

DESCRIPTION OF IMPROVEMENTS

Building Number One is a 33,000 square foot heavy gauge metal structure, built by ABCO, Inc., of Wilson, North Carolina, in early 1994. Of this building, approximately 6,000 square feet is office space with the majority being in high quality offices and conference areas. The remaining area is allocated as warehouse space. Eave height of the warehouse portion is 16 feet. There is a 10' wide by 175' long canopy on the west side of the building. Other structural features include 100 linear feet of retaining wall to provide 48" dike height at the overhead doors. The roof and walls are made of 26 gauge steel, with 28 non-insulated skylights installed. The roof and walls have 3" thick vinyl insulation. The exterior of the front portion of the building is brick veneer, with suspended tile ceiling, ceramic tile floor, a nicely up-fitted area of offices, conference rooms, waiting area, and four restrooms. In the warehouse area, there are four (4) 14' x 14' manual overhead doors. Flooring is 5" reinforced concrete. The building is wired with 400 amp, three phase underground service, and the office area is heated and cooled by two four ton gas pack units. The property is serviced by public water and sewer from the Town of Middlesex.

Building Number Two is a 40,500 square foot heavy gauge metal building, with 16' eave height, constructed by ABCO, Inc. of Wilson, North Carolina, in late 1996. It has a pitched roof, with gutters and downspouts. The interior has two rows of concrete columns, containing 245 linear feet of partition wall. The roof is 26 gauge steel, with a Galvalume finish. All exterior walls are also 26 gauge steel. Roof area includes 36 3' x 10' non-insulated skylights. Interior lighting is incandescent. There is 3" of white vinyl insulation in both the roof and the walls. There are six (6) 8' x 10' overhead doors with drive up loading docks and one 14' x 14' overhead door with a drive-in loading dock. There are two (2) handicap accessible restroom areas and one eyewash station. All other interior area is allocated as warehouse space. No heating or cooling system was noted.

Building Number Three is a 23,744 square foot heavy gauge metal building, with 16' eave height, constructed by ABCO, Inc. of Wilson, North Carolina, in 2002. It has a pitched roof, with gutters and downspouts. Interior area is allocated as warehouse space, with no plumbing, heating, or cooling. Walls and ceiling are insulated, with 16 non-insulated skylights. Interior lighting is incandescent. Flooring is concrete. There are four (4) 8' x 10' overhead doors with drive-up loading docks and two 12' x 12' overhead doors, with drive-in loading areas, with one being between Building Number Two and Building Number Three. A fan draft system was noted.

Building Number Four is a 3,600 square foot steel frame office building, with brick veneer front, built in 2007.

Additional improvements to the subject property include approximately 63,400 square feet of asphalt parking and concrete sidewalk area, with typical landscaping, and gravel parking area located beside Building Number Three.