

### IMPROVEMENT DESCRIPTION

The subject property is comprised of a 0.78 acre site improved with a single story wood siding restaurant building containing approximately 1,865 SF built in 2009. It can further be identified on Tax Map MN5, as Parcel 0116, in Brooks County Tax Assessor's Office. It is the owner occupied restaurant known as Pikes Landing Restaurant. Following is a description of the subject improvement, to include building features, construction features, and finishes:

<u>ITEM</u>	<u>DESCRIPTION</u>
Location:	8419 Valdosta Highway
Property Identification:	Pikes Landing Restaurant
Number of Buildings:	One
Number of Stories:	One
Gross Building Area:	1,865 SF
Year Built:	2009
Condition:	Good
Foundation:	Poured concrete slab
Exterior Walls:	Wood Siding
Roof System:	Metal roofing system
Floor Coverings	Ceramic tile flooring
Interior Walls:	Wood Panel Walls
Ceilings:	Wood Panel Ceilings
Restrooms:	Two (2) three fixture restrooms
Lighting	Recessed lighting

---

### SITE DESCRIPTION

The subject site is a somewhat irregular shaped lot situated along the northern right of way margin of Valdosta Highway (GA State Highway 133 – a 130' R/W running east and west) and the eastern right of way margin of Raiford Street (a 50' R/W running north and south). Total site area is approximately **0.78 acres**. It can further be described as being parts of Lot Numbers 7 and 8 in Block P in the N. E. Fletcher Subdivision in the Town of Morven, Brooks County, Georgia. It is located in Land Lot 270 of the 12<sup>th</sup> Land District in the Town of Morven, Georgia. The northern, or rear, property line dimension measures approximately 210.00', the southern property line dimension, or frontage along Valdosta Highway, measures approximately 226.00', the eastern property line dimension measures approximately 225.00', and the western property line dimension measures approximately 147.60'. It is at road grade, and lies inside the city limits of Morven, Georgia. According to the Federal Emergency Management Agency's Flood Insurance Rate Map Community-Panel Number 13027C175C, dated September 2, 2009, the subject site lies in Zone "X", which is designated as an area of minimal flooding. Visibility, exposure, and accessibility are all rated good. Accessibility is by way of two (2) curb cuts off Valdosta Highway. The site is served with City of Morven water and a septic tank. Site improvements include concrete curb and gutter, septic tank, signage, and asphalt paved parking spaces to include handicapped spaces. All disturbed areas are grassed and mulched.

During the inspection of the subject site, no drainage problems were observed and none are assumed to exist. The site is functional and adequate for its current use.

**ITEM**

**DESCRIPTION**

HVAC

Two air handling units

Doors:

Wood interior doors and glass exterior doors

The subject improvement is situated on a poured concrete slab. There is an open porch containing approximately 160 SF on the front portion of the subject improvement and a 55 SF porch on the rear of the improvement. The roofing system is constructed of wood frame and metal roofing panels. The floor plan is comprised of a dining area (75 person seating capacity), a kitchen, store room, and two (2) two fixture restrooms. Interior finishes include tile flooring, wood panel walls, wood ceilings, and recessed lighting fixtures. It is centrally heated and cooled and served with two (2) air handling units. Utilities are total electric. The subject improvement was built in 2009. Actual age is 8 years. Effective age is estimated at 8 years and remaining economic life estimated at 42 years. No major forms of major physical depreciation, functional or adverse external depreciation features are observed or foreseen. The overall quality of the improvement is good. The overall functional utility of the improvement is good. All of the floor plans appear to feature functional layouts and the layout of the overall project is considered functional in utility. The improvement is of average quality construction and is in good overall condition.

---