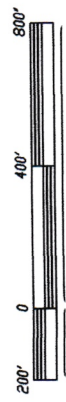


REVISIONS	
LS.	DATE
14-056	09-12-13



IMPROVEMENT DESCRIPTION

The subject is an industrial building which has been designed as a single tenant building, but could likely be demised to multiple units, if required. Data reviewed or provided indicates that the building was constructed between 1978 and 1982. For this analysis I have used a date of 1980 for comparative purposes. Based on measurements while on site, the main first floor of the building contains 35,889+- square feet. The office area includes second floor mezzanine office, which, based on my measurements as well as a dimensioned sketch provided by the tenant contains approximately 3,398+- square feet. The total building area calculates to 39,287+- square feet. This is slightly more than the current lease agreement which indicates that the building contains 38,000 square feet. It is important to note, due to the design of the building and interior finished area, primarily on the second floor, repeated measuring could produce differing size estimates. In this analysis, I have used the size developed by my measurements and the provided drawings. However, in the income approach, the lease size is used for consistency purposes with the existing lease agreement.

The exterior of the building consists of concrete tilt-up walls with a metal trim/mansard area. The building sets on a concrete slab foundation system. The roof is steel framed with a reportedly newer membrane type roof cover. The interior ceiling area is insulated. The building is estimated to be 20'+- in height. At the westerly end of the building, there are two 14'X16' roll-up doors on the north side and one on the southerly side of the building. There is also a 8'X8' roll-up door on the southerly side of the building, towards the easterly end.

The interior of the building is divided between warehouse/manufacturing area and office area. The warehouse area is primarily unfinished with concrete slab floors, unfinished concrete walls, and exposed steel roof framing with insulation. Ceiling heights are estimated at 16 to 18 feet. The warehouse area has ceiling hung space heaters, and a large "chiller" cooling system which was initially installed for a prior tenant for wine storage. The office area is finished with a mixture of carpet and vinyl floor covering, textured and painted sheetrock on the walls, and suspended acoustical ceilings with

recessed fluorescent lighting. The office area has forced air heating with central air conditioning.

The interior office layout consists of 9 individual offices, a work area, display room, break area, and four restrooms on the first floor. The second floor is improved with approximately 5 offices, a conference room, staff room, and two restrooms. A portion of the second floor is open to the first floor office/work area. There are two stairways accessing the upper floor of the office area. The finished office area represents approximately 22% of total building area.

$$8600 \# \ 8643 \# = 30,644 \#$$

The building is considered to be average to good in terms of building quality. It is considered to be in average condition. The building has a functional layout with adequate utility. No deferred maintenance or required repairs were noted while viewing the property. Several ceiling stains were noted indicating possible roof leaks. However, the owner indicated all roof leaks have been repaired.

PERTINENT IMPROVEMENT DETAILS:

- ▶ Actual Age: 35+- Years 1979-80,
- Effective Age: 30+- Years
- Estimated Remaining Economic Life: 30+- Years

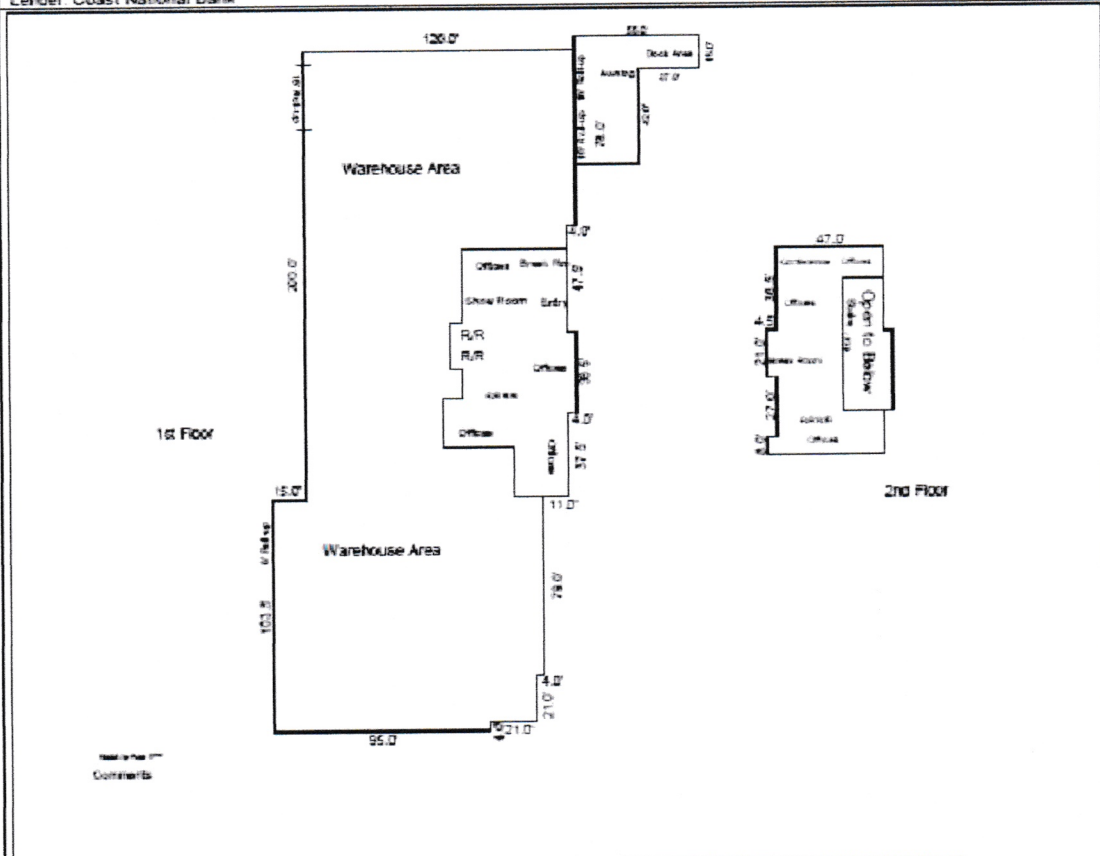
*orig. owner:
Paris Precision
2nd owner:
Wine Storage*

STRUCTURAL DATA:

Building Type: Class	C
Building Size:	35,889 S.F. First Floor; 3,398 S.F. Second Floor Office; Total: 39,287+- S.F.
Foundation:	Concrete
Sub-Flooring:	Concrete
Exterior Walls:	Tilt-up Concrete
Roofing:	Reported membrane cover
Wiring:	Conduit
Building Height:	Estimated 20+- feet.

FLOORPLAN SKETCH

Borrower: David Kudva File No.: C15-10
 Property Address: 1005 Commerce Way Case No.:
 City: Paso Robles State: CA Zip: 93448
 Lender: Coast National Bank



Scale: 1/8" = 1'-0"
 Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Sq. Ft.	Net Totals
REAL	First Floor	35800.00	35800.00
REAL	Second Floor	8020.00	
	Open Areas	-1222.00	3380.00
OFF	Seating and Deck	2023.00	2023.00
TOTAL LIVABLE (rounded)			39287

LIVING AREA BREAKDOWN		
	Breakdown	Statistics
First Floor	4.0 x 34.5	138.00
	99.0 x 114.0	11286.00
	4.0 x 95.0	380.00
	4.0 x 79.0	316.00
	108.0 x 200.0	21600.00
	13.0 x 199.5	2593.50
Second Floor	4.0 x 76.0	304.00
	4.5 x 21.0	94.50
	4.0 x 33.5	134.00
Open Areas	8.0 x 51.5	412.00
	87.0 x 94.0	8178.00
	18.0 x 40.0	-720.00
	4.0 x 33.5	-132.00
13 Calculations Total (rounded)		39287

