

Site Address

1322 7 ST NW
ROCHESTER MN 55901

Primary Taxpayer

F AND H PROPERTIES, LLC

Legal Description

Sect-34 Twp-107 Range-014 AUDITOR'S PLAT D Lot-002 LOT
2

Section:34 Township:107 Range:14 Lot:002 Block:

Neighborhood Code: 86000

Property Use: IND OFF AV

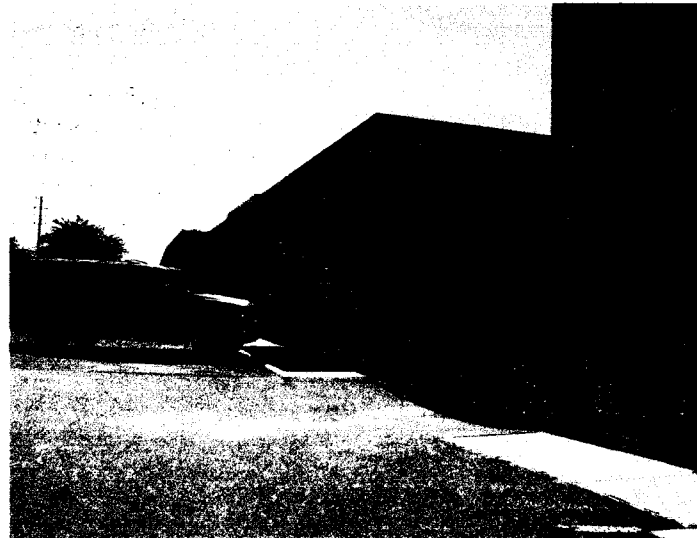
Plat: 00102 - AUDITOR'S PLAT D

Assessment Information

Tax Year	Land	Building	Total	Tax
2008	114,200.00	51,200.00	165,400.00	5,570.00
2009	114,200.00	53,100.00	167,300.00	5,518.00
2010	114,200.00	58,500.00	172,700.00	5,796.00
2011	142,700.00	148,400.00	291,100.00	0.00

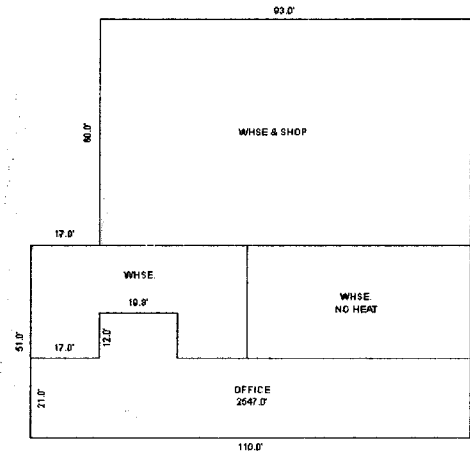
Building Description

Year Built: 1955
 Number of Stories: 0.00
 Tuck Under:
 Exterior Wall: CONC BLOCK
 Roof Structure: FLAT
 Roof Material: BUILT-UP
 Foundation: CONC BLOCK
 Heat: N/A
 Air: N/A
 Fire Place: N/A
 Number of Rooms: 0
 Bed Rooms: 0
 Bathrooms: 0.00
 Land SQ FT:
 Front Length: 0
 Depth Length: 0



Sales

Sale Date Sale Price Adj Price



Sketch by Apex IV™

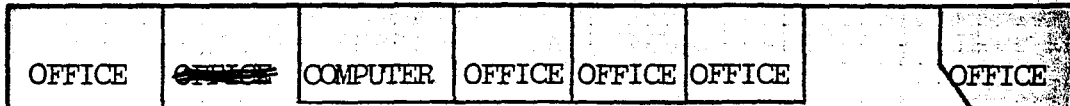
Features

Sub Area Year	Description	Unit
1955	BASE AREA	2547 SQFT
1955	BASE AREA	11190 SQFT

BUILDING ONE

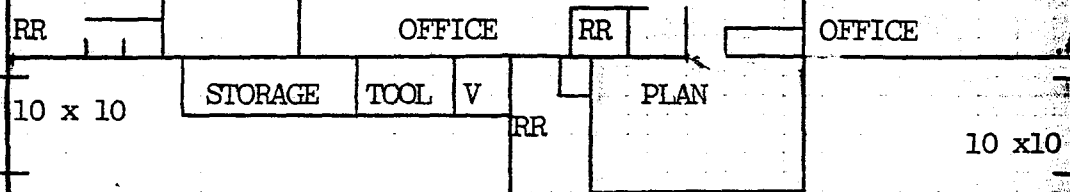
110'3"

Sect ①



21

Sect ②



5'

30

Sect ③



7'4"

8

24 x 14

24 x 14

61

93'6"

BUILDING SKETCH - BUILDING ONE
 HIMEC, INC.
 1322 - 1406 7TH STREET NW
 ROCHESTER, MINNESOTA
 (Sketch - Not a Survey)

Sect ① 2,315 office
 Sect ② 3,307 warehouse
 Sect ③ 5,703 gen. industrial
 11,325

Description of the Improvements

Building One -- East Building

Section One

Type One story office building constructed in approximately 1958.

Building Size Estimate only -- not based on a survey.
21.0 x 110.3 = 2,315 +/- SF

Use Five private offices, three open offices, computer room (separate room with separate heating and cooling systems), one employee's restroom, one managers restroom.

Construction Details

Foundations Reinforced concrete

Basement None

Exterior Walls Face brick over concrete block

Windows Office area only -- fixed, plate glass

Roof Double pitch to sides, pitch and gravel on membrane and 4" insulation on metal deck and metal framing with gutters and downspouts.

Structural Support Load bearing walls.

Floors Carpet and ceramic tile over cement slab. Vinyl tile in computer room.

Interior Walls Wood paneling and wallpaper on sheetrock.

Ceiling Acoustical ceiling tile and layin tile.

Lighting Fluorescent throughout.

Insulation Roof -- rigid insulation; walls -- none.

Columns None

Description of the Improvements

Heating	Hot water baseboard, gas fired boiler.
Cooling	Two roof mounted units, forced air system.
Electric	600 amp, four wire, three phase system for all buildings.
Fire Protection	Extinguishers only.
Security	Contact system (Note: System is inoperative).
Restrooms	One employee's, two fixture restroom; one private restroom off of the owner's office, two fixture. The existing restrooms are not handicap equipped and do not meet the minimum requirements of the ADA.

Quality Good

Condition Good

Section Two

Type	One story warehouse building constructed in approximately 1948. (Note: Sections two and three are one +/- foot lower than the office section). <i>mezzanine</i>
Building Size	Estimate only -- not based on a survey. $30.0 \times 110.3 = 3,307 \text{ +/- SF}$
Use	Plan room, vault, two tool rooms, storage room, restroom, and open storage. (Note: vault, tool room and storage room are all fireproof).

Construction Details

Foundations	Reinforced concrete
Slab	6" +/- with wire mesh
Exterior Walls	Painted concrete block (no insulation).
Windows	None

Description of the Improvements

Roof	Double pitch to sides, pitch and gravel on membrane with one inch of insulation on wood deck and wood framing with gutters and downspouts.
Structural Support	Load bearing walls.
Floors	Unfinished concrete, vinyl tile in restrooms, carpet in plan room.
Interior Walls	Wood frame, plan room is paneled.
Ceiling	Ceiling tile in plan room, remainder is unfinished. Clearance under roof beams is 13' +/-; under roof joists is 14'6" +/-.
Lighting	Fluorescent and incandescent.
Insulation	Roof -- rigid insulation; walls -- none
Columns	None
Heating	One ceiling hung unit for east half only -- west half is unheated. Note: Boiler for Section One is located in Section Two.
Cooling	None
Electric	600 amp, three phase, four wire.
Fire Protection	Extinguishers only.
Security	Locks only.
Restrooms	One employee's restroom.
Loading	Two 10 x 10 manual overhead doors on each end of building.
Mezzanine	11 x 110 wood deck on wood framing. East wing is 7' clearance under 4'9" to 6'2" clear above. West wing is 6'6" under 5'6" to 7' over deck. There is storage over the vault, tool room and store room -- concrete over metal deck.
Quality	Good
Condition	Good

Description of the Improvements

Section Three

Type One story, general industrial building built in approximately 1965.

Building Size Estimate only -- not based on a survey.
61.0 x 93.6 = 5,703 +/- SF

Construction Details

Foundations Reinforced concrete

Basement None

Exterior Walls Painted concrete block, uninsulated. Glass block windows along the south side, plastered.

Roof Double pitch to sides, pitch over membrane on 2" insulation on wood deck and wood framing with gutters and downspouts.

Structural Support Load bearing walls.

Floors 6" concrete slab with wire mesh.

Interior Walls Removable center partitions.

Ceilings Unfinished -- 13' clear under the roof beams; 15'6" under roof joists. Three of the roof beams have five ton rail crane capacity.

Lighting Fluorescent

Insulation Roof -- 1"; Walls -- minimal.

Heating Three ceiling hung, gas fired, forced air units.

Cooling None

Electric 600 amp, three phase, four wire system.

Fire Protection Extinguishers only.

Security Locks only.