

# Table of Contents

## Parcel #5

5.99+/- Acres  
Office/Warehouse Buildings  
28-30 Gordon Drive  
Rockland, Maine

***Keenan  
Auction  
Company***

Tax Map & Property Information .....	1
Location Map .....	2
Assessment Information .....	3
Municipal Information .....	6
Zoning Information .....	7
Zoning Map .....	9
Deed Description.....	10
Property Disclosure Form.....	12
Improvement Description .....	15

The following documents can be accessed from our website [keenanauction.com](http://keenanauction.com):  
Environmental Site Assessment

**Note: Please use page number in lower right hand corner of page**

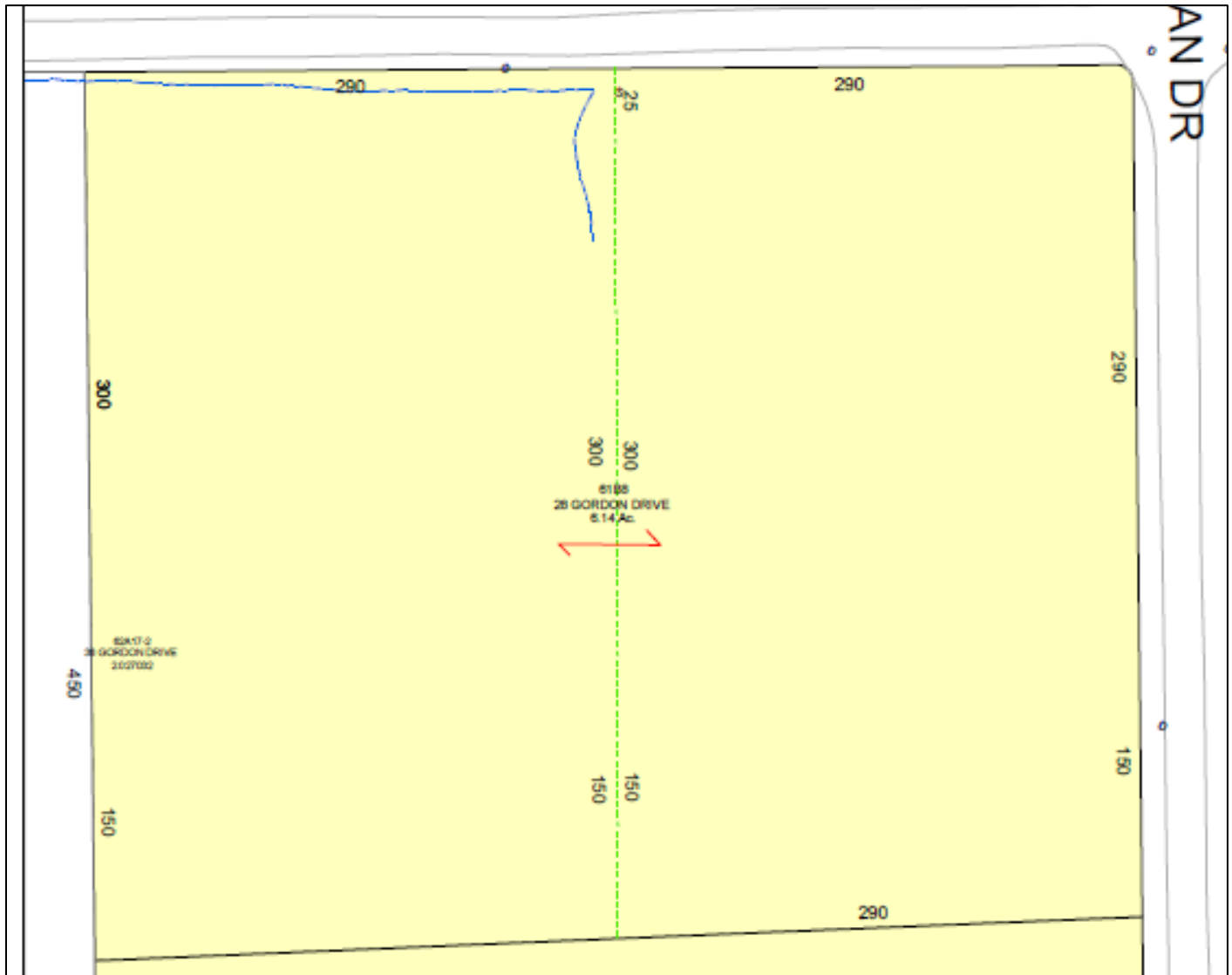
**5.99+/- Acres**  
**Office/Warehouse Buildings**  
**28-30 Gordon Drive**  
**Rockland, Maine**  
**Tax Map 61, Lot B8**

## Office/Warehouse Buildings

## 28-30 Gordon Drive

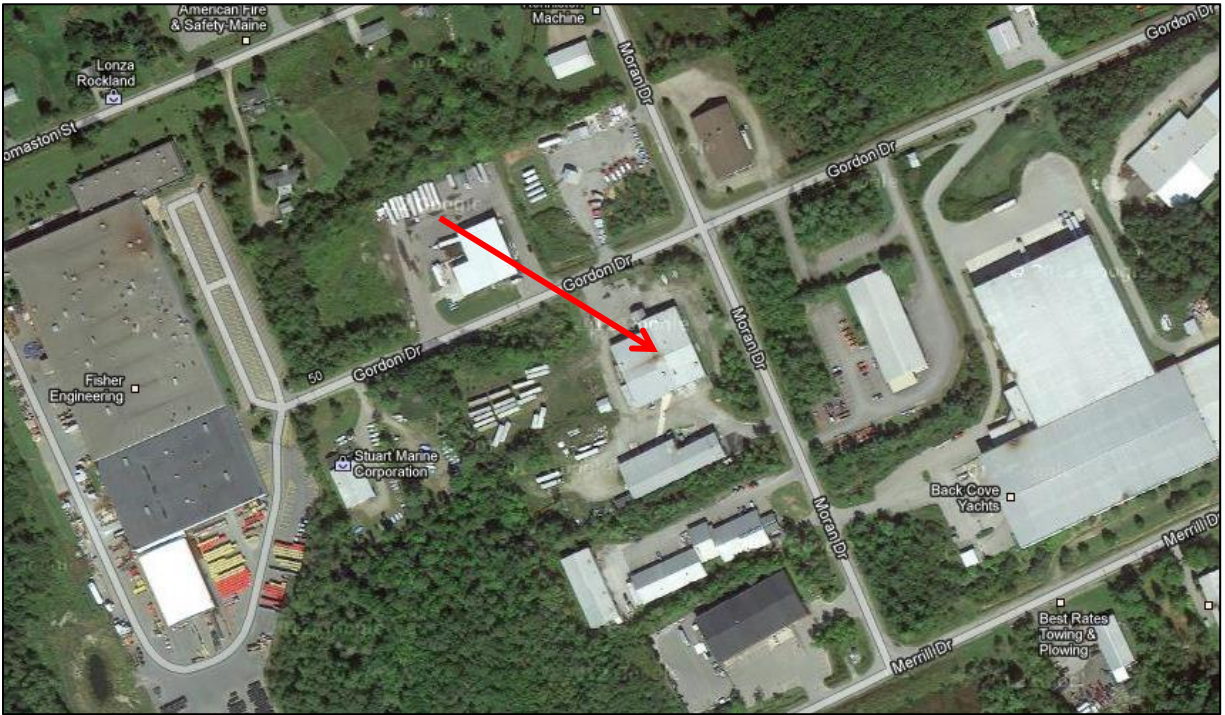
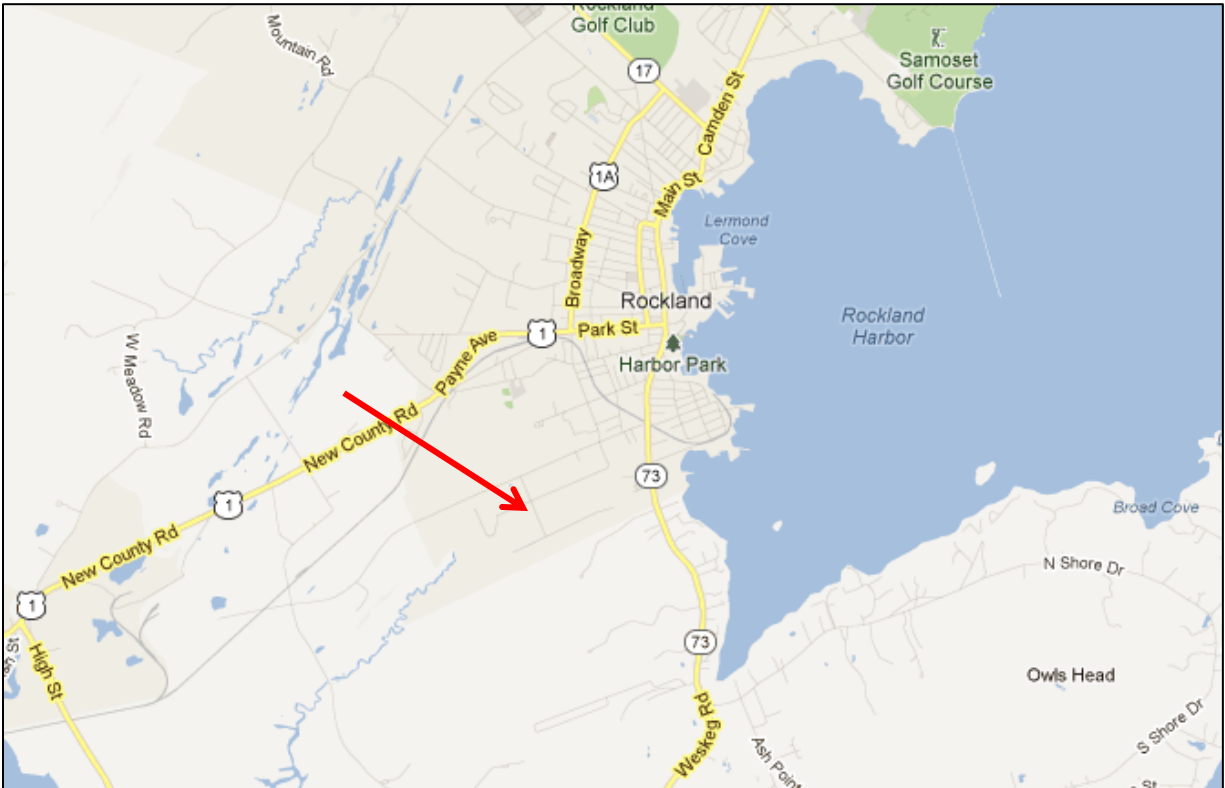
## Rockland, Maine

## Tax Map 61, Lot B8



– 5.99+/- Acres w/ 580+/- ft on Gordon Dr. and 450+/- ft on Moran Dr., located in the Rockland Industrial Park 1 mile from US Rt. 1, (2) Metal-framed industrial warehouse buildings totaling 36,936+/-SF and a 576+/-SF wood-frame garage. **Building 1** – 23,296+/-SF, metal and wood frame, built 1986+/-, 2,241+/-SF professional office section, 21,055+/-SF production/warehouse section, 2-20' OH doors, 1-9x10 OH door, and 2-large double doors for drive-in boat access/storage, HVAC oil & elec office heat, FHA & suspended ceiling units in production area, radiant floor heat in one section of warehouse, 3Phase/200 amp service, central dry sprinkler system, air exchange system. **Building 2** – 13,640+/-SF, metal frame, built 1981+/-, 500+/-SF office section, 1,500 mezzanine, 11,640+/-SF production/warehouse section, 3-16' to 20' high OH doors, attached wood-frame garage building w/3-9x10 OH doors, Oil fired suspended ceiling units in production area, elec in office, 3Phase/225 amp service, central dry sprinkler system. Industrial I District Zone. Tax Map 61, Lot B8.

# Location Map



# Assessment Information

Powered by Vision Appraisal Technology

## 28-30 Gordon Drive, Rockland, Maine



Map-Lot-Unit : 061/ B/ 000008/ 000/  
Location: 28 GORDON DRIVE  
Owner Name: FERRAIOLO CONSTRUCTION, INC.  
Account Number: 61B8

### Parcel Value

Item	Appraised Value	Assessed Value
Buildings	628,500	628,500
Xtra Bldg Features	9,600	9,600
Outbuildings	5,700	5,700
Land	117,500	117,500
Total:	761,300	761,300

### Owner of Record

FERRAIOLO CONSTRUCTION, INC.  
28 GORDON DRIVE  
ROCKLAND, ME 04841-2139

### Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
FERRAIOLO CONSTRUCTION, INC.	3567/ 044	1/26/2006	550,000
NEC REALTY LLC	2120/ 249	5/15/1997	555,000
HOCH, WESLEY/MATOON/ROBERT & WHITE, ERIC	1189/ 180	6/30/1987	0
HOCH, RUTH/WESLEY/MATOON & WHITE, ERIC	1020/ 311	5/30/1985	0
HOCH, RUTH/WESLEY/MATTOON, ROBERT & WHITE, E	996/ 243	12/20/1984	0

### Land Use

Land Use Code	Land Use Description
4022	Industrial Bldg

### Land Line Valuation

Size	Appraised Value	Assessed Value
6.14 AC	117,500	117,500

## Construction Detail

Building # 1

STYLE Pre-Eng Mfg	MODEL Industrial	Stories: 1
Occupancy 1	Exterior Wall 1 Pre-finish Metl	Roof Structure Gable/Hip
Roof Cover Metal/Tin	Interior Wall 1 Minim/Masonry	Interior Floor 1 Concr-Finished
Heating Fuel Oil	Heating Type Hot Water	AC Type None
Bldg Use Industrial Bldg	Heat/AC NONE	Frame Type STEEL
Baths/Plumbing AVERAGE	Ceiling/Wall NONE	Rooms/Prtns AVERAGE
Wall Height 24		

## Building Valuation

Living Area: 23,250 square feet Year Built: 1986

Building Value: 405,100

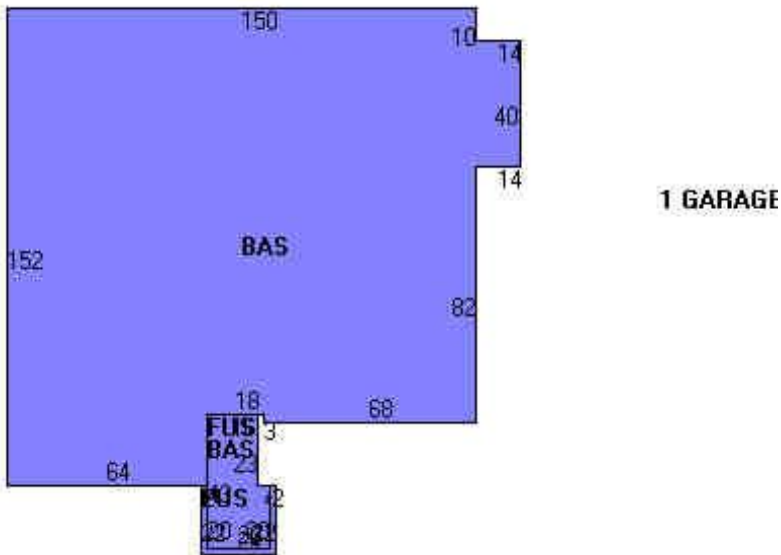
## Extra Features

Code	Description	Units	Appraised Value
SPR3	SPRINKLERS-DRY	23250 S.F.	9600

## Outbuildings

Code	Description	Units	Appraised Value
FGR1	GARAGE-AVE	576 S.F.	4600

## Building Sketch



## Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	22354	22354
FUS	Upper Story, finished	896	896



**Construction Detail**

Building # 2	
STYLE Pre-Eng Mfg	MODEL Industrial
Stories: 1	Occupancy 1
Exterior Wall 1 Pre-finish Metl	Roof Structure Gable/Hip
Roof Cover Metal/Tin	Interior Wall 1 Minim/Masonry
Interior Floor 1 Concr-Finished	Heating Fuel Oil
Heating Type Hot Water	AC Type None
Bldg Use Industrial Bldg	Heat/AC NONE
Frame Type STEEL	

**Building Valuation**

Living Area: 12,500 square feet	Year Built: 1981	Building Value: 223,400
---------------------------------	------------------	-------------------------

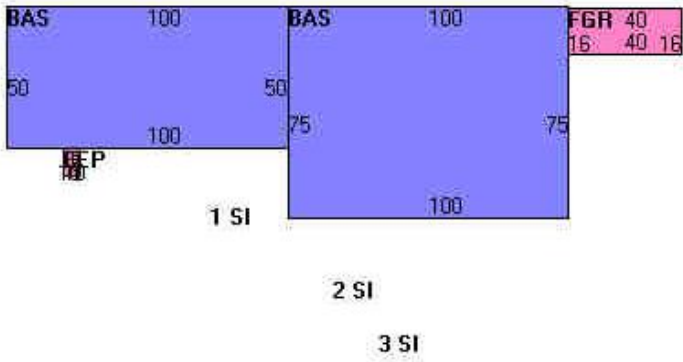
**Extra Features**

Code	Description	Units	Appraised Value
No Extra Building Features			

**Outbuildings**

Code	Description	Units	Appraised Value
SHD1	SHED FRAME	80 S.F.	300
SHD1	SHED FRAME	96 S.F.	400
SHD1	SHED FRAME	96 S.F.	400

**Building Sketch**



**Subarea Summary**

Code	Description	Gross Area	Living Area
BAS	First Floor	12500	12500
FEP	Enclosed Porch	60	0
FGR	Garage, Attached	640	0

## **Municipal Information**

**Real Estate Auction 13-30**

**Parcel #5 – 28-30 Gordon Drive, Rockland, Maine**

**2013 Mill Rate \$ 19.42 Per \$1,000.00 - Percent of Valuation at Market 100%**

**Tax Map 61, Lot B8**

**2013 TAX VALUE:**

Land	\$ 117,500.00
Building	<u>643,800.00</u>
Total Value	\$ 761,300.00

**2013 ANNUAL REAL ESTATE TAXES: \$ 14,784.45**

**REAL ESTATE TAXES DUE: As of 6/11/13  
2013 - \$ 7,526.90**

**PUBLIC WATER DUE: \$ 250.33 as of 6/11/13**

**PUBLIC SEWER DUE: \$ 241.76 as of 6/11/13**

**FIRE/SPRINKLER SERVICE DUE: \$ 425.80 as of 6/11/13**

**ZONING: Industrial Zone (Zone “I”)**

**The above information was obtained from the Rockland City Hall. For further details on municipal information please contact the City Hall at 207-594-0300.**



# Zoning Information

## 17. Industrial Zone "I" Regulations.

### A. Purpose.

The purpose of the Industrial Zone is to permit a variety of industrial developments that are compatible with other residential and non-residential uses in neighboring areas of the City and to permit more than principal use or structure on any lot in the Industrial Zone, notwithstanding the definition of a lot as set forth in Section 19-302. Eff: 4/10/02

### B. Use Regulations.

In an Industrial Zone "I" no building or land shall be used, and no buildings shall hereafter be erected or structurally altered, unless otherwise provided for in this Article.

#### (1) Permitted Uses

- (a) Automobile body shops;
- (b) Banks;
- (c) Community and civic buildings and uses for philanthropic reasons;
- (d) Construction services;
- (e) Distribution businesses;
- (f) Living quarters used by watchmen or custodians for protection within the zone;
- (g) Manufacturing, compounding, processing, packing, treatment, or warehousing of goods and products provided such manufacture, compounding, processing, packing, treatment, or warehousing of goods and products, meet the standards of performance herein stated, except as prohibited by Section 19-304-16(B)(2) and 19-304-17(B)(2) hereof;
- (h) Offices accessory to an allowed industrial use or directly or indirectly connected with the manufacture or marketing of products which are created or traded in the zone;
- (i) Quasi-public uses;
- (j) Restaurants, accessory to and located in a structure housing an allowed use, provided that there shall be no drive-up windows or drive-throughs;
- (k) Restaurant, take out only, provided that there shall be no drive-up windows or drive throughs; Eff: 7/24/98
- (l) Research and development facilities;
- (m) Retail trade accessory to an allowed industrial use and restricted to those products manufactured on-site;
- (n) Storage of boats in the traditional "winter cover" manner in ground cradles and structures for the storage of incidentals such as riggings, masts, stays, spars, rope, line and sails; Eff: 9/11/96
- (o) Storage buildings, compartmentalized with individual cubicles less than four thousand (4,000) cubic feet per cubicle; Eff: 9/11/96
- (p) Transportation facilities;
- (q) Wholesale business, any generally recognized;
- (r) Accessory uses; and more than one permitted principal use or structure on any lot in the Industrial Zone, notwithstanding the definition of a lot as set forth in Section 19-302. The provisions of Chapter 19, § 19-308, subparagraph 5B(2) allowing the separate sale of principal structures without each lot conforming to frontage or dimension requirements are not applicable under this subsection. Eff: 4/10/02

#### (2) Prohibited Uses.

The following uses shall be prohibited:

- (a) Any use which is annoying, dangerous, detrimental, injurious, obnoxious, or unsightly to the comfort, health, or property of individuals, or of the public, be reason of dust, fumes, gas, noise, odor, smoke, vapor, or vibration;



(b) Any use prohibited in Section 19-304-16-B-(2).

C. Standards.

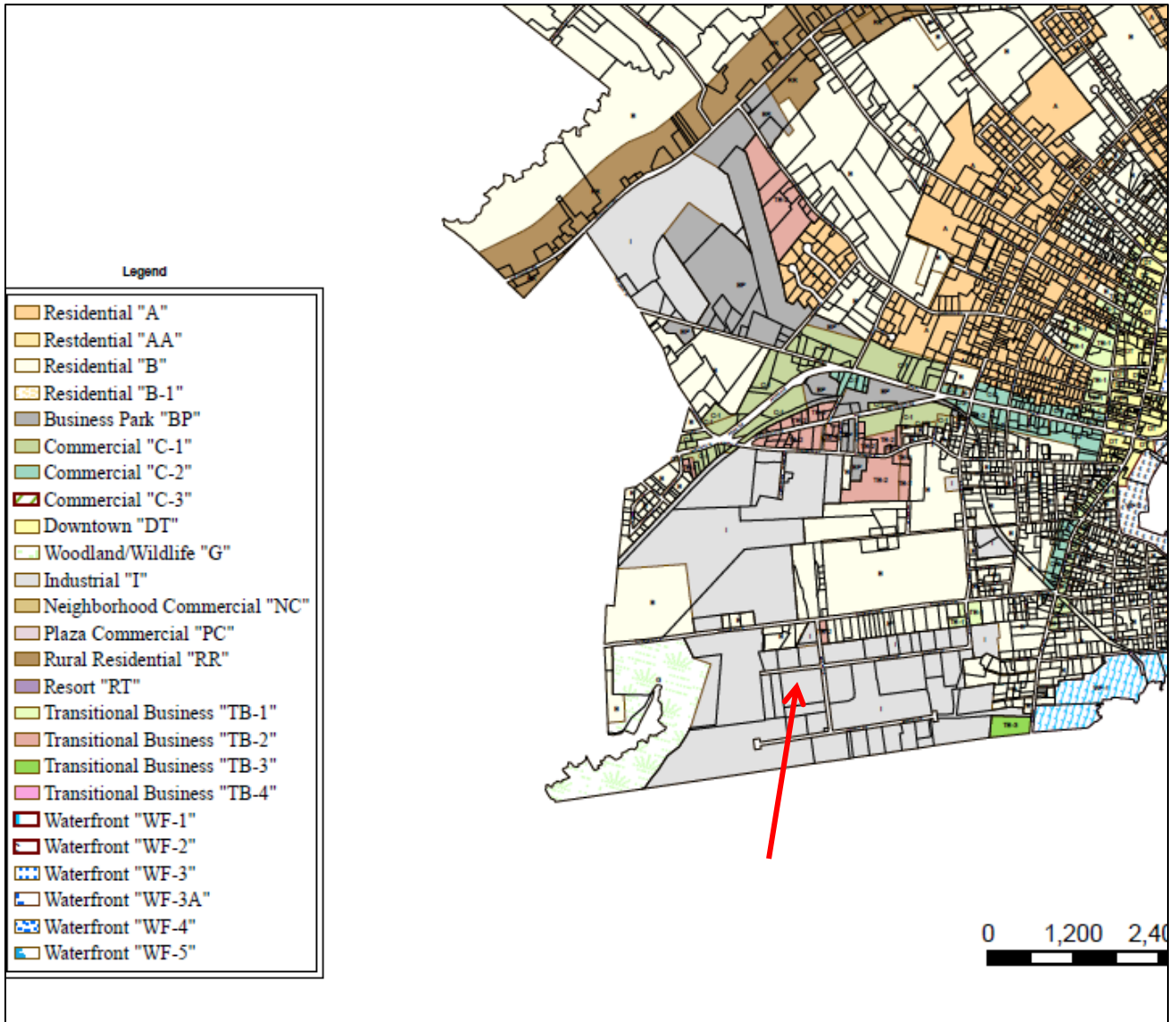
- (1) The standards of Section 19-316 shall be observed.
- (2) The following space and bulk standards shall apply:

Table 304-17

**"T" Zone**

	NON-RESIDENTIAL USE
MINIMUM LOT SIZE	43,560 sq. ft.
MINIMUM STREET FRONTAGE	200 ft. along a public street or 100 ft. along an internal private road.
MINIMUM SETBACKS	
Front	30 ft., provided that the 20 feet closest to the lot line shall be landscaped, remain unpaved except for sidewalks and access drives, and not be used for off-street parking or outdoor storage in each yard abutting a street.
Side	20 ft. or 50% of the building height, whichever is greater, provided that the 20 feet closest to the lot line shall be landscaped, remain unpaved except for sidewalks and access drives, and shall not be used for off-street parking and outdoor storage.
Back	25 ft. or 50% of the building height, whichever is greater, provided that the 20 ft. closest to the lot line shall be landscaped, remain unpaved except for sidewalks and access drives, and shall not be used for off-street parking and outdoor storage.
Side and back yard for nonresidential or mixed use abutting a residential zone or use	75 ft. and shall not be used for off-street parking or outdoor storage.
MAXIMUM BUILDING COVERAGE	50% Eff: 8/11/99
MAXIMUM LOT COVERAGE	80% Eff: 8/11/99
MAXIMUM BUILDING HEIGHT	65 feet
MINIMUM DISTANCE BETWEEN CURB CUTS	200 ft. along a public street, but at least one allowed per lot. Property access shall be from side street when possible. These provisions may be waived if compliance is physically impossible or would create a safety hazard; the intent is to maximize distance between cuts.

# Zoning Map



## Deed Description

### Auction Parcel #5 - 28-30 Gordon Drive, Rockland

Certain lots or parcels of land situated in the Industrial Park in the City of Rockland, County of Knox and State of Maine, bounded and described as follows:

**FIRST:** BEGINNING at a point on the Southerly side of the Industrial Park Road, also known as Gordon Avenue, said point being South  $84^{\circ} 53' 24''$  West Nine Hundred Twenty Six and Sixty Eight Hundredths ( 926.68) feet from the northwesterly corner of Rockland Leathers Company property, now or formerly; thence South  $5^{\circ} 6' 34''$  East Twenty Five (25) feet to an iron rod; thence continuing the same course, South  $5^{\circ} 6' 34''$  East two hundred seventy five (275) feet to an iron rod; thence North  $84^{\circ} 53' 24''$  East two hundred ninety (290) feet to an iron rod, at the line of a fifty foot wide right of way; thence North  $5^{\circ} 6' 34''$  West by said right of way two hundred ninety (290) feet to an iron rod at the point of a curve, to the left with a Ten (10) foot radius and a Ten (10) foot tangent; thence by said curve to the point of tangent at the line of said Industrial Park Road; thence South  $84^{\circ} 53' 24''$  West by said road two hundred eighty (280) feet to the point of beginning.

**SECOND:** BEGINNING at an iron rod in the Westerly side of a Fifty (50) foot wide right of way leading Southerly from the Industrial Park Road called Gordon Drive, said iron rod being at the southeasterly corner of the property now or formerly of Blue Water Partnership and South  $5^{\circ} 6' 34''$  East , a distance of Three Hundred (300) feet from the Southerly line of Gordon Drive; thence South  $84^{\circ} 53' 24''$  West by property now or formerly of Blue Water Partnership, a distance of Two Hundred Ninety (290) feet to an iron rod; thence South  $5^{\circ} 6' 34''$  East, a distance of One Hundred Fifty (150) feet to an iron rod; thence North  $84^{\circ} 53' 24''$  East by land of the City of Rockland, Maine, a distance of Two Hundred Ninety (290) feet to an iron rod at the Westerly side of the said Fifty (50) foot right of way; thence North  $5^{\circ} 6' 34''$  West by said right of way a distance of One Hundred Fifty (150) feet to the place of beginning.

**THIRD:** Beginning at an iron rod placed on the Southerly side of Gordon Drive, said iron rod being South  $84^{\circ} 53' 24''$  West a distance of Two Hundred Ninety (290) feet from the northwesterly corner of land of Ruth Hoch and others as recorded in the Knox County Registry of Deeds, Book 776, Page 77; thence South  $5^{\circ} 6' 36''$  East by land now or formerly of the Inhabitants of the City of Rockland a distance of Three Hundred (300) feet to an iron rod placed; thence North  $84^{\circ} 53' 24''$  East still by a land now or formerly of the Inhabitants of the City of Rockland a distance of Two Hundred Ninety (290) feet to an iron rod at the southwesterly corner of said Hoch and others; thence North  $5^{\circ} 6' 36''$  West by land of said Hoch and others a distance of Two Hundred Seventy Five (275) feet to an iron rod; thence continuing same course North  $5^{\circ} 6' 36''$  West a distance of Twenty Five (25) feet to a Southerly line of Gordon Drive; thence South  $84^{\circ} 53' 24''$  West by said Gordon Drive a distance of Two Hundred Ninety (290) feet to the place of beginning.

**FOURTH:** BEGINNING at a iron rod at the southwesterly corner of land now or formerly of North End Marine and Fiberglass Engineering, Inc. said iron rod being South  $5^{\circ} 37' 12''$  East a distance of Three Hundred (300) feet from an iron rod at the line of Gordon Drive; thence North  $84^{\circ} 22' 48''$  East by land of said Marine Company a distance of Two Hundred Ninety (290) feet to an iron rod; thence South  $5^{\circ} 37' 12''$  East by other land now or formerly of said Marine Company a distance of One Hundred Fifty (150) feet to an iron rod at land of the City of Rockland; thence South  $84^{\circ} 22' 48''$  West by land of the City of Rockland, a distance of Two Hundred Ninety (290) feet to an iron rod placed; thence North  $5^{\circ} 37' 12''$  West still by land of the City of Rockland a distance of One Hundred Fifty (150) feet to the place of beginning.

Being the same premises described in a deed from Eric I. White, Wesley A. Hoch, and Robert L. Mattoon dated May 9, 1997, recorded in the Knox County Registry of Deeds in Book 2120, Page 249.

Subject to an easement to Central Maine Power Company recorded in the Knox County Registry of Deeds in Book 318, Page 407, to the extent it may apply.

Subject to an easement from the Inhabitants of the City of Rockland to Central Maine Power Company and New England Telephone and Telegraph Company dated December 19, 1975 and recorded in said Registry in Book 632, Page 196, to the extent it may apply.

Subject to Department of Environmental Protection Site Location Order dated June 13, 1979, recorded in said Registry in Book 770, Page 327, and related but unrecorded orders prior and subsequent thereto, which may affect the premises.

Subject to restrictions, covenants, and conditions set forth in a deed from the City of Rockland to North End Marine and Fiberglass Engineering, Inc. recorded in said Registry in Book 961, Page 160.

Subject to restrictions, covenants, and conditions set forth in a deed from North End Marine and Fiberglass Engineering, Inc. dated December 13, 1984, and recorded in said Registry in Book 996, Page 243, as affected by a release contained in a deed dated May 16, 1985, recorded in said Registry in Book 1020, Page 311.

Subject to restrictions, covenants, and conditions set forth in a deed from the City of Rockland dated May 16, 1985, and recorded in said Registry in Book 1020, Page 311.

For Grantors' source of title reference is made to a deed from NEC Realty, LLC dated January 16, 2006 and recorded in Knox County Registry of Deeds in Book 3567, Page 44.

## PROPERTY DISCLOSURE

**AUCTION #: 13-30 Parcel #5**

**PROPERTY: 28-30 Gordon Dr., Rockland, Maine**

Would you please supply the following information for our Property Information Package:

### Section 16 - Private Water Supply Disclosure

- A. Type of System; City Not Known \_\_\_\_\_
- B. Location; \_\_\_\_\_ Not Known \_\_\_\_\_
- C. Malfunctions; \_\_\_\_\_ Not Known \_\_\_\_\_
- D. Date of installation; \_\_\_\_\_ Not Known \_\_\_\_\_
- E. Date of most recent test; \_\_\_\_\_ Not Known \_\_\_\_\_
- F. Have you experienced a problem such as an unsatisfactory water test or a water test with notations; \_\_\_\_\_  
\_\_\_\_\_ Not Known \_\_\_\_\_

### Section 17. Heating Disclosure

- A. Type(s); Hot Air Oil Not Known \_\_\_\_\_
- B. Age of system/source(s); \_\_\_\_\_ Not Known ☒
- C. Name of company who services system/source(s);  
Prock Rock cast Plumbing & Heating Not Known \_\_\_\_\_
- D. Date of most recent service call; 1/13 Not Known \_\_\_\_\_
- E. Annual consumption per system/source; \_\_\_\_\_ Not Known ☒  
(i.e. gallons, kilowatt hours, cords)
- F. Malfunctions per system/source within the past 2 years; \_\_\_\_\_ Not Known ☒

### Section 18 - Waste Disposal System Disclosure

#### **A. Private**

1. Type of system; City Not Known \_\_\_\_\_
2. Size of tank; \_\_\_\_\_ Not Known \_\_\_\_\_
3. Type of tank; \_\_\_\_\_ Not Known \_\_\_\_\_
4. Location of tank; \_\_\_\_\_ Not Known \_\_\_\_\_
5. Malfunctions of tank; \_\_\_\_\_ Not Known \_\_\_\_\_
6. Date of installation of tank; \_\_\_\_\_ Not Known \_\_\_\_\_
7. Location of leach field; \_\_\_\_\_ Not Known \_\_\_\_\_
8. Malfunctions of leach field; \_\_\_\_\_ Not Known \_\_\_\_\_

**Auction: 13-30**  
**Parcel #5**

**Section 18 - Waste Disposal System Disclosure Continued**

9. Date of installation of leach field; \_\_\_\_\_ Not Known \_\_\_\_\_
10. Date of most recent servicing of system; \_\_\_\_\_ Not Known \_\_\_\_\_
11. Name of contractor who services the system; \_\_\_\_\_  
\_\_\_\_\_ Not Known \_\_\_\_\_

**B. Public**

1. Have you experienced any system or line malfunction; \_\_\_\_\_  
\_\_\_\_\_ Not Known ☒

**Section 19 - Known Hazardous Materials Disclosure**

Do you have any knowledge of current or previously existing known hazardous materials on or in the real estate, including but not limited to:

- A. Asbestos; \_\_\_\_\_ Not Known ☒
- B. Lead based paint; \_\_\_\_\_ Not Known \_\_\_\_\_
- C. Radon; \_\_\_\_\_ Not Known ☒
- D. Underground storage tanks; \_\_\_\_\_ Not Known ☒

This disclosure will be included in our buyer's prospectus to be delivered to potential purchasers. Please do not leave any questions unanswered, indicate N/A or check (✓) Not Known.

**POTENTIAL PURCHASERS ARE ENCOURAGED TO SEEK INFORMATION FROM PROFESSIONALS REGARDING ANY SPECIFIC ISSUE OR CONCERN.**

Seller's signature \_\_\_\_\_

Date: 5/21/13

"This Agency represents the Seller's interests and, as such, has a fiduciary duty to disclose to the seller information, which is material to the sale, acquired from the buyer or any other source."



**DISCLAIMER**

**ATTENTION PROSPECTIVE BIDDER**

THE **IMPROVEMENT DESCRIPTION INFORMATION** SET FORTH IN THIS PROPERTY INFORMATION PACKAGE IS BELIEVED TO BE CORRECT AND COMPLETE. HOWEVER, THE KEENAN AUCTION COMPANY AND THE SELLER OF THIS PROPERTY AND ITS AGENTS/REPRESENTATIVES MAKE NO WARRANTIES AS TO THE ACCURACY, TRUTHFULNESS AND COMPLETENESS OF THIS INFORMATION.

PRIOR TO THE AUCTION, PROSPECTIVE BIDDERS SHOULD MAKE SUCH INVESTIGATION, AS THEY DEEM APPROPRIATE.

## **IMPROVEMENT DESCRIPTION**

Physical inspection of the property improvements was conducted on November 30, 2010. The following description is based on physical conditions existing as of the date of inspection, review of municipal records, and review of submittals and discussions with Mr. John Ferraiolo, owner's representative. The subject is improved with two industrial warehouse buildings.

### **BUILDING 1**

<b>Use:</b>	Warehouse/industrial and professional office.
<b>Gross Building Area:</b>	23,296+/- SF total area with 2,241+/- SF of finished office space.
<b>Age:</b>	It was constructed in 1986.
<b>Condition:</b>	This structure is in average to good overall condition. The office area is in good condition as it has been completely renovated since Ferraiolo purchased the property in 2006. It was reported by Mr. Ferraiolo that the renovation costs totaled \$100,000. The warehouse/production area is in average condition with some areas of deferred maintenance on the exterior shell.
<b>Stories:</b>	One story in the production areas and two stories in the office area.
<b>Construction:</b>	The structure is of metal-frame construction, although it appears the office area at the front of the building may be wood-frame construction.
<b>Foundation:</b>	Poured concrete foundation and concrete slab floor.
<b>Exterior:</b>	The exterior wall cover is a mix of vertical wood siding on the front office section and metal panels on the remainder of the building. The roof cover is also metal panels with a pitched style roof. The

windows are a mix of casement and fixed double pane glass. There are two 20' drive-in overhead doors and one 9' x 10' overhead door. Additionally there are two large (near ceiling height) wooden double doors providing drive-in access for boats.

**Interior Layout  
and Finish:**

The layout includes a front office area on two levels and a production area partitioned into five sections. The office is finished with wood and tile flooring. The walls and ceiling are painted sheetrock with wood trim. The lighting includes a mix of recessed canister lighting and overhead fluorescents. There are two half baths, one on each level, a reception area, employee lounge, conference room, four private offices, and an open office area. Some of the lighting fixtures were not finished, although there was ample lighting in each area.

The production area is finished with blanket insulation on the exterior walls and ceiling, typical of industrial space. Lighting is typical. The production space is partitioned with five rooms, one interior room directly behind the offices, and the remainder of the space split into four rectangular spaces with direct exterior access via overhead doors or the large double doors, in addition to standard pass through doors. There is a fresh air exchange system with air brought in via curtain fabric tubes and sent out via ducts and blowers. Additionally there are steel I-beams in the production area ceiling for cranes and/or other heavy equipment.

**HVAC:**

The office is heated and cooled through an HVAC system, which is electric and oil-fired. There are two FHA boilers and several suspended ceiling units providing heat to the production areas. One section of the warehouse space is heated by radiant hot water in the floor.

<b>Electrical:</b>	The building is served by a separately metered electrical service consisting of three-phase, 200 amp service.
<b>Sprinkler:</b>	There is a central dry sprinkler system throughout the building.
<b>Functional Utility:</b>	The building offers utility for a wide variety of industrial type uses, including heavy manufacturing, requiring a large corporate office area.
<b>Personal Property:</b>	Personal property is not included in the value estimate.
<b>Marketability &amp; Appeal:</b>	Average to good.
<b>ADA Compliance:</b>	The Americans with Disabilities Act (ADA) became effective January 26, 1992. It should be noted that the appraiser is not qualified to determine ADA compliance, nor has a compliance study been submitted. Refer to the Statement of Limiting Conditions.

## **BUILDING 2**

<b>Use:</b>	Boat repair and storage.
<b>Gross Building Area:</b>	13,640+/- SF total area with 500+/- SF of finished office space (included in GBA) and 1,500+/- SF of unfinished mezzanine (not included in GBA). Additionally the GBA includes an attached 3-bay garage, utilized for additional storage/production area.
<b>Age:</b>	It was constructed in 1981.
<b>Condition:</b>	This structure is in average overall condition. Mr. Ferraiolo reported having recently replaced three overhead doors.
<b>Stories:</b>	One story with a second story office on the north side of the building and an unfinished mezzanine on the south side of the building.
<b>Construction:</b>	The main portion of the structure is of metal-frame construction. There is an attached wood-frame three-bay garage.
<b>Foundation:</b>	Poured concrete foundation and concrete slab floor.
<b>Exterior:</b>	The exterior wall cover is a mix of vertical wood siding on the attached 3-bay garage and metal panels on the remainder of the building. The roof cover is also metal panels with a pitched style roof. There are very few windows (typical of industrial buildings), which are a mix of casement and fixed double pane glass. There are three drive-in overhead doors which are 16' and 20' in height. On the attached garage building there are three standard 9'x10' overhead doors. Additionally there are two large (near ceiling height) wooden double doors providing drive-in access for boats.

**Interior Layout****and Finish:**

The layout includes predominantly open production area, which is partitioned into two sections. There is an attached 3-bay garage off of the production area. Additionally there is unfinished mezzanine on the south side of the building and a small finished office on a mezzanine level on the north side of the building. There is a half bath and a former employee lounge, which is currently used for additional production area. The finish includes typical utility finish with blanket insulation on the exterior walls and ceiling. There are some wood panels on the walls. The building contains a dryer system for the air compressor lines, which offers utility for painting or detailing of boats (the current tenant's use). There are also I-beams on the ceilings for cranes or heavy equipment.

The office space has a basic quality finish with carpeting on the floors and painted sheetrock on the walls. The ceilings are suspended acoustic tiles and lighting is fluorescent. It is finished into two offices.

**HVAC:**

The building is heated via oil-fired suspended ceiling units with electric units in the offices.

**Electrical:**

The building is served by separately metered electrical service consisting of three-phase, 225 amp service.

**Sprinkler:**

There is a central dry sprinkler system throughout the building.

**Functional Utility:**

The building offers utility for a wide variety of industrial type uses, including heavy manufacturing.

**ADA Compliance:**

The Americans with Disabilities Act (ADA) became effective January 26, 1992. It should be noted that the appraiser is not qualified to determine ADA compliance, nor has a compliance study been submitted. Refer to the Statement of Limiting Conditions.

**Accessory Buildings:**

There is a 576+/- SF wood-frame garage on the property providing cold storage for yard equipment. It has one overhead drive-in door.