

4946 HWY 85, WILLISTON

Deed: SBLA INVESTMENTS LLC

Map Area: C-Rural

Checks/Tags:

Contract:

Route: 927-051-470

Lister/Date: RK, 07/27/2013

CID#:

Tax Dist: 45-08-11

Review/Date: CJ, 10/17/2013

DBA: CASEDHOLE SOLUTIONS

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: MADISON RIDGE SUB - WILLISTON TWP

Rural / Commercial

Legal: Section: 30; Twp: 154; Rng: 101; Block: 4; Lot: 1; Deeded Acres: 2.190

WILLISTON TOWNSHIP MADISON RIDGE SUB L 1 B 4

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land							
Acre X Rate						95,396.40	2.190			C-7.75							
Subtotal						95,396.40	2.190										
Grand Total						95,396.40	2.190										

Street

Utilities

Zoning

Land Use

Acre X Rate	Gravel	Rural Water	Not Applicable	Commercial
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Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	
01/01/2010		D000	685142						Land		\$0	\$0	
05/01/2009	\$0	D003	668016						LandC	\$219,000	\$0	\$0	
									Dwlg		\$0	\$0	
									Impr	\$1,681,300	\$0	\$0	
									Total	\$1,900,300	\$0	\$0	

Component Structure			Verticals							Plumbing			B	Ext
Occ. Code	Metal Shop - Steel Frame	605	Ftr & Fdtn	Reinforced Concrete w/o Bsmt	12"						Rough Plumbing			1
Occ. Descr.		Exterior wall	Mtl/ Stl/ Insul (80'-99' Wide)	22					Toilet Room (Sink & Toilet)			2		
		Interior wall	Metal Liner	8					Sink-Kitchen			1		
		Pilasters							Sink-Service (Fiberglass)			1		
		Wall facing							Urinal - Wall			1		
		Windows	Incl. w / Base	1					Hot Water Tank			1		
		Fronts/Doors	Incl. w / Base	Average										
Year Built	9/	2008												
EFF Age/Yr		2008												
Condition		NML												
Description	B-1	410	Horizontals											
			Basement											
			Roof	etal/ Stl/ Insul (80'-99' Wide)	1									
			Ceiling	Unfinished	1									
			Struct. Floor	6" R'Concrete	1									
			Floor Cover											
			Partitions											
			Framing	Steel - Average	1									
			HVAC	Vacuum Gas (Radiant)	1									
			Lighting	Industrial - Light	1									
Sprinkler														
Perimeter		4												
Grade		10,000												
Base		0												
Basement		10180												
GBA														
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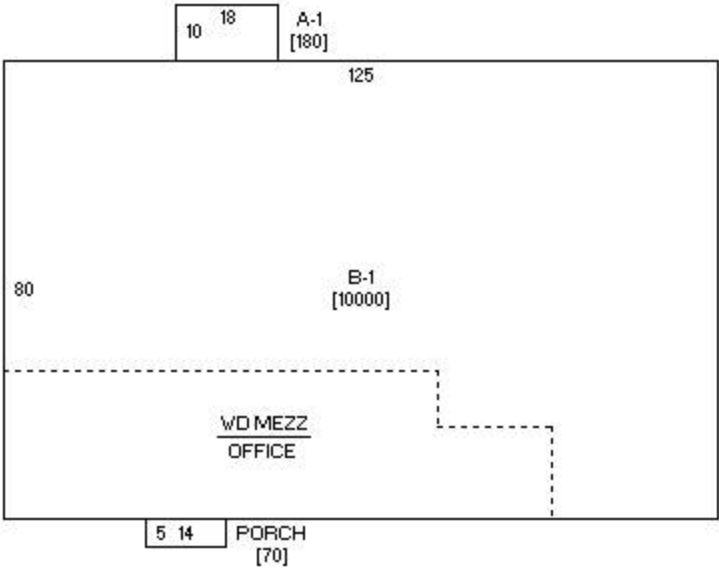
Bldg / Addn		Description	Units		Year				
1 of 3	Bldg	O 605 —Metal Shop - Steel Frame							
	Com	P 608 —Metal Light Indust. - Steel Frame	10,000						
	V	Ftr & Fdtn							
		Reinforced Concrete w/o Bsmt - 12"	410						
	V	Exterior Wall							
		Mtl/ Stl/ Insul (80'-99' Wide) - 22	410						
	V	Interior Wall							
		Metal Liner - 8	288						
	V	Windows							
		Incl. w / Base - 1	410						
	V	Fronts/Doors							
		Incl. w / Base - Average	410						
	H	Roof							
		Metal/ Stl/ Insul (80'-99' Wide) - 1	10,000						
	H	Ceiling							
		Unfinished - 1	10,000						
	H	Struct. Floor							
		6" R'Concrete - 1	10,000						
	H	Framing							
		Steel - Average - 1	1						
	H	HVAC							
		Vacuum Gas (Radiant) - 1	10,000						
	H	Lighting							
		Industrial - Light - 1	10,000						
	Plmb	Rough Plumbing - AVG	1						
	Plmb	Toilet Room (Sink & Toilet) - AVG	2						
	Plmb	Sink-Kitchen - AVG	1						
	Plmb	Sink-Service (Fiberglass) - AVG	1						
	Plmb	Urinal - Wall - AVG	1						
	Plmb	Hot Water Tank - Low	1						
	Adj	Office-internal with Heat & A/C - AVG	2,296						
	Adj	Mezzanine - open storage/Whse/wd - A\	2,296						
1 of 3	Ex	Door	4		2008				
		O.H. Door - Power, 18 Ft Wide, 17 Ft High							
2 of 3	Ex	Porch (Commercial)	1		2008				
		70 SF, Porch, High Pricing							
3 of 3	Ex	PARTITION	1		2008				
		Quantity=45.00, Units=Lineal Feet, Height=10							

Component Addition		Verticals						Plumbing		
Occ. Code	607	Ftr & Fdtn							B	Ext
Occ. Descr.	Metal Shop - Pole Frame	Exterior wall	vtl/ Frm/ Insul (80'-99' Wide)	10						
		Interior wall	Wood Liner	10						
		Pilasters								
		Wall facing								
		Windows								
Year Built	2008	Fronts/Doors	Incl. w / Base	Average						
EFF Age/Yr	9/ 2008	Horizontals						Adjustments		
Condition	NML	Basement								
		Roof	tal/ Frm/ Insul (80'-99' Wide)	1						
Description	A-1	Ceiling	Unfinished	1						
		Struct. Floor	6" R'Concrete	1						
		Floor Cover								
		Partitions								
		Framing	Pole Construction	1						
		HVAC	No HVAC	1						
		Lighting	Industrial - Light	1						
		Sprinkler								
Perimeter	38									
Grade	4									
Base	180									
Basement	0									
GBA	10180									
								Electrical - explosion p	180	AVG

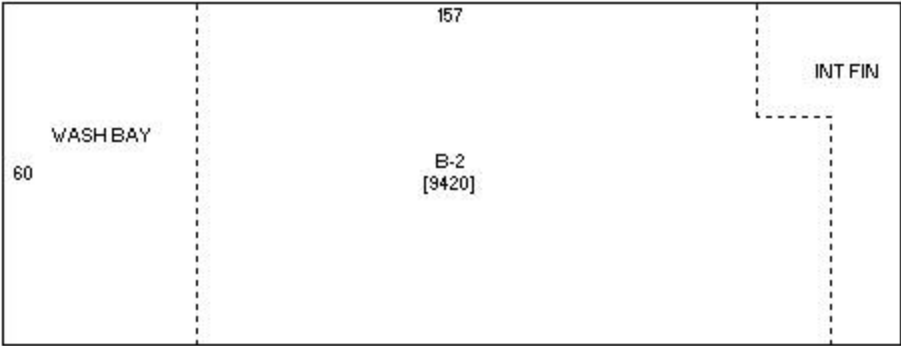
Component Structure			Verticals						Plumbing				
Occ. Code	605	Metal Shop - Steel Frame	Ftr & Fdtn	Reinforced Concrete w/o Bsmt	12"					Rough Plumbing	B	Ext	
Occ. Descr.			Exterior wall	Mtl/ Stl/ Insul (51'-79' Wide)	20					Toilet			
			Interior wall	Metal Liner	8	Metal Liner	20			Bathroom Sink			
			Pilasters							Urinal - Wall			
			Wall facing							Sink-Kitchen			
			Windows							Hot Water Tank			
			Fronts/Doors	Incl. w / Base	Average								
Year Built	2010	7/	Horizontals										
EFF Age/Yr	2010		Basement								Adjustments		
			Roof	etal/ Stl/ Insul (51'-79' Wide)	1						Interior - finish	980	AVG
			Ceiling	Unfinished	1								
Condition	NML	Struct. Floor	6" R'Concrete	1									
Description	B-2		Floor Cover										
Perimeter	434		Partitions										
Grade	4		Framing	Steel - Average	1								
Base	9,420		HVAC	Vacuum Gas (Radiant)	1								
Basement	0		Lighting	Industrial - Light	1								
GBA	9420		Sprinkler										
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Bldg / Addn		Description	Units			Year						
3 of 3	Bldg O	605 —Metal Shop - Steel Frame										
	Com P	608 —Metal Light Indust. - Steel Frame	9,420									
	V	Ftr & Fdtn										
		Reinforced Concrete w/o Bsmt - 12"	434									
	V	Exterior Wall										
		Mtl/ Stl/ Insul (51'-79' Wide) - 20	434									
	V	Interior Wall										
		Metal Liner - 8	149									
		Metal Liner - 20	128									
	V	Fronts/Doors										
		Incl. w / Base - Average	434									
	H	Roof										
		Metal/ Stl/ Insul (51'-79' Wide) - 1	9,420									
	H	Ceiling										
		Unfinished - 1	9,420									
	H	Struct. Floor										
		6" R'Concrete - 1	9,420									
	H	Framing										
		Steel - Average - 1	1									
	H	HVAC										
		Vacuum Gas (Radiant) - 1	9,420									
	H	Lighting										
		Industrial - Light - 1	9,420									
	Pmb	Rough Plumbing - AVG	1									
	Pmb	Toilet - AVG	3									
	Pmb	Bathroom Sink - AVG	2									
	Pmb	Urinal - Wall - AVG	3									
	Pmb	Sink-Kitchen - AVG	1									
	Pmb	Hot Water Tank - AVG	1									
	Adj	Interior - finish - AVG	980									
1 of 2	Ex	Door	9			2010						
		O.H. Door - Power, 12 Ft Wide, 14 Ft High										
2 of 2	Ex	PARTITION Quantity=60.00, Units=Lineal Feet, Height=20	1			2010						

		Description	Units			Cond	Year								
	Yrd	1 — Paving - Asphalt				NML	2008								
	I	8,500 SF, Asphalt Parking, Avg Pricing													
	Yrd	1 — Paving - Concrete				NML	2008								
	I	28,000 SF, Conc Parking, Low Pricing													



Sketch 1 of 2



Sketch 2 of 2

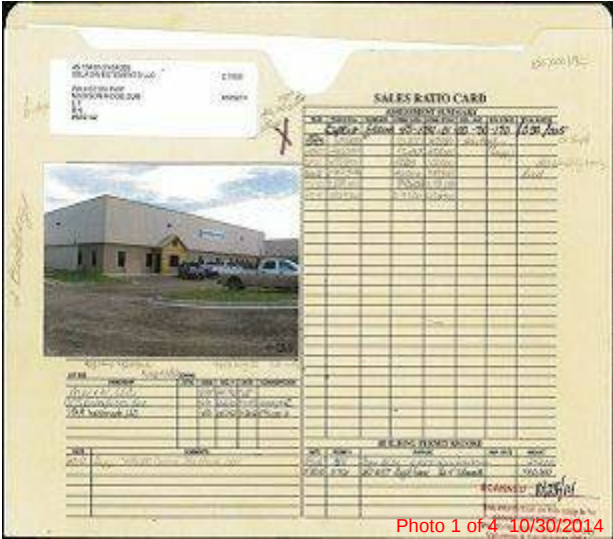


Photo 1 of 4 10/30/2014



Photo 2 of 4 10/30/2014



Photo 3 of 4 07/27/2013



Photo 4 of 4 07/27/2013