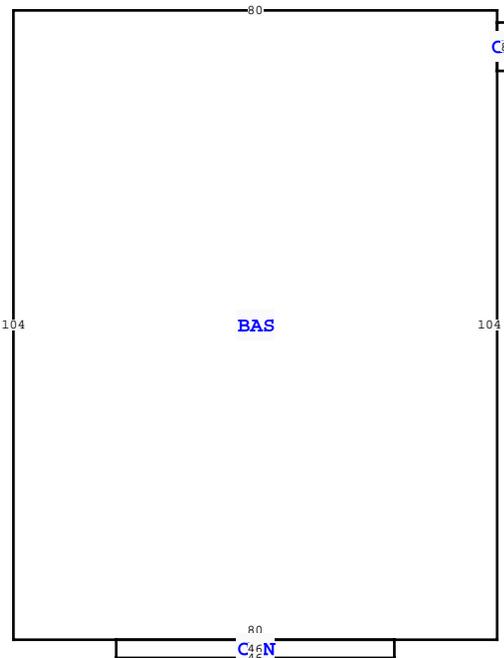


| BUILDING CHARACTERISTICS |                     | CONSTRUCTION   |      |
|--------------------------|---------------------|----------------|------|
| ELEMENT                  | CD                  |                |      |
| Exterior Wall            | 25                  | MOD METAL 80   |      |
| Exterior Wall            | 15                  | CONC BLOCK 20  |      |
| Roof Structure           | 10                  | STEEL FRME 100 |      |
| Roof Cover               | 12                  | MODULAR MT 100 |      |
| Interior Wall            | 05                  | DRYWALL 100    |      |
| Interior Floor           | 03                  | CONC FINSH 100 |      |
| Ceiling                  | 03                  | PART.FIN. 100  |      |
| Air Condition            | 06                  | ENG CENTRL 100 |      |
| Heating Type             | 09                  | ENG F AIR 100  |      |
| Fixtures                 |                     | 5 100          |      |
| Frame                    | 05                  | STEEL 100      |      |
| Story Height             |                     | 16 100         |      |
| RMS                      |                     | 0 100          |      |
| Stories                  | 1.                  | 1. 100         |      |
| Units                    |                     | 0 100          |      |
| Quality                  | 05                  | 05             |      |
| DOR CODE                 | 1100 STORES/1 STORY |                |      |
| MAP NUM                  |                     | MKT AREA       | 06   |
| NEIGHBORHOOD/LOC         | 5417.00             | 1.00/          |      |
| AREA TYPE                | TOTAL GROSS AREA    | PCT OF BASE    | YEAR |
| BAS                      | 8,320               | 100            |      |
| CAN                      | 32                  | 30             |      |
| CAN                      | 138                 | 30             |      |
| TOTALS                   | 8,490               |                |      |

| MARKET ADJUSTMENTS  |            |           |             |                |                |     |     |      |      |      |        |                   |  |
|---|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-------------------|--|
| TYPE  | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                   |  |
| 2   | STORE DISC | 0%        | 0           |                |                |     |     |      |      |      |        | Heated Area: 8320 |  |
|   |            |           |             |                |                |     |     |      |      |      |        | HX Base Yr        |  |
|  |            |           |             |                |                |     |     |      |      |      |        |                   |  |
| TOTALS  | 8,490      |           | 8,371       | 473,149        |                |     |     |      |      |      |        |                   |  |

| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 1        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 1              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 473,149  |
| TOTAL MARKET OB/XF VALUE  |           |             | 48,681   |
| TOTAL LAND VALUE - MARKET |           |             | 230,384  |
| TOTAL MARKET VALUE        |           |             | 752,214  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 752,214  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 752,214  |
| TOTAL JUST VALUE          |           |             | 752,214  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 722,661  |

SALE:3:1: INCLUDED PERSONAL PROPERTY  
 SALE:2:1: TOM'S PLACE  
 SALE:1:1: BOUGHT 46,000 SF TO ADD TO PARKING LOT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 15-0735    | REMODEL     | 0   | 09/15/2015 |
| 280        | COMMERCIAL  | 290 | 07/20/2012 |
| 1411       | MAINT/ALTR  | 75  | 09/18/2009 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1233/2228                    | 4/11/2012 | WD U      | I   | I   | 12     | 225,000    |
| GRANTOR: COLUMBIA BANK       |           |           |     |     |        |            |
| GRANTEE: 990 SW MAIN LLC     |           |           |     |     |        |            |
| 1246/0072                    | 8/12/2011 | WD U      | I   | I   | 37     | 1,301,000  |
| GRANTOR: 990 SW MAIN LLC     |           |           |     |     |        |            |
| GRANTEE: THORNER FD LAKE CIT |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |     |     |   |   |           |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|-----|-----|---|---|-----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS     | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1              | 0260       | PAVEMENT-A  | 0   | 0   | 0 | 0 | 24,300.00 | UT | 1.60     | 1.60           | 100       | 2012    | 2012        | 3 | 100    | 38,880          |       |
| 2              | 0166       | CONC,PAVMT  | 0   | 0   | 0 | 0 | 1,232.00  | UT | 2.25     | 2.25           | 100       | 2012    | 2012        | 3 | 100    | 2,772           |       |
| 3              | 0253       | LIGHTING    | 0   | 0   | 0 | 0 | 4.00      | UT | 1,500.00 | 1,500.00       | 100       | 2012    | 2012        | 3 | 100    | 6,000           |       |
| 4              | 0169       | FENCE/WOOD  | 0   | 0   | 0 | 0 | 98.00     | UT | 10.50    | 10.50          | 100       | 2012    | 2012        | 3 | 100    | 1,029           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |          |        | TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ     | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 1100     | C   | STORE 1FLR           | 0   |     | CG       | 144.00 | 250.00 | 36,000.00   | SF        |     | 1.00     | 1.00   | 1.00        | 4.50       | 4.50           | 162,000    |                             |      |         |      |     |    |        |
| 2                | 1100     | C   | STORE 1FLR           | 0   |     | 00       | 0.00   | 0.00   | 68,384.00   | SF        |     | 1.00     | 1.00   | 1.00        | 1.00       | 1.00           | 68,384     |                             |      |         |      |     |    |        |
|                  |          |     |                      |     |     |          |        |        |             |           |     |          |        | 48,681      |            |                |            |                             |      |         |      |     |    |        |

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS=[ORIG=0,0] W80 S104 E80 N104 \$  
 CAN=[ORIG=-63,104] E46 S3 W46 N3 \$  
 CAN=[ORIG=0,2] E4 S8 W4 N8 \$