

Property Condition Report – Photographic Documentation

Fred's Pharmacy ■ Dequincy, Louisiana

Date Photos Taken: March 20, 2018 ■ Terracon Project No. FA186019

Terracon



Photo #1 View of front building elevation.



Photo #2 View of front building elevation and accessible parking spaces.



Photo #3 View of front building elevation and main entrance.



Photo #4 View of pharmacy drive through along east building elevation.



Photo #5 View of pharmacy drive through along east building elevation.



Photo #6 View of typical exterior lighting fixture

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Photo #7 View of rear building elevation and load dock area.



Photo #8 View of scissor loading dock.



Photo #9 View of typical gutter and downspout along rear elevation.



Photo #10 View of typical downspout and traffic bollard.

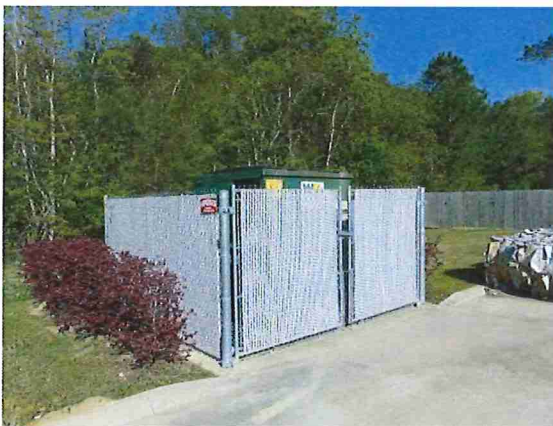


Photo #11 View of screened and gated dumpster area at northwest corner of property.



Photo #12 View of west building elevation.

Responsive ■ Resourceful ■ Reliable

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Photo #13 View of front parking lot



Photo #14 View of front parking lot



Photo #15 View of exterior propane storage with protective bollards.



Photo #16 View of drainage staining in front parking lot.



Photo #17 View of drainage staining in front parking lot. Source of water potentially from beneath slab through deteriorated slab joints.



Photo #18 View of drainage to perimeter ditch along perimeter, note evidence of standing water in this area.

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Photo #19 View of pole-mounted transformer.



Photo #20 View of main entrance from public roadway.



Photo #21 Interior view of main entrance.

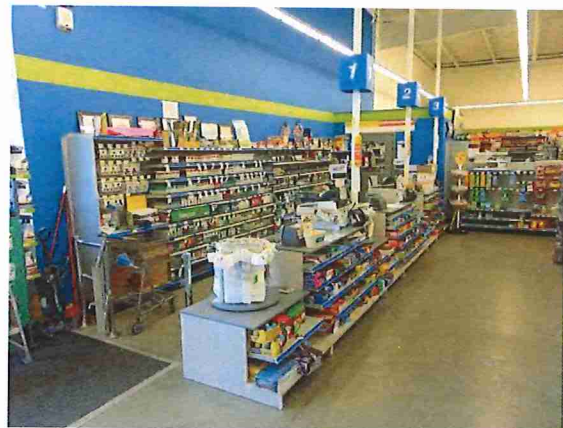


Photo #22 View of checkout area and office.



Photo #23 View of interior retail space.



Photo #24 View of interior retail space.

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Photo #25 View of interior retail space.



Photo #26 View of interior retail space.



Photo #27 View of pharmacy interior.



Photo #28 View of accessible public water fountains.

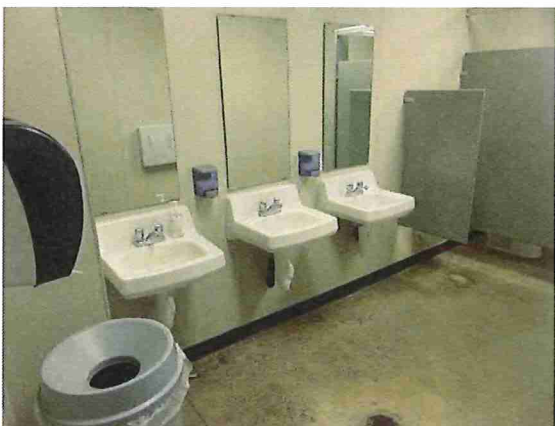


Photo #29 View of accessible restroom lavatories.



Photo #30 View of restroom.

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Photo #31 View of accessible toilet with grab-bars.



Photo #32 View of accessible urinal stall.



Photo #33 View of swing-type access door to rear service and storage area.



Photo #34 View of storage area.



Photo #35 View of door to exterior loading dock.



Photo #36 View of baler.

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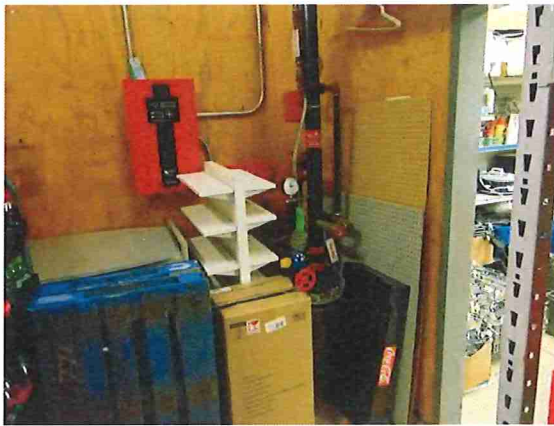


Photo #37 View of fire alarm control panel and riser equipment. Note area needs to be clear for safe access to fire protection equipment



Photo #38 View of service area.



Photo #39 View of metal frame superstructure. Note batt insulation under roof. See Advisory Notes in Section 4.0



Photo #40 View of metal frame superstructure. Note batt insulation under roof. See Advisory Notes in Section 4.0



Photo #41 View of typical intake from RTUs.



Photo #42 View of wood fencing along north property perimeter.

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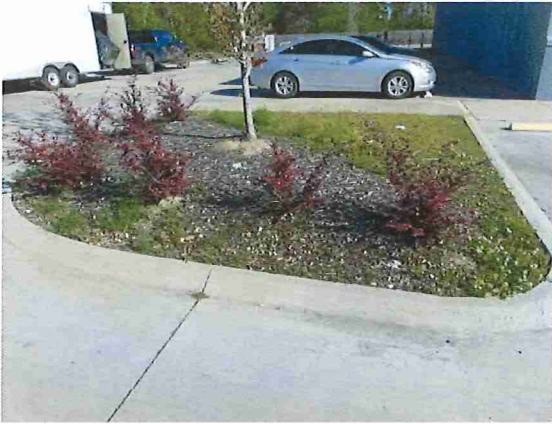


Photo #43 View of typical landscaping.



Photo #44 View of typical foundation for pole-mounted light fixtures.