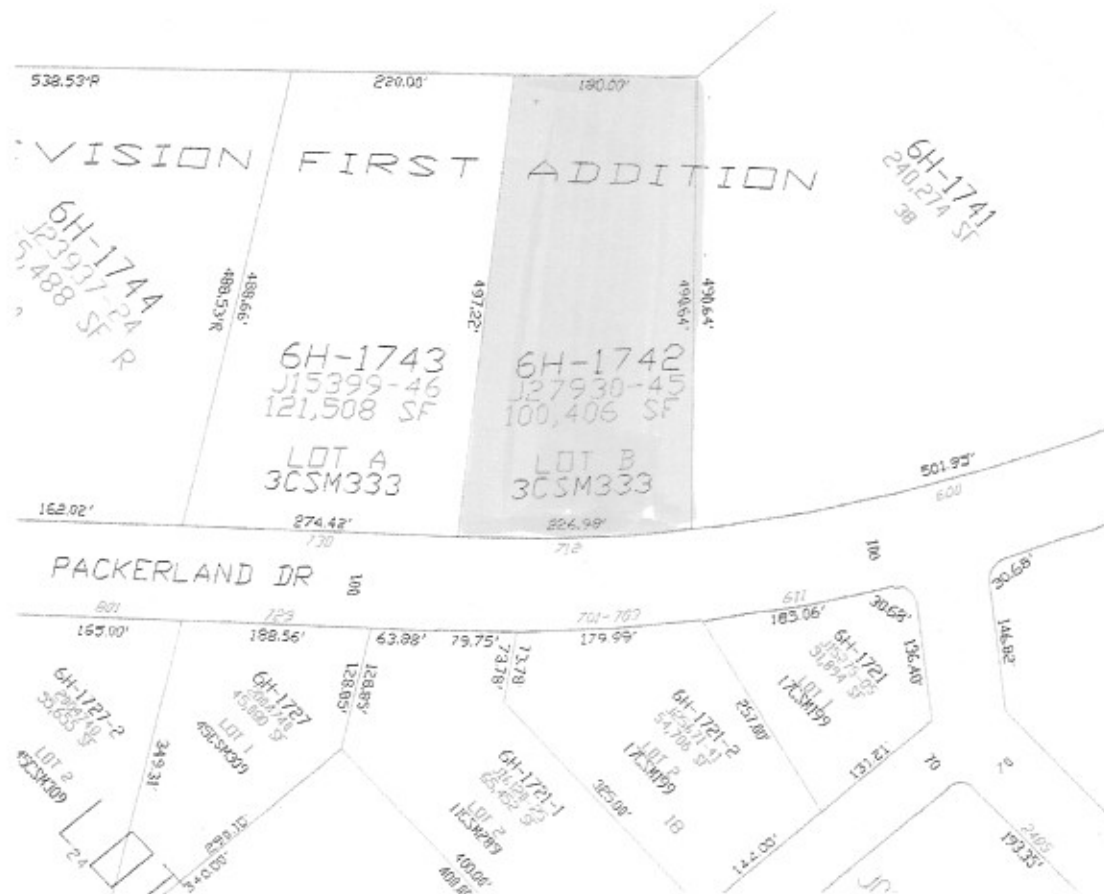


DESCRIPTION OF SUBJECT SITE

The existing site is a rectangular shaped parcel which can best be seen by the attached Plat Map below. The site is located on the West side of Packerland Drive. The site contains approximately 2.31 acres or approximately 100,406 square feet with approximately 227 feet of frontage on Packerland Drive.

There is blacktop parking to the front and side of the building. There is also a blacktop driveway leading to a loading dock area. The site is above the road grade as it slopes upward to the parking lot and building. It is mostly void of landscaping. The site has utility easements of record.

The fronting street is a fully improved, concrete surfaced street with all municipal utilities. Ingress and egress is from Packerland Drive. Site improvements include natural gas, municipal sewer and water, electric service, telephone.



BUILDING DESCRIPTION

The subject building was built in 1976. It is of pre-engineered steel construction built on a concrete slab with a four foot concrete foundation. The building is an L-shaped building and can best be seen on the Building Sketch located on the following page. The building contains approximately 10,120 square feet including approximately 1,859 square feet of office space.

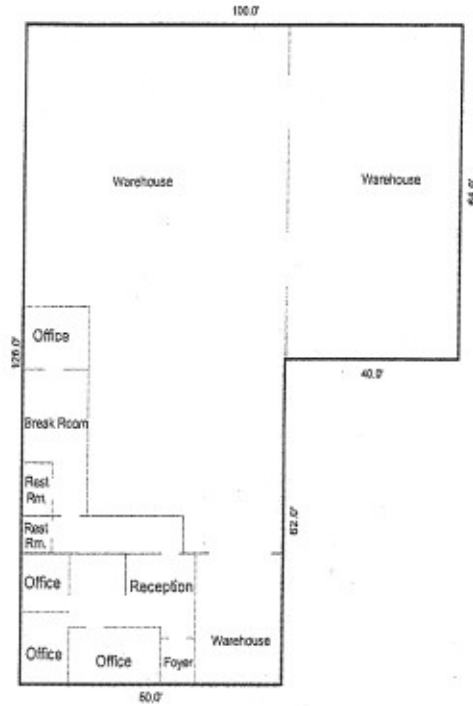
The office to warehouse ratio is approximately 18%. The building has an approximate 16 foot eave height and has metal siding and roofing. The building has insulated metal exterior doors. There are two at-grade, various size overhead doors and one overhead door with dock pit and leveler.

The interior warehouse has 8' high, metal lined, insulated walls and unlined, insulated ceilings. There is 200 amp electrical service. Heating of the warehouse/shop area is by several suspended unit space heaters.

The office area is finished with taped and painted gypsum board walls and suspended acoustic tile ceilings, solid core doors, average quality carpet and vinyl composite tile flooring, fluorescent lighting, oak and rubber cove base. The office area has forced air heating and cooling. The office finish consists of a reception area and small, open office area, 4 private offices, two restrooms, and an employee break room.

BUILDING SKETCH

Warehouse w/Offices on Slab



Scale: 1=27

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GBA1	First Floor	10120.00	10120.00
TOTAL BUILDING (rounded)			10120

BUILDING AREA BREAKDOWN		Subtotals
Breakdown		
First Floor		
64.0 x	100.0	6400.00
60.0 x	62.0	3720.00
2 Areas Total (rounded)		10120