

IMPROVEMENTS

The subject is to be a heavy industrial complex.

Number of Buildings	:	Eighteen buildings																																								
Quality of Materials & Workmanship	:	Average																																								
Condition of Building	:	Fair to Average																																								
Deferred Maintenance	:	None																																								
Functional Utility	:	Adequate for use																																								
Estimated Actual Age	:	50-60 years																																								
Estimated Effective Age	:	25 years																																								
Estimated Remaining Economic Life	:	50 years																																								
Gross Building Area	:	<p><u>Buildings</u></p> <table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Building #</th> <th style="text-align: right; border-bottom: 1px solid black;">Size (SF)</th> </tr> </thead> <tbody> <tr><td style="text-align: left;"># 16</td><td style="text-align: right;">6,750</td></tr> <tr><td style="text-align: left;"># 12</td><td style="text-align: right;">4,342</td></tr> <tr><td style="text-align: left;"># 11</td><td style="text-align: right;">6,656</td></tr> <tr><td style="text-align: left;"># 21</td><td style="text-align: right;">1,860</td></tr> <tr><td style="text-align: left;"># 10</td><td style="text-align: right;">20,000</td></tr> <tr><td style="text-align: left;"># 10A</td><td style="text-align: right;">1,500</td></tr> <tr><td style="text-align: left;"># 10B</td><td style="text-align: right;">12,675</td></tr> <tr><td style="text-align: left;"># 9</td><td style="text-align: right;">7,056</td></tr> <tr><td style="text-align: left;"># 14</td><td style="text-align: right;">360</td></tr> <tr><td style="text-align: left;"># 20</td><td style="text-align: right;">17,760</td></tr> <tr><td style="text-align: left;"># 8A</td><td style="text-align: right;">34,272</td></tr> <tr><td style="text-align: left;"># 8B</td><td style="text-align: right;">14,366</td></tr> <tr><td style="text-align: left;"># 17</td><td style="text-align: right;">3,000</td></tr> <tr><td style="text-align: left;"># 19</td><td style="text-align: right;">46,980</td></tr> <tr><td style="text-align: left;"># 7</td><td style="text-align: right;">4,000</td></tr> <tr><td style="text-align: left;"># 4</td><td style="text-align: right;">1,200</td></tr> <tr><td style="text-align: left;"># 13</td><td style="text-align: right;">4,050</td></tr> <tr><td style="text-align: left;">Guest House</td><td style="text-align: right; border-bottom: 1px solid black;">2,067</td></tr> <tr><td style="text-align: left;">Total</td><td style="text-align: right; border-bottom: 1px solid black;">188,894</td></tr> </tbody> </table> <p style="margin-left: 40px;">See Site Plan in Appraisal Limestone Stabilization- 300,000 sf +/- Concrete Parking- 125,000 sf +/- Sewerage System Chain Link Fencing 5,900 sf If +/- Condition Fair Age- A 60 years E 25/50</p>	Building #	Size (SF)	# 16	6,750	# 12	4,342	# 11	6,656	# 21	1,860	# 10	20,000	# 10A	1,500	# 10B	12,675	# 9	7,056	# 14	360	# 20	17,760	# 8A	34,272	# 8B	14,366	# 17	3,000	# 19	46,980	# 7	4,000	# 4	1,200	# 13	4,050	Guest House	2,067	Total	188,894
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Other On-Site Improvements	:	2-2.0 Ton cranes w/ railway systems																																								

EXTERIOR DETAILS	
Type Structure	: Pre fab Metal on Slab
Foundation	: Concrete Slab
Roof Height	: 16' to 20' eaves
Roof Design/Type Covering	: Metal
Exterior Wall Material	: Metal
Exterior Door Type	: Metal
Exterior Window type	: Metal w/glass insert
INTERIOR	
Floor Finish	: Tile/Carpet
Wall Finish	: Dry wall/paneling
Ceiling Finish	: Acoustic (Drop Ceiling)
Ceiling Heights	10'-21' +/-
Interior Doors	: Hollow core
AC/Heat	: Heat & air conditioning
Electrical	: Adequate
Lighting	Recessed
Base boards	None
Cornice moldings	None
Door Frames	Metal
Plumbing	: 3 fixture restrooms
Special Construction	Pumping Station on Bayou Lafourche- 2- 12" pipe lines that lead from the bayou to provide water for use at the facility. It can also be reversed for loading of barges on the bayou that leads to the Gulf of Mexico.





