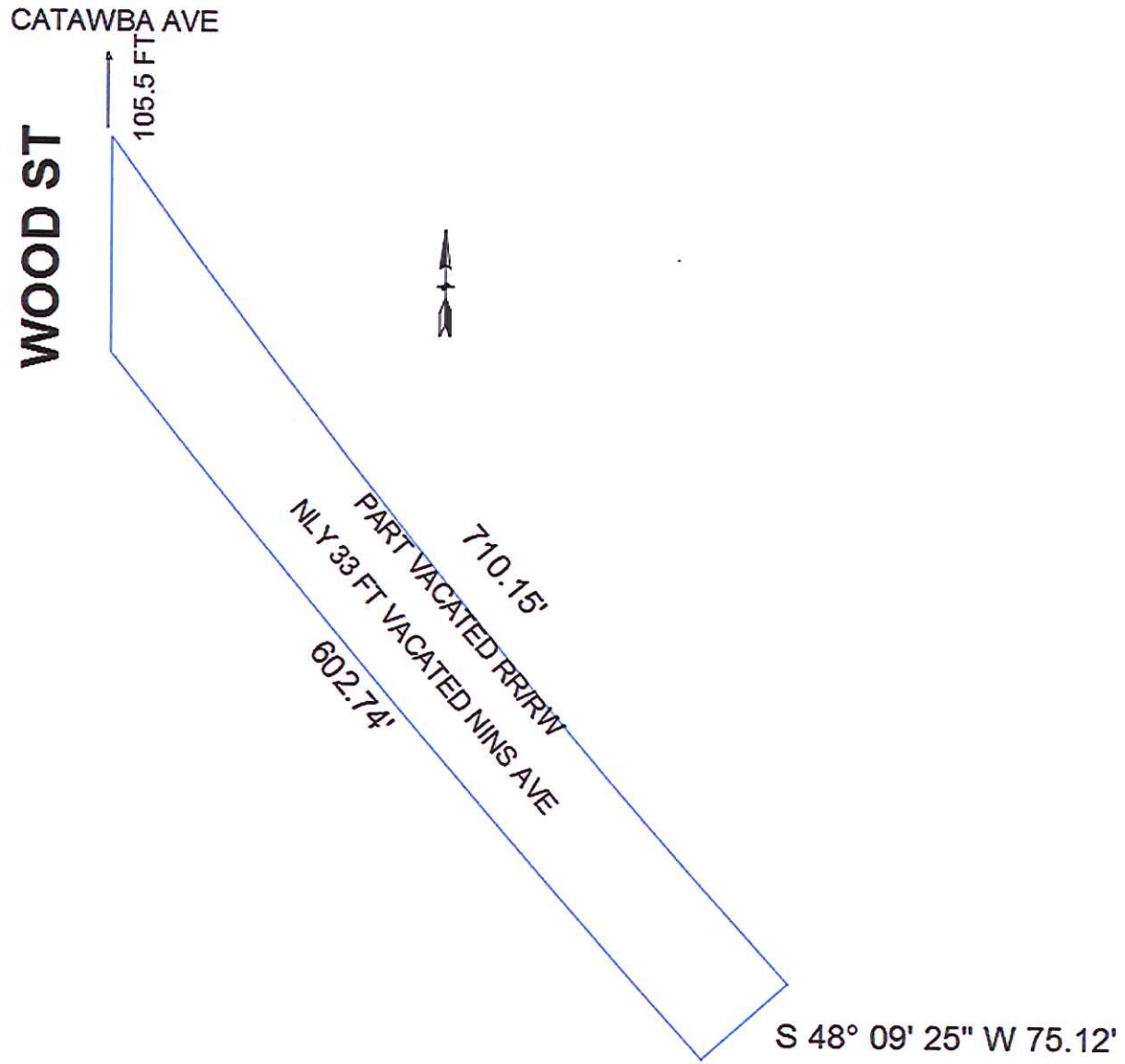


| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. | |
|---|---------------------------|--------------------------|------------|--|--------------------|-------------------------|-----------------|------------------|------------|
| MARTIN MONROE LAND CO LLC | HOPE LIGHTHOUSE CHURCH | 50,000 | 12/20/2007 | LC | SELLER FINANCED | 3764/871 | PTA | 100.0 | |
| ROOKUS THOMAS W ET AL | MARTIN MONROE LAND CO LLC | 0 | 05/04/2005 | QC | OTHER | 3658/969 | PTA | 0.0 | |
| MARTIN MONROE LAND CO LLC | ROOKUS THOMAS W ET AL | 28,500 | 07/27/2004 | WD | ARMS-LENGTH | 3613/408 | PTA | 100.0 | |
| MARTIN MONROE CORP | MARTIN MONROE LAND CO LLC | 0 | 11/05/2003 | QC | COMMON CONTROL | 3577/083 | PTA | 0.0 | |
| Property Address | | Class: 301.INDUSTRIAL IM | | Zoning: I-1 | Building Permit(s) | Date | Number | Status | |
| 1290 WOOD ST | | School: MUSKEGON SCHOOLS | | | | | | | |
| Owner's Name/Address | | P.R.E. 0% | | | | | | | |
| HOPE LIGHTHOUSE CHURCH 2731 PECK ST MUSKEGON MI 49444 | | MAP #: 24-31-29-255-004 | | 2017 Est TCV 49,626 TCV/TFA: 5.05 | | | | | |
| Tax Description | | X Improved | Vacant | Land Value Estimates for Land Table I01..I01.04 ANGELL COM/IND | | | | | |
| CITY OF MUSKEGON REVISED PLAT OF 1903 PART OF BLK 95 DESC AS PART OF NLY 1/2 OF VAC NIMS AVE LYING NELY OF BLK 96 & PART OF PERE MARQUETTE RR ROW LYING NELY OF & ADJ TO SD VAC NIMS AVE DESC AS FOLS COM @ INTER OF E LN WOOD ST & SLY LN OF CATAWBA AVE TH S 00D 06M 25S E ALG E LN WOOD ST 105.54 FT TO POB TH SELY ALG ARC OF CURVE TO LT AN ARC DIST 710.15 FT SD CURVE DATA BEING (DELTA=07D 01M 40S R=5789.58 FT LC= 709.7 FT LCB=S 38D 43M 16S E) TH S 48D 09M 25S W 75.12 FT TO CL VAC NIMS ST TH NWLY ALG ARC OF CURVE TO RT AN ARC DIST 602.74 FT (DELTA=03D 36M 44S R=9560.3 FT LC=602.64 ***BALANCE OF DESCRIPTION ON FILE*** | | Public Improvements | | * Factors * | | | | | |
| | | | | Description | Frontage | Depth | Rate | %Adj. Reason | Value |
| | | | | EAST MUSKEGON INDUST | 1.169 Acres | 20,000 | 80 | LOCATION | 18,704 |
| | | | | 1.17 Total Acres | | Total Est. Land Value = | | 18,704 | |
| | | | | Land Improvement Cost Estimates | | | | | |
| | | | | Description | Rate | CountyMult. | Size | %Good | Cash Value |
| | | | | D/W/P: 4in Concrete | 3.61 | 1.39 | 184 | 10 | 92 |
| | | | | D/W/P: 4in Concrete | 3.61 | 1.39 | 16104 | 10 | 8,081 |
| | | | | Fencing: Wire Mesh, #9 | 1.90 | 1.39 | 3450 | 20 | 1,822 |
| | | | | Fencing: Gates, Mesh, 15' | 600.00 | 1.39 | 1 | 20 | 167 |
| | | | | Commercial/Industrial Local Cost Land Improvements | | | | | |
| | | | | Description | Rate | CountyMult. | Size | %Good %Arch.Mult | Cash Value |
| | | | | PUBLIC WATER | 1000.00 | 1.00 | 1.0 | 25 100 | 250 |
| | | | | PUBLIC SEWER | 1000.00 | 1.00 | 1.0 | 25 100 | 250 |
| | | | | Total Estimated Land Improvements True Cash Value = 10,662 | | | | | |
| Comments/Influences | | Topography of Site | | | | | | | |
| EXEMPT APPL REC 4-24-08 / DANGEROUS BLDG | | X Level | | | | | | | |
| | | Rolling | | | | | | | |
| | | Low | | | | | | | |
| | | High | | | | | | | |
| | | Landscaped | | | | | | | |
| | | Swamp | | | | | | | |
| | | Wooded | | | | | | | |
| | | Pond | | | | | | | |
| | | Waterfront | | | | | | | |
| | | Ravine | | | | | | | |
| | | Wetland | | | | | | | |
| | | Flood Plain | | | | | | | |
| | | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value | |
| | | Who | When | What | 2017 | 9,400 | 15,400 | 24,800 | 24,548C |
| | | FLK | 09/29/2009 | INSPECTED | 2016 | 9,400 | 15,100 | 24,500 | 24,330C |
| | | DRB | 08/05/2009 | REVIEWED | 2015 | 9,400 | 14,900 | 24,300 | 24,258C |
| | | EJN | 07/21/2008 | INSPECTED | 2014 | 9,400 | 14,600 | 24,000 | 23,876C |

*** Information herein deemed reliable but not guaranteed***

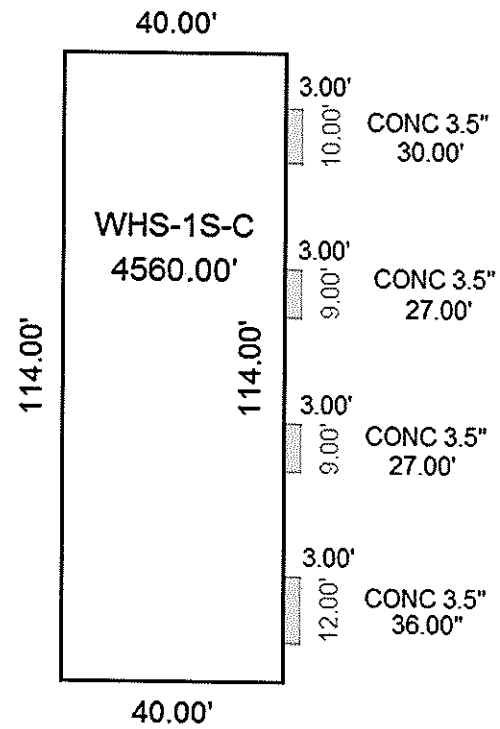


Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

| | | | |
|---|--|--|--|
| Desc. of Bldg/Section: 1 STY LEAN-TO MASONRY Calculator Occupancy: Warehouse, Storage | | <<<<< Calculator Cost Computations >>>>> | |
| Class: C Floor Area: 4,560 Gross Bldg Area: 9,824 Stories Above Grd: 1 Average Sty Hght : 15 Bsmnt Wall Hght | | Class: C Quality: Low Cost Percent Adj: +0 Base Rate for Upper Floors = 21.15 | |
| Depr. Table : 2.5% Effective Age : 50 Physical %Good: 35 Func. %Good : 100 Economic %Good: 50 | | (10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100% Adjusted Square Foot Cost for Upper Floors = 19.55 | |
| Year Built Remodeled 15 Overall Bldg Height | | 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 15 Height per Story Multiplier: 1.020 Ave. Floor Area: 4,560 Perimeter: 308 Perim. Multiplier: 1.112 Refined Square Foot Cost for Upper Floors: 22.17 | |
| Comments: ECON DUE TO LOCATION, 05/2006 - EJN | | County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 31.488 Total Floor Area: 4,560 Base Cost New of Upper Floors = 143,584 Reproduction/Replacement Cost = 143,584 Eff.Age:50 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/50 /17.5 Total Depreciated Cost = 25,127 | |
| Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 4560 Ave. Perimeter: 308 Has Elevators: | | ECF (I01.04 ANGELL IND) 0.700 => TCV of Bldg: 1 = 17,589 Replacement Cost/Floor Area= 31.49 Est. TCV/Floor Area= 3.86 | |
| *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor | | * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: | |
| * Sprinkler Info * Area: Type: Low | | | |
| (1) Excavation/Site Prep: X Site Prep | | (7) Interior: X Masonry, Warehouses, Distribution | |
| (2) Foundation: X Footings | | (8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners | |
| X Poured Conc Brick/Stone Block X Class C, Bearing Walls | | (11) Electric and Lighting: X Typical, Warehouses, Distributio Outlets: Fixtures: X Few Average X Few Average X Many Unfinished X Many Unfinished X Typical Typical X Flex Conduit X Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer | |
| (3) Frame: X Bearing Walls, Masonry supports on | | (13) Roof Structure: Slope=0 X Wood Joists, Wood or Composition | |
| (4) Floor Structure: X Concrete, On Ground | | (14) Roof Cover: X Composition, Roll, Mineral Surfa | |
| (5) Floor Cover: X Hardener and Sealer, Concrete | | (39) Miscellaneous: (40) Exterior Wall: Thickness Bsmnt Insul. X Block, Concrete, 8" | |
| (6) Ceiling: X Wood, Boards or T & G, Hardwood | | (10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler | |

*** Information herein deemed reliable but not guaranteed***

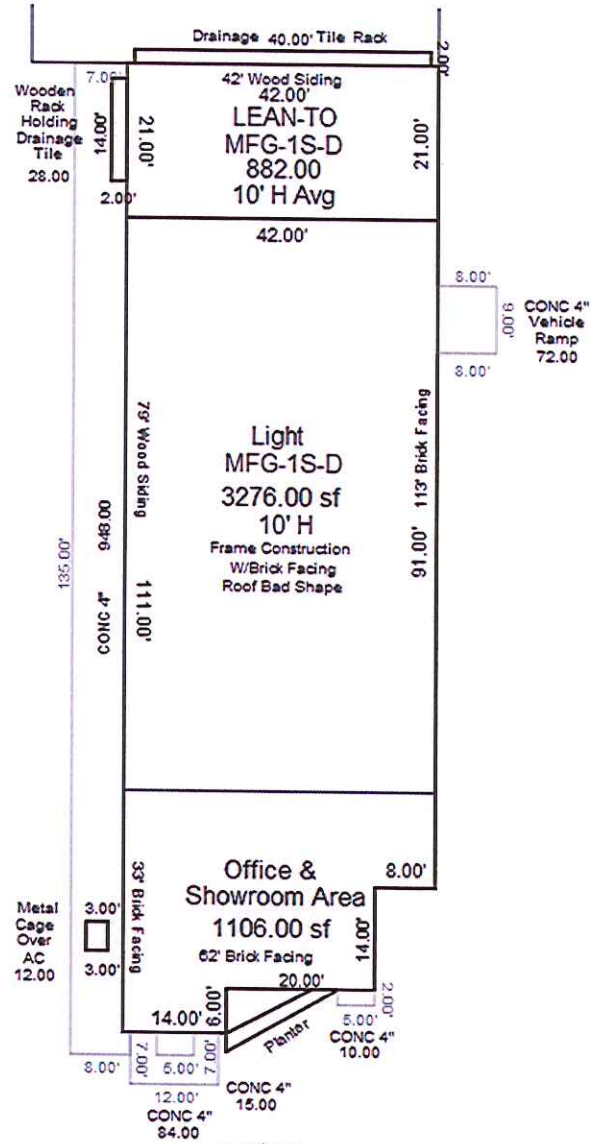


Sketch by Apen Sketch

*** Information herein deemed reliable but not guaranteed***

| | | | | | | |
|--|--|---|--|--|--|--|
| Desc. of Bldg/Section: MARTIN-MONROE CORP Calculator Occupancy: Industrial, Light Manufacturing | | <<<<< Calculator Cost Computations >>>>> | | | | |
| Class: D | | Class: D Quality: Low Cost Percent Adj: +0 | | | Base Rate for Upper Floors = 23.65 | |
| Floor Area: 5,264 Gross Bldg Area: 9,824 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght | | Construction Cost | | | (10) Heating system: Package Heating & Cooling Cost/SqFt: 5.25 21% (10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 79% Combined Heating System adjustment: -0.16 100% | |
| Depr. Table : 3% Effective Age : 50 Physical %Good: 35 Func. %Good : 25 Economic %Good: 50 | | High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 21% Heat#2: No Heating or Cooling 79% Ave. SqFt/Story: 5264 Ave. Perimeter: 348 Has Elevators: | | | Adjusted Square Foot Cost for Upper Floors = 23.49 | |
| Year Built 1972 Remodeled | | *** Basement Info *** | | | 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 0.920 Ave. Floor Area: 5,264 Perimeter: 348 Perim. Multiplier: 1.103 Refined Square Foot Cost for Upper Floors: 23.84 | |
| 12 Overall Bldg Height | | Area: Perimeter: Type: Heat: Hot Water, Radiant Floor | | | County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 33.132 | |
| Comments: FUNC DUE TO STYLE & DESIGN; ABNORMAL PHYS DUE TO POOR CONDITION & ROTTEN ROOF; ECON DUE TO LOCATION 05/2006 - EUN | | * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: | | | Total Floor Area: 5,264 Base Cost New of Upper Floors = 174,405 Reproduction/Replacement Cost = 174,405 Eff.Age:50 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /50 /25 /50 /2.2 Total Depreciated Cost = 3,815 | |
| Area: Type: Low | | * Sprinkler Info * Area: Type: | | | ECF (I01.04 ANGELL IND) 0.700 => TCV of Bldg: 2 = 2,671 Replacement Cost/Floor Area= 33.13 Est. TCV/Floor Area= 0.51 | |
| (1) Excavation/Site Prep: X Site Prep | | (7) Interior: X Frame, Industrials, Manufacturing X Frame, Showrooms | | | (11) Electric and Lighting: X Typical, Industrials, Manufactur | |
| (2) Foundation: X Footings | | (8) Plumbing: | | | (39) Miscellaneous: | |
| X Poured Conc Brick/Stone Block X Class C, D, S, Perimeter Foundatio | | Many Above Ave. X Average Typical Few None | | | Outlets: Fixtures: X Few Average X Few Average Many Unfinished Typical Many Unfinished Typical | |
| (3) Frame: X Wood, Mill Type Construction | | 2 Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners | | | Flex Conduit X Incandescent Rigid Conduit X Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer | |
| (4) Floor Structure: X Wood Joists and Sheathing X Concrete, On Ground | | X Typical, Industrial, Manufacturing | | | (40) Exterior Wall: Thickness Bsmnt Insul. | |
| (5) Floor Cover: X Hardener and Sealer, Concrete X Asphalt Tile X Carpet and Pad X Wood Over Concrete, Softwood | | (9) Sprinklers: | | | (13) Roof Structure: Slope=0 X Wood Joists, Wood or Composition X Veneer, Face Brick X Wood Siding | |
| (6) Ceiling: X Acoustical Ceilings, Tile or Panel X Wood, Boards or T & G, Hardwood | | (10) Heating and Cooling: X Gas Oil Coal Stoker Hand Fired Boiler 2492 SqFt, Package Heating/Cooling, Sho | | | (14) Roof Cover: X Composition Shingles, over 235# | |

*** Information herein deemed reliable but not guaranteed***



1st or Front Bldg @
1290 WOOD STREET
 (As Seen 6-02-08)

Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

PLATE NO. 1538-A

Sec.

SUBDIV. C.O. R.R. Property

ADDRESS

1290 Wood St

CARD

LOT BLK

FIRE ZONE

ZONE DIS. M-1

OCC. GROUP

OF

LOT BLK

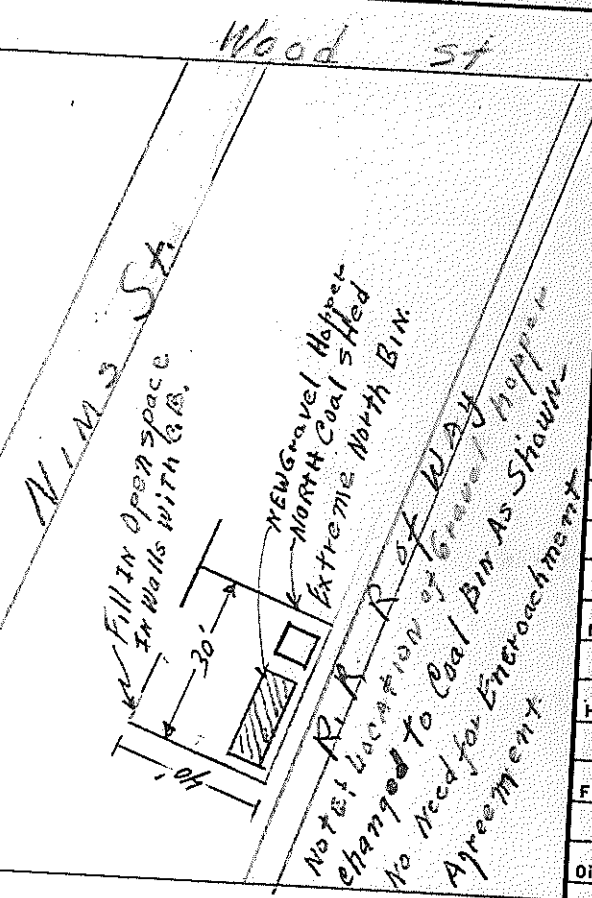
NO. STORIES

ACCESSORY BLDGS.

TYPE CONST.

| FLOOR | OCCUPANT LOAD | | SEAT CAPACITY | | ELEVATORS | | SPR. SYS. | | W. TOIL. | | M. TOIL. | | INT. EXITS | | EX. EXITS | |
|--------|---------------|--|---------------|--|-----------|--|-----------|--|----------|--|----------|--|------------|--|-----------|--|
| | | | | | | | | | | | | | | | | |
| THIRD | | | | | | | | | | | | | | | | |
| SECOND | | | | | | | | | | | | | | | | |
| FIRST | | | | | | | | | | | | | | | | |
| BSMT | | | | | | | | | | | | | | | | |

| | | | | |
|-------|-----------|-------|--------|----|
| WATER | SEWER | GAS | ELECT. | |
| WELL | SEP. TANK | SIGNS | | |
| | PRIVY | PLANS | YES | NO |



| GAR. ATT. | DET. | CARS |
|--------------|------|------|
| | | |
| Footings | | |
| Fdn. Wall | | |
| Cols. | | |
| Supp. beams | | |
| Floor Const. | | |
| Roof Const. | | |
| Roofing | | |
| Ext. Walls | | |
| Int. Finish | | |
| Heating | | |
| Fuel | | |
| Oil Stge. | | |

