKS
- DOCK LEVELERS
- INCINERATORS
- CRANES
- ✓ Tile doping



REMARKS: Addn [illegible]
Rpt [illegible]
REAL PP.
'78 LAND $40,000
'78 BUILD $120,000
1992: 1ST PARTITIONS [illegible] CONSTRUCTION
NOTHING FIN. - NO Change [illegible]

37. CONSTRUCTION

GOOD		AVERAGE
POOR		CHEAP

38. YEAR BUILT

39. YEAR REMODELED

40. PERCENT CONDITION

PERSON INTERVIEWED [illegible]

EXAMINED BY [illegible]

DATE [illegible]

JWF
2/9/94 [illegible]
Sec 900 095 [illegible]

900 72050

8/5/91
12/31/92

BUILDING VALUE COMPUTATIONS

TYPE OF BUILDING	NO. STYS.	SQ. FT.	UNIT COST	BASE VALUE	ADDITIONS AND DEDUCTIONS ITEM	ADDITIONS AND DEDUCTIONS AMOUNT	REPRODUCTION COST NEW	PHYS. DEP. % COND.	REPRODUCTION COST DEP'D	ECONOMIC COND. %	COST MOD.	COMP. MULT.	TRUE CASH VALUE
[illegible]	2	[illegible]	$	$		$	$ 16[illegible]	7[illegible]	$ 47,373	[illegible]			$ [illegible]
[illegible]	1	[illegible]60											

Parcel Number: 28-51-658-033-00 Jurisdiction: 28-51TRAVERSE CITY-GTC County: GRAND TRAVERSE Printed on 03/22/2012

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NORTHERN PROPERTIES	BAYWATCH PROPERTIES LLC	269,750	06/07/1994	LC	LAND CONTRACT	1015/127		0.0

Property Address
223 W GRANDVIEW PKWY

Owner's Name/Address
BAYWATCH PROPERTIES LLC
TRUELOVE LARRY
235 GRANDVIEW PKY
TRAVERSE CITY MI 49684

Tax Description
LOTS 61 & W 1/2 OF 62 HANNAH LAY & CO'S
11TH ADD

Comments/Influences
BIG BAY CAFE
SUITE #A 900 222 70
BIG BAY/SWANKY KITCHEN (OFFICE) #C
900 222 71
SMILING HEART YOGA & NIA CTN #E
900 222 72
WD 07/21/03 1980/565 (FULFILLS LC)

Class: 201 COMMERCIAL - Zoning: C-4A
School: T.C.
P.R.E. 0%
MAP #: 3

Building Permit(s)	Date	Number	Status
COMMERCIAL ADD/ALT	03/13/1996	9600026	CERT OCCUP
COMMERCIAL ADD/ALT	03/06/1996	9600019	CERT OCCUP

2012 Est TCV 707,256 TCV/TFA: 170.67

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 2930.2930.GRANDVIEW PRKWY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	75*150 Reason	Value
GRANDVIEW PKWY	75.00	150.00	1.0000	1.0000	6000	130	VIEW	585,000
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	585,000

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.24	6300	50	6,289
Total Estimated Land Improvements True Cash Value =					6,289

Who	When	What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2012	292,500	61,100	353,600			131,027C
2011	262,500	59,600	322,100			127,583C
2010	262,500	93,000	355,500			125,451C
2009	225,000	98,500	323,500			125,829C

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of Grand Traverse, Michigan

*** Information herein deemed reliable but not guaranteed***

Commercial/Industrial Building/Section 1 of 2 Parcel Number: 28-51-658-033-00 Printed on 03/22/2012

Desc. of Bldg/Section: 1 BLDG - NOT 2
Calculator Occupancy: Restaurant

Class: C
Floor Area: 1,680
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 45
Physical %Good: 35
Func. %Good : 50
Economic %Good: 100

Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

High	Above Ave.	X Ave.	Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Complete H.V.A.C. 100
Heat#2: Complete H.V.A.C. 0%
Ave. SqFt/Story: 1680
Ave. Perimeter: 176
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office
Heat: Forced Air Furnace

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 61.20

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 5.35 100%
Adjusted Square Foot Cost for Upper Floors = 66.55

1 Stories
Average Height per Story: 9
Ave. Floor Area: 1,680 Perimeter: 176
Refined Square Foot Cost for Upper Floors: 73.69

Number of Stories Multiplier: 1.000
Height per Story Multiplier: 0.940
Perim. Multiplier: 1.178

County Multiplier: 1.24, Final Square Foot Cost for Upper Floors = 91.378

Total Floor Area: 1,680 Base Cost New of Upper Floors = 153,515

Reproduction/Replacement Cost = 153,515
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/50 /100/17.5
Total Depreciated Cost = 26,865

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous						

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation: Footings
X Poured Conc Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many		Average		Few
	Above Ave.		Typical		None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas		Coal		Hand Fired
	Oil		Stoker		Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
X	Few	X	Few
	Average		Average
	Many		Many
	Unfinished		Unfinished
	Typical		Typical
	Flex Conduit		Incandescent
	Rigid Conduit		Fluorescent
	Armored Cable		Mercury
	Non-Metalic		Sodium Vapor
	Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

273 Steel Frame

(40) Exterior Wall:

Thickness	Bsmnt Insul.

** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Office Building

Class: C
Floor Area: 2,464
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 45
Physical %Good: 37
Func. %Good : 50
Economic %Good: 100

Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

High Above Ave. X Ave. Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Wall or Floor Furnace 100
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 2464
Ave. Perimeter: 232
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office (No Rates)
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 51.60

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 51.60

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 0.930
Ave. Floor Area: 2,464 Perimeter: 232 Perim. Multiplier: 1.103
Refined Square Foot Cost for Upper Floors: 52.93

County Multiplier: 1.24, Final Square Foot Cost for Upper Floors = 65.634

Total Floor Area: 2,464 Base Cost New of Upper Floors = 161,723

Reproduction/Replacement Cost = 161,723
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/50 /100/18.5
Total Depreciated Cost = 29,919

ECF (2300 COMMERCIAL DOWNTOWN AREA) 2.000 => TCV of Bldg: 2 = 59,837
Replacement Cost/Floor Area= 65.63 Est. TCV/Floor Area= 24.28

(1) Excavation/Site Prep:

(2) Foundation: Footings
X Poured Conc Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
	X Few	X Few
	Average	Average
	Many	Many
	Unfinished	Unfinished
	Typical	Typical
	Flex Conduit	Incandescent
	Rigid Conduit	Fluorescent
	Armored Cable	Mercury
	Non-Metalic	Sodium Vapor
	Bus Duct	Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:
Thickness Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 28-51-658-033-00 Jurisdiction: Unit '51' County: TRAVERSE CITY Printed on 04/14/2009

Grantor	Grantee	Sale Price	Sale Date	Inst Type	Terms of Sale	Liber &Page	Verified by	Prcnt Trans
NORTHERN PROPERTIES	BAYWATCH PROPERTIES LLC	269,750	06/07/1994	LC	LAND CONTRACT	1015/127	DEED	0.0

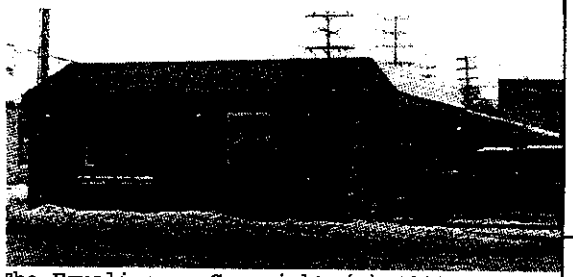
Property Address
223 W GRANDVIEW PKWY

Owner's Name/Address
BAYWATCH PROPERTIES LLC
LARRY TRUELOVE
235 GRANDVIEW PKY
TRAVERSE CITY MI 49684

Legal Description
LOTS 61 & W 1/2 OF 62 HANNAH LAY & CO'S 11TH ADD

Comments/Influences
BIG BAY CAFE
SUITE #A 900 222 70
BIG BAY/SWANKY KITCHEN (OFFICE) #C
900 222 71
SMILING HEART YOGA & NIA CTN #E
900 222 72

WD 07/21/03 1980/565 (FULFILLS LC)



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Class: COMMERCIAL | Zoning:

School: T.C.

P.R.E. 0%

MAP #: 3

2009 Est TCV 646,989 TCV/TFA: 156.13

Building Permit(s)	Date	Number	Status
COMMERCIAL ADD/ALT	03/13/1996	9600026	COMPLETE/C
COMMERCIAL ADD/ALT	03/06/1996	9600019	COMPLETE/C

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who When What

Land Value Estimates for Land Table 930.930.GRANDVIEW PRKWY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 40.00		11250 SqFt		40.00	100			450,000
		0.26 Total Acres			Total Est. Land Value =			450,000

75*150

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Commercial/Industrial Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
ASPHALT PAVING	1.50	1.00	6300.0	50	100	4,725
Total Estimated Land Improvements True Cash Value =						4,725

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2009	225,000	98,500	323,500			125,829C
2008	225,000	99,200	324,200			120,526C
2007	117,990	125,030	243,020			117,817C
2006	75,090	109,110	184,200			113,614C

Information herein deemed reliable but not guaranteed

Desc. of Bldg/Section:
Calculator Occupancy: Restaurant

Class: C
Floor Area: 1,680
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght :

Depr. Table : 3%
Effective Age : 25
Physical %Good: 47
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Complete H.V.A.C. 100%
Heat#2: Complete H.V.A.C. 0%
Ave. SqFt/Story: 1680
Ave. Perimeter: 176
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office
Heat: Forced Air Furnace

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 61.20

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 5.35 100%
Adjusted Square Foot Cost for Upper Floors = 66.55

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 0.940
Ave. Floor Area: 1,680 Perimeter: 176 Perim. Multiplier: 1.178
Refined Square Foot Cost for Upper Floors: 73.69

County Multiplier: 1.11, Final Square Foot Cost for Upper Floors = 81.798

Total Floor Area: 1,680 Base Cost New of Upper Floors = 137,421

Reproduction/Replacement Cost = 137,421
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 64,588

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous						

<<<<< Computations Too Long. Print on separate sheet. >>>>>
ECF (CDDA) 1.360 => TCV of Bldg: 1 = 91,762
Replacement Cost/Floor Area= 85.45 Est. TCV/Floor Area= 54.62

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:
273 Steel Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

Information herein deemed reliable but not guaranteed

Parcel Number: 28-51-658-033-00

Printed on 04/14/2009

Desc. of Bldg/Section:
Calculator Occupancy: Office Building

Class: C
Floor Area: 2,464
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght :

Depr. Table : 2.25%
Effective Age : 30
Physical %Good: 51
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost Adj: %+0 $/SqFt:0.00
Heat#1: Wall or Floor Furnace 100%
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 2464
Ave. Perimeter: 232
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished/Office (No Rates)
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 51.60

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 51.60

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 0.930
Ave. Floor Area: 2,464 Perimeter: 232 Perim. Multiplier: 1.104
Refined Square Foot Cost for Upper Floors: 52.98

County Multiplier: 1.11, Final Square Foot Cost for Upper Floors = 58.806

Total Floor Area: 2,464 Base Cost New of Upper Floors = 144,899

Reproduction/Replacement Cost = 144,899
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 73,898

ECF (CDDA) 1.360 => TCV of Bldg: 2 = 100,502
Replacement Cost/Floor Area= 58.81 Est. TCV/Floor Area= 40.79

(1) Excavation/Site Prep:

(2) Foundation:

			Footings		
X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

Information herein deemed reliable but not guaranteed

CITY OF TRAVERSE CITY *COMMERCIAL/INDUSTRIAL*

CLASS: 201 SCH: 95

Map No.	Book No.	Page No.	Parcel Code No.
			658 033

Property Address 223 Grandview Parkway St. Ave.

Building or Alteration Permit	Date	Amount
55-260 [illegible]		$27,475

Date of Transfer	Grantee's Name	Address	Revenue Stamp	Verified Sale Price
10/78			9/78 WD	658 032 + 033 205,000
			7/94 LC	ALSO: 658 032 269,750
LC 7/94	BAYWATCH PROPERTIES LLC			
	OWNER LARRY [illegible]	[illegible]	[illegible]	

3489
Lot 61 & W½ of Lot 62
Hannah Lay & Co's 11th Add

L: 1015
P: 127

C-3 [illegible] (10-12-78)

1962 - 15450
1963 - [illegible]
1964 - [illegible]

LAND IMPROVEMENTS

	Dirt		Sidewalk		Gas
	Gravel		Water		Electric
	Paved		Sewer		Fence
	Curb				

LAND VALUE COMPUTATIONS

Lot Size	Depth Factor	Equiv. Front	Rate	Base Value
75 / 150	95.3%	71.5	~~$1450~~	~~$ 103,675~~
			~~1550~~	~~110,825~~
			~~[illegible]~~	~~[illegible]~~
			1750	125,125

TOTAL LAND	77-[illegible] 10,[illegible]	$ ~~110,825~~ ~~103,675~~
TOTAL LAND IMPROVEMENTS		$ [illegible]
TOTAL BUILDING	44,475 43,325	$ 54,795
TOTAL APPRAISED VALUE	87-[illegible] 95,[illegible]	$ ~~161,620~~ ~~168,770~~

Year	Assessed Valuation	Board of Review	Tax Commission
1972	$ 27600	$ [illegible]	$
1974		25600	
1977	37,400	33,500	[illegible]
3	45,400		[illegible]
1987	75,400		
1989	80,800		

Office

21. EXT. WALLS

- ✓ CONC. BLOCK
- COMMON BRICK
- ✓ FACE BRICK
- BRICK/BLOCK
- SANDWICH PANEL
- REINF. CONC.
- PRECAST CONC. PANEL
- WINDOW CURTAIN
- SIDING

22. FOUNDATION WALL

- POST
- ✓ CONCRETE
- BRICK
- CONC. BLOCK
- STONE
- PILING

23. PARAPET WALL

- REINF. CONC.
- COMMON BRICK
- FACE BRICK
- TRIM:

24. INT. FOUND

- PILING
- DRILLED CAISSONS
- REINF. CONC.

25. FRAMING

- WOOD FRAME
- ✓ CONC. BLOCK
- BRICK
- STEEL/OPEN
- STEEL/FIREPROOF
- REINF. CONC.
- PRECAST CONC.
- PRE-ENGINEERED

26. SLAB ON GROUND

- CONCRETE
- REINF. CONC.

27. [illegible]

- WOOD
- STEEL AND CONC.
- METAL DECK
- CONC. BEAM & SLAB
- CONC. FLAT SLAB
- PRECAST CONC. SLAB

28. ROOF & DRAINAGE

- METAL DECK
- METAL DECK & CONC.
- REINF. CONC.
- CONC. PLANK
- WOOD
- INSUL.
- ✓ ASPHALT SHINGLE
- BUILT-UP T & G
- ASPHALT ROLL
- DOWNSPOUTS
- GUTTERS
- ROOF DRAINS
- BAR JOIST

29. FLOOR FINISH

- HARDWOOD
- SOFTWOOD
- LINOLEUM
- TERRAZZO
- CARPETING
- ✓ WOOD BLOCK
- ✓ CONC. HARDENER
- ✓ TILE AT

30. CEILING FINISH

- ACOUSTIC TILE
- GYPSUM BOARD
- PLASTER
- PAINT
- WOOD
- Colony

31. PARTITIONS

- MASONRY
- STUD FRAMING
- MOVABLE
- PLASTER
- DRYWALL
- FURRING
- MARBLE
- HARDBOARD
- ✓ PAINT

32. PLUMBING

- NONE
- BATH
- TILE FLOORS
- TILE WALLS
- SHOWER STALL
- 5 LAVATORY 2 PC.
- WATER CLOSET
- WASH BOWL
- URINALS
- WASHFOUNTAINS
- WATER HEATERS
- WATER SOFTENERS

33. HEATING & A.C.

- GAS
- OIL
- ELECTRIC
- STEAM-CENTRAL
- UNIT HEATERS
- FORCED WARM AIR
- WALL HEATERS
- AIR CONDITIONING

34. ELECTRICAL

- ROMEX
- CONDUIT
- FLUORESCENT
- INCANDESCENT
- MERCURY VAPOR
- BUS DUCT
- PANEL BOARDS
- DISTRIBUTION CEN.
- TRANSFORMERS

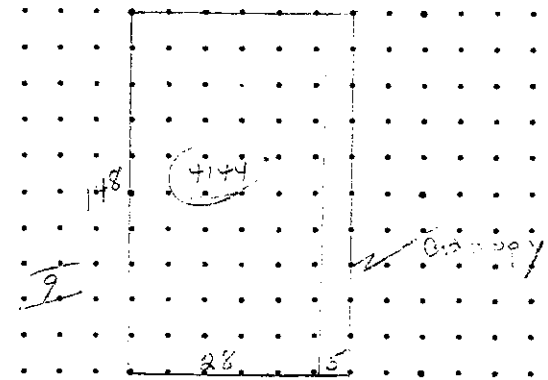
35. FIRE PROTECTION

- SPRINKLER SYSTEM
- CITY WATER SUPPLY
- PRIVATE SYSTEM

36. MISCELLANEOUS

- ELEVATORS
- ESCALATORS
- STAIRS
- LOADING DOCKS
- DOCK LEVELERS
- INCINERATORS
- CRANES

Bldg cost [illegible]



REMARKS: Apparently 42 x 150

Grandview Duplicating
$300/mo $3,600/yr Rent

37. CONSTRUCTION

GOOD	AVERAGE
POOR	CHEAP

38. YEAR BUILT

39. YEAR REMODELED

40. PERCENT CONDITION

PERSON INTERVIEWED

EXAMINED BY

DATE

900 302 00 [illegible]
900 702 00 [illegible]

BUILDING VALUE COMPUTATIONS

TYPE OF BUILDING	NO. STYS.	SQ. FT.	UNIT COST	BASE VALUE	ADDITIONS AND DEDUCTIONS ITEM	ADDITIONS AND DEDUCTIONS AMOUNT	REPRODUCTION COST NEW	PHYS. DEP. % COND.	REPRODUCTION COST DEP'D	ECONOMIC COND. %	COST MOD.	COMP. MULT.	TRUE CASH VALUE
office	1 5	4144	$ [illegible]	$ [illegible]		$	$ [illegible]	49	$ 68,494	[illegible]			$ 54,795
Canopy		740	[illegible]	[illegible]									
[illegible]		[illegible]	[illegible]	[illegible]			[illegible]	[illegible]					[illegible]