Bills for 592 Dragstrip Road Fire Claim

Date	Contractor name	inv	Amount
9/28/2010	Michael Weeks	735	1000
10/5/2010	Michael Weeks	142	3260
10/5/2010	Johnston county ins	448715	220
10/12/2010	Michael Weeks	143	4775
10/14/2010	Michael Weeks	146	3700
10/22/2010	L&M Contacting	2021	33136.1
10/25/2010	Neuse Indoor Lumb	393	5917.29
10/26/2010	Michael Weeks	150	4150
11/1/2010	Michael Weeks	154	3470
11/7/2010	Robco		52000
11/5/2010	L&M Contacting	2001	33136.1
10/24/2013	RST	1221	22800
9/2/2013	Emergency Reconstruction		3037.28
10/19/2013	CK SUPPLY		73.45
11/16/2013	CK SUPPLY		1163.22
10/8/2013	Neuse Indoor Lumber		187.51
1/12/2012	LOWES		208.71
11/24/2010	LOWES		176.86
11/5/2013	L&M Contacting		28750
11/15/2010	Neuse Indoor Lumber		360.88
11/5/2013	Neuse Indoor Lumber		3478.53
9/3/2013	Michael Weeks	128	260
10/7/2010	LOWES		4479.36
8/25/2013	Michael Weeks	126	240
8/1/2013	Michael Weeks	114	5000
2/9/2011	CLIFTON OVERHE	4295	237
8/1/2010	RST	1050	435
8/1/2013	RST	1052	486
3/12/2011	ALLIED WASTE		4021.54
9/28/2013	Emergency Reconst	735	1000
4/2/2013	Cobbs		1033.9
3/1/2013	Hobbs flooring		2985.26
	lambert		4537
4/1/2013	clean burn oil heater		4000
3/12/2012	johnston county tax		1779.76
			235495.8

Williams-Crocker and Associates
Appraisals and Land Research
P O Box 2305, 106 S. Third Street, Smithfield, NC 27577
919-989-9111, fax 919-989-6464

March 17, 2009

Mr. Roger D. Williams
6275 NC 50 Highway
Suite 112
Benson, NC 27504

Dear Mr. Williams;

At your request, I have inspected the home located at 592 Drag Strip Road, Benson, NC. This home is located on a +/-2.98 acre parcel of land that is associated with parcels that you own that are a part of the overall lands known as the Dunn Benson Dragstrip.

Per your request, this property was inspected from the exterior only and

This home is located on the north side of Drag Strip Road across from the drag strip itself. The home is an unusual structure to say the least, and it is understood that there is a varied history of use as an automotive repair facility, restaurant, home and auto sales. Some of these uses occurred one at a time, and also occurred at the same time.

It is noted in the tax card records that the property is of 1959 year construction and contains +/-9,940 square feet of space. The structure is a block building that is a combination of one story and two story areas and has a metal roof on wood framing. The building contains access to both sides through roll up doors and there is an area that appears to be office area to the front and the second floor area appears to be an apartment space.

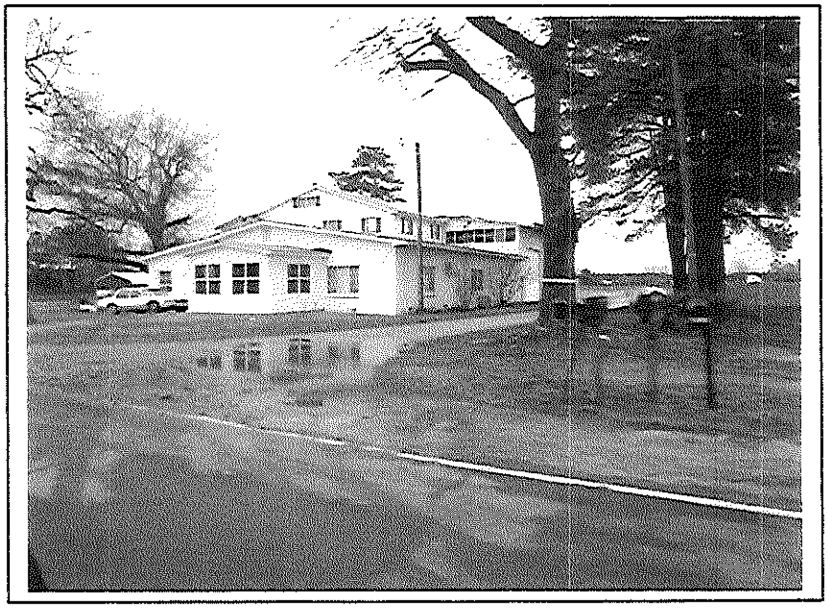
As noted, the building was viewed from the exterior only. In consideration that you are interested in a "ballpark" value for the building, no interior inspection was completed and the analysis is performed under the hypothetical condition that the interior condition is fair to average and that the structure is habitable. It was noted that the land is zoned for residential use and that any commercial use is a grand fathered use for the land.

In consideration of the appraisal assignment, this is considered to be a restricted use report and is based on a minimal scope of work. The required elements that are noted in the Uniform Standards of Professional Appraisal Practice are addressed in this letter.

The opinion of value offered is an opinion of current market value for a fee simple interest in the homes and associated land. The date of inspection was February 13, 2009. This is the effective date of valuation. The opinion of value offered is for a fee simple interest in the land and building.

The land is located on Dragstrip Road in the southern Johnston County area that is associated with the communities of Benson and the unincorporated Meadow community. This area is rural in nature and there are a scattering of homes, however the predominant use is farmlands. The property is located with good access to the towns of Benson to the northwest and to Dunn to the southwest. The area is zoned AR Agricultural and Residential and is under the jurisdiction of Johnston County. The building is served electricity, telephone service and public water. Waste disposal is by private septic systems. The lands are not noted to be within a FEMA defied flood zone. The highest and best use of the lands, both as if vacant and as improved are for residential/commercial use.

The following photographs are of the building and a view along Dragstrip Road:



The building, as previously noted, is of block construction on a concrete slab foundation and is of varying heights. The building per county records was constructed in 1959 and thus has an age of +/-50 years. This appears to be reasonable upon exterior view. The appearance of the structure indicates that the construction took place in phases. There is a single story area to the front that is believed to have been the restaurant area at one time. An area to the left side of the building is accessed by roll up doors and appears to be a repair shop in design. An area to the right side is also accessed by roll up doors and is much taller in height and appears able to support interior repair of taller vehicle types and equipment. There is an area to the "center" of the structure that is two stories in height and the upper portion is believed to be an apartment and the lower area use is unknown. There is an exterior stairway access to this portion of the structure.

In consideration of the land and improvements, the following scope of work is considered:

The Uniform Standards of Professional Appraisal Practice imposes the responsibility on the Appraiser to determine the extent of research, the type of data, and complexity of report appropriate to the current appraisal problem.

For this current appraisal problem, the assignment involved one parcel of +/-2.98 acres per plat and a +/-9,940 square foot commercial/residential building.

In consideration of the subject, research has been conducted concerning a variety of topics. These include, but are not limited to, the site itself, the type and quality of the improvements, the highest and best use of the land and the highest and best use of the improved condition, the immediate neighborhood and the overall area and similar factors.

The ownership interest in the property is noted. The property is comprised of a variety of areas, and has potential for lease, however, the property is considered under a fee simple ownership.

In consideration of the subject specifically, the property was inspected from the exterior only and is assumed ot be in a habitable condition.

For purposes of offering an opinion of value for the property, the three traditional approaches to value are considered. The cost approach has been assessed through use of Marshall and Swift Cost Services and consideration of this appraisers experience in local costs of construction. Land values were considered based on comparable sales in the area of parcels that were sold for similar use. The sales comparison approach is assessed with the use of sales of similar type properties in the local marketing area. Any differences were noted and analyzed and adjustments made as needed. The income generating capabilities of the subject are considered and the potential income streams of the building are noted and the resultant net income of the property is capitalized into an opinion of value. As is applicable to the subject, the above approaches are developed and presented in this report, and if not applicable, this is likewise noted. The strengths and weakness of the three approaches to value are considered and a final opinion of value of the property is offered.

In the course of the project, various persons were interviewed that are a part of the local real estate market. These included real estate agents, developers, general contractors and governmental officials. In addition, data and information garnered during the performance of prior assignments is considered and utilized as applicable.

The ad valorem value of the subject parcel is $150,700 and this results in a tax liability of $1,175.46 for Johnston County at the 2008 ad valorem rates.

The lands are identified as being tax parcel ID 01F12050I. These lands are all a portion of an assemblage of parcels, and ownership interests of a large number of persons. The deeds are dated from 11/2006 through 04/2008 and the grantors number in the +/-50 range and the grantee of all deeds is Roger D. Williams.

These deeds are included in the addendum of this report and are summarized by book and page as: 3534/702, 3492/195, 3488/572, 3457/529, 3339/393, 3339/688, 3339/683 & 3228/52. All deeds reference +/-8 separate parcels and prior reference in all is file CvS92-129.

There are no known transactions that have impacted the property since purchase. It is this appraisers understanding that there are no listings, agreements or contracts in place affecting the property at the time of inspection.

The intended use of this analysis is for business decision making purposes and potential divestment of the asset. The intended user of this report is Mr. Roger Williams.

In considering the subject property and the valuation thereof, the following approaches to value are considered:

THE APPRAISAL PROCESS

Under normal and usual conditions, one or more of the following approaches to value, which are explained herein below, usually values real estate.

THE COST APPROACH

Under this method, estimating the replacement cost new of the buildings and other improvements, based upon today's labor and material prices and present construction techniques, derives value. From this total, a subtraction is made for accrued depreciation. The land value is found by the Sales Comparison Approach and is then added to derive a summation of value. In deriving at the cost of the improvements, the total square feet contained within the outer walls of the structure would be multiplied by the cost per square foot applicable to this type of structure. The square foot method rather than the cubic foot method is used because the builders in this area quote the former more readily.

THE SALES COMPARISON APPROACH

Under this approach, an estimate of value is derived by comparing the property under appraisal with other like properties of similar size, quality and location that sold in recent times. It is also referred to as that approach in an appraisal analysis, which is based on the proposition that an informed buyer would pay no more for a property than the cost to him of acquiring an existing property with the same utility.

THE INCOME APPROACH

This approach is employed with respect to income producing properties. Under this approach, it is the process of converting a stream of series of income payments into a lump-sum capital value. It is applied to the valuation of real estate on the premise that value is present worth is obtained by discounting, which is the form of capitalization applied to calculate the present worth of a future income stream.

For purposes of this analysis, the cost approach to value is the only approach that is considered applicable fro the subject. This involves consideration of sales of vacant lands in the local area and the depreciated contributory value of the improvements in place.

COST APPROACH TO VALUE

OPINION OF LAND VALUE

The following sales are selected for application to the subject properties. These sales are offered in summary form and any applicable adjustments are considered on a per sale basis. The primary consideration was for residential lands that are in the +/-2.0 to 3.0 acre range and are located in a rural environment. The following sales are considered most applicable.

Sale 1

Faith and Ronald Dean to CHMK Builders, Inc.

This parcel is located on Ivey Road +/-4 miles north and is a 2.57 acre lot that sold in October of 2008 for a price of $55,000. The deed is recorded in Book 3612 Page 866 of the Johnston County Registry. The land is slightly smaller than the subject, however this is not considered an adjustable items. The location is superior in terms of access to the Town of Benson and to I-40 and I-95. Adjustment of –10% is considered. No other adjustments are considered applicable and this results in an adjusted value of $49,500.

Sale 2

Samuel Adams Lee and Donna P. Lee to John Jacob Lee and Carrie L. Lee

This parcel of land is located +/-3 miles southeast on Holly Grove Church Road and is a +/-2.10 acre lot that sold in October of 2008 for a price of $42,500. The deed is recorded in Book 3617 Page 345 of the Johnston County Registry. The land is smaller than the subject and an adjustment of +15% is considered applicable. No adjustments are considered for location or other items. Net adjustment of +15% results in a value of $48,875.

Sale 3

Shelton and Frances Hinnant to Franklin And Darlene Hobson

This parcel of land is located +/-4 miles southeast on Lee-Jackson Road and is a +/-2.68 acre parcel that sold in January of 2008 for a price of $32,500. The deed is recorded in Book 3478 Page 328 of the Johnston County Registry. The land is considered comparable in location and size, however the shape of the land is a longer and more narrow shape and an adjustment of +20% is considered applicable. No other adjustments are considered and this results in an adjusted value of $39,000.

These sales represent values of $49,500, $48,875 and $39,000. The mean value of the sales is $45,792 and the mid range value is $44,250. No sale is considered more applicable than another and the value represented by the mid range and mean values, $45,000, is considered for application to the subject property.

Opinion of value, 2.98 acres $45,000

OPINION OF VALUE OF THE IMPROVMENTS

The subject property, as previously mentioned, is improved by a +/-9,940 total square foot building that is commercial and residential in nature. The building is of block construction on concrete slab foundation. The roof framing is wood and roof covering is metal. The roof appears to be of fairy recent installation. The building was constructed in 1959 per county records and this appears to be reasonable.

The interior of the building is unknown, however it is assumed that the commercial areas, which account for +/- 80% of the building, are basic in finish with block walls and some interior partitioning. The office and apartment areas are assumed to be a bit more finished in nature with some tile and carpet floor coverings and dry wall walls in place. The building is understood to have at one time housed a restaurant/cafeteria that was associated with the drag strip and it is assumed that the building contains four to five restrooms.

The appearance of the building gives the impression that there may have been an initial construction with two or three additions over the years. The style of construction appears to have remained fairly consistent through the process.

With limited data available for the analysis of an effective age of the property, it is considered that the building has an actual age of 50 years, and that the effective age is 30 years with a remaining life of 20 years. This results in a depreciation of 60%.

In consideration of the application of the Marshall and Swift Cost data to the subject, and with an understanding that there is service repair type area present, a former restaurant area, an apartment area, and storage area, and with no knowledge of the breakdown of the space, for purposes of this analysis, the category of Service and Repair Garages is selected.

For this category, the building is considered as a Class C, Quality G building. The basic description is a steel or concrete frame with masonry bearing walls. The interior finish noted finished offices, finished walls and some partitioning. The level of utilities is good electric and plumbing and good restrooms. The HVAC is noted as being by space heaters and no central HVAC. Adjustment is offered for partial cooling.

Per Marshall and Swift Cost Services, the base cost is $64.74 per square foot. This is adjusted by +$3.75 (one half of the per foot cost) for Air Conditioning. This is an adjusted cost of $68.49.

Adjustments are typically offered for story height multipliers and for area/perimeter multipliers. In this instance, with the varied heights of the building and the shape of the structure, these multipliers are not considered. Regional multiplier is 1.06 and the local Raleigh market multiplier is .93 and this results in an adjusted cost of 67.51 per square foot.

This amount, applied to the 9,940 square feet of the subject results in a replacement cost of $671,049. Depreciation of 60%, or $402,629 is assessed resulting in a contributory value of $268,420.

One item that is difficult to assess is the provision of the building meeting the building codes so that the facility could be considered in an operating condition. Under NC building code enforcement, the code that was in effect at the time of construction is the code that would be used. The exception to this is the ADA, Americans with Disabilities Act with items that offer greater accessibility to the building for persons in wheelchairs and such. With no specific cost being identifiable, an adjustment of –5.0% is made for this potential cost. This results in a value of 254,999 rounded to $255,000.

Opinion of Value, Building	$255,000

SUMMARY OF THE COST APPROACH

Opinion of Land Value	$ 45,000
Opinion of Building Value	$255,000
Opinion of Value, Cost Approach	$300,000

RECONCILIATION

With the cost approach being the only applicable approach to value, the final opinion of value for the subject is that of the cost approach. Thus, the opinion of value of the subject, as of the effective date of analysis, February 13, 2009 is $300,000.

If you have any questions or comments, please feel free to contact me.

Sincerely,

Marc P. Jones
State Certified General Real Estate Appraiser A4726

ADDENDUM

CERTIFICATION

The Appraiser certifies that, to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved with this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or the direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report.

No one has provided significant real property assistance to the person signing this certification.

APPRAISER: Marc P. Jones

Signature: ________ **Date Signed:** 3 - 17, 2009

State-General Certification #A4726

State of North Carolina

Expiration Date of License: 06/30/2009

CONTINGENT AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in this report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.

3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made.

4. Any distribution of the valuation in the report between the land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

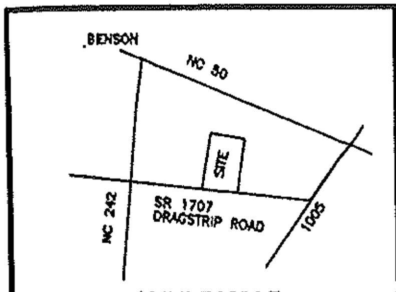
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.

6. Information, estimates and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by another Appraiser.

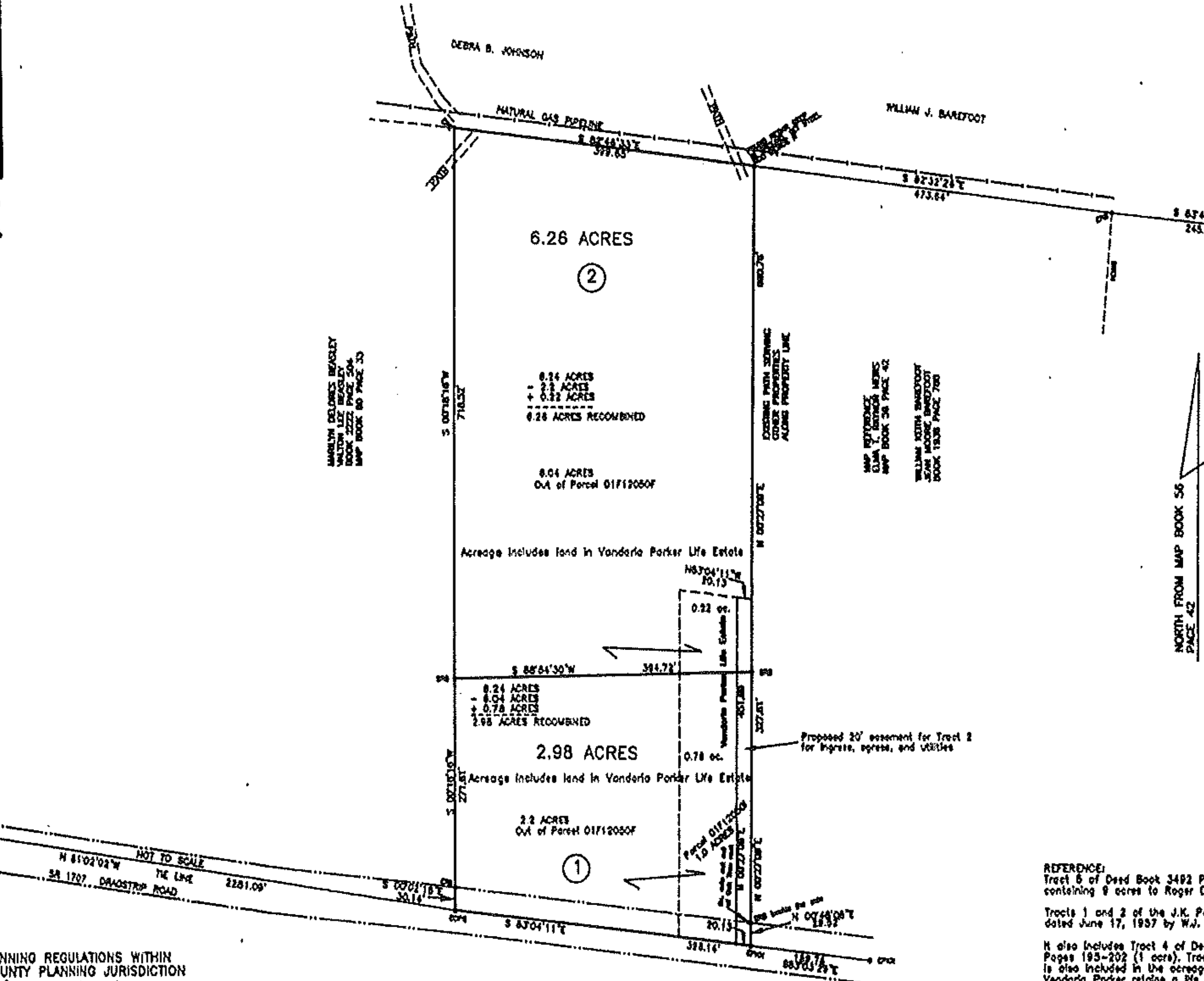
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.

8. Neither all, nor any part of the content of the report or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected, shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales or other media, without the written consent and the approval of the Appraiser.

9. On all appraisals, subject to satisfactory completion, repairs or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner.



VICINITY MAP



EXEMPT FROM PLANNING REGULATIONS WITHIN THE JOHNSTON COUNTY PLANNING JURISDICTION

4/17/08 — DATE

Stephanie Currin — SUBDIVISION ADMINISTRATOR

REFERENCE:
Tract 5 of Deed Book 3492 Pages 195-202 containing 9 acres to Roger D. Williams

Tracts 1 and 2 of the J.K. Parker Farm dated June 17, 1937 by W.J. Lambert

It also includes Tract 4 of Deed Book 3492 Pages 195-202 (1 acre). Tract 4's acreage is also included in the acreage of Tract 5. Vandorla Parker retains a life estate in that Tract 4 as shown in Judgement 92 CVS 129. This is also the 1 acre tract that is 97' x 449' referred to in a deed to Dallas Parker recorded in Deed Book 575 Page 23.

LAMBERT SURVEYING, INC.
W. R. LAMBERT, PLS 1211
W. ROYCE LAMBERT, Jr. PLS 3517
CAROLYN J. LAMBERT, MANAGER
509 N. LINCOLN STREET
919-894-3575 PHONE
919-207-0873 FAX
BENSON, NC 27504

STATE OF NORTH CAROLINA, Johnston COUNTY
I, Kay B. Hatch, REVIEW OFFICER OF Johnston COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Kay B. Hatch by Rebecca L. Wilson, Deputy
REVIEW OFFICER
DATE: 4-17-08

STATE OF NORTH CAROLINA, Johnston COUNTY
FILED FOR REGISTRATION AT 12:27:34 P.M.
17 April, 2008 IN THE REGISTER OF DEEDS OFFICE.
RECORDED IN BOOK 72, PAGE 219
Craig Olive
REGISTER OF DEEDS
BY: Joan B Plowman Deputy

LEGEND

ESR	EXISTING STEEL ROD	ERB	EXISTING REBAR
SSR	SET STEEL ROD	ELS	EXISTING LIGHTWOOD STAKE
ECPS	EXISTING COTTON SPINDLE		PROPERTY LINE
SCPS	EXISTING NAIL	PP	POWER POLE
EN	EXISTING NAIL	LP	LIGHT POLE
EIP	EXISTING IRON PIPE		
SIP	SET IRON PIPE		
EIS	EXISTING IRON PIPE		
SIS	SET IRON STAKE		
EPKN	EXISTING P-K NAIL		
SPKN	SET P-K NAIL		
ECM	EXISTING CONCRETE MONUMENT		
SRB	SET REBAR		

60 0 50 100
GRAPHIC SCALE

RECOMBINATION MAP FOR

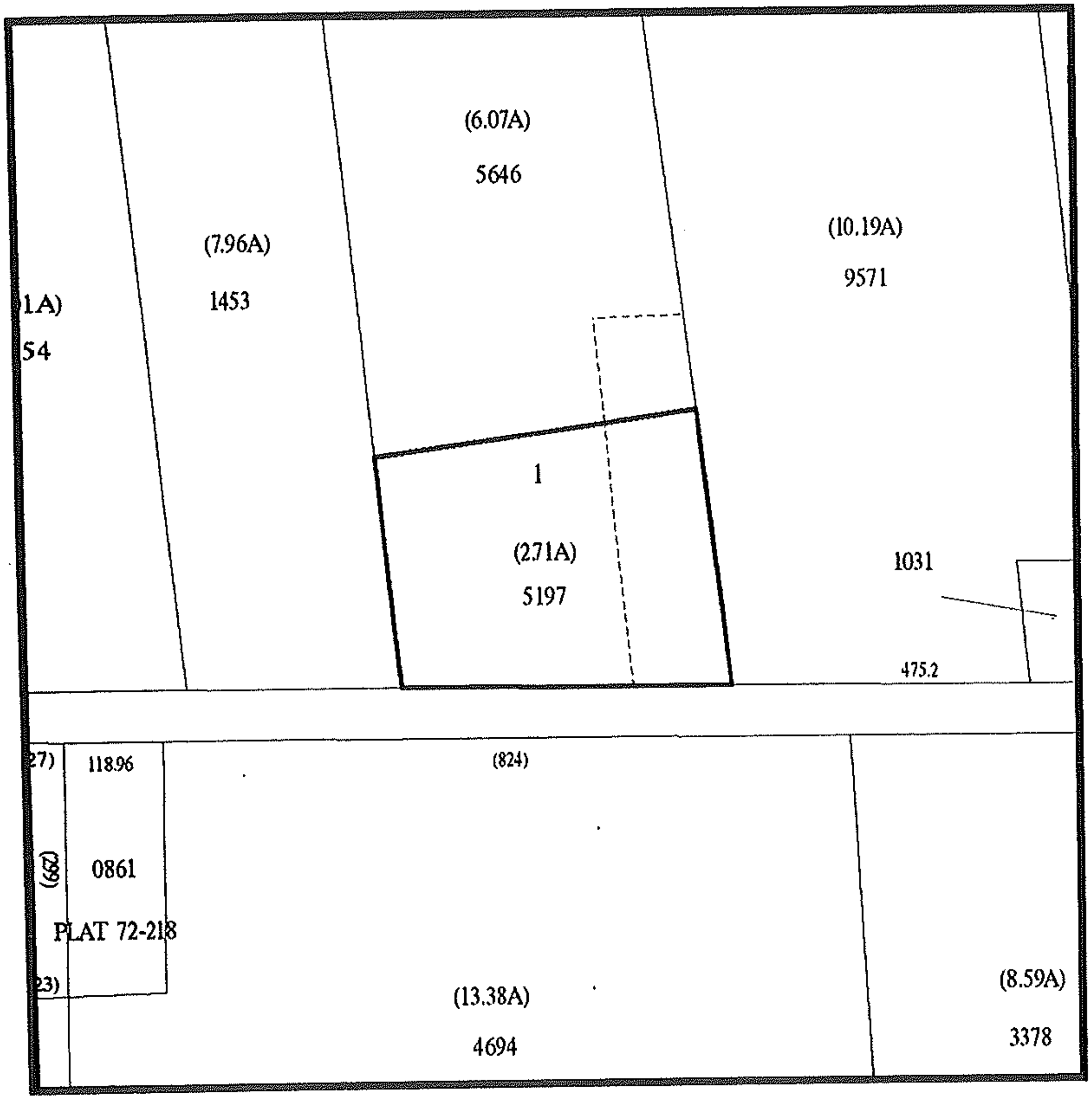
ROGER D. WILLIAMS

TOWNSHIP BANNER — COUNTY JOHNSTON

STATE: NORTH CAROLINA DATE: 04/11/08 SCALE: 1" = 100'

ZONE: FIELD BOOK TAX PARCEL: Parcel 01F12050G, Parcel 01F12050F

Tax Number 01F12050I



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information.

Tag...........:	01F12050I
NCPin.........:	154700-54-5197
Mapsheet No...:	154700
Owner Name 1..:	WILLIAMS, ROGER D
Owner Name 2..:	
Mail Address1.:	6275 NC 50 N SUITE 112
Mail Address2.:	
Mail Address3.:	BENSON NC 275040000
Site Address1.:	592 DRAG STRIP RD
Site Address2.:	BENSON NC 27504-
Deed Book.....:	3534
Deed Page.....:	0702
Market Value..:	150700
Assess Acreage:	2.98

Information is valid **only** at state plane coordinates (NAD83)

Sale Price....:	0
Sale Date.....:	Apr 01 2008
Township....:	Banner
ETJ.........:	N/A
City Limits.:	N/A
Soil Type...:	GoA
Fire Distric:	Meadow
Flood Panel.:	3720154600 J
Census Tract:	414

1 inch = 200 feet

(The scale is only accurate when printed landscape on a letter size sheet with page scaling set to none.)

Date 17-Mar-09

SAT, FEB 7, 2009, 1:56 AM
01 F 12 050 I
TWP AUX MP LOT SPL I1 I2
ID NO: 154700-54-5197
CARD NO. 1 OF 1
2.980AC SRC= 5EST

WILLIAMS, ROGER D
592 DRAG STRIP RD
002000127768
** JOHNSTON COUNTY 2003 **

PARKER USED CARS & SHOP
C FR33
LT 1 72/219 1547-54-6136 2.98AC

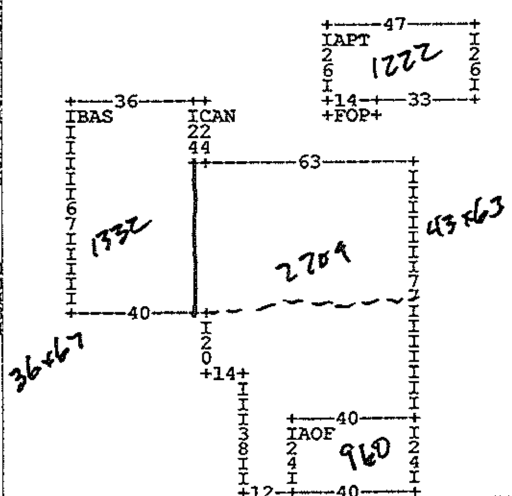
APPRAISED BY 106 ON 05/05/2008 00238 RURAL MARKET VALUE TW-01 C- EX- AT- LAST ACTION 20080820

U M EFF AR IN EFF B REPL CST 1919 NRM E F 00 % CD

15 5306 12,200 96 31.20 380,641 5959 70000000 3000
29 SERVICE GARAGE - WAREHOUSE CONSTRUCTION
14 SCALE 1/452

FOUND *	4	SPREAD FTG *	8
SUBFLR*	3	SLAB ABV GRAD*	15
EX WL1*	11	CONCRETE BLOC*	29
RF STR*	07	WOOD TRUSS *	14
RF CVR*	03	ASP/COMP SHNG*	4
INT W1*	1	MASNRY/MIN *	2
FLOOR1*	05	ASPHALT TILE *	5
FUEL *	03	GAS *	
HEAT *	03	AIR-NOT DUCT *	4
AC *	01	NONE *	
COM H&A	1	NONE *	
CL-INS	05	NOT SUSP-CEIL*	5
FIXTURES		5 *	4
FRAME *	02	WOOD FRAME *	11
WALL*DESIGN*QUAL*SIZE		*	101
.96	1.00	.90 1.10=*	.95
C-10 *		TOTAL QUALITY *	96

TYP	GS AREA	PCT	RPL CS
BAS	7,758	100	242,050
CAN	168	030	1,560
AOF	960	200	59,904
APT	1,222	200	76,253
FOP	56	050	874



DEPR BLDG VALUE	MARKET
DEPR OBXF VALUE	114,190
LAND VAL - MKT	36,510
MKT VAL - CARD	150,700
APPR VAL - CARD	150,700
APPR VAL - PARCEL	150,700

FLOOR- 2
COM/WALL NONE
HEIGHT 10 FEET

PRIOR PERMIT INFO
8,000
44,110
52,110

SALES DATA

DEED BK	PG	DT M	Y	TYP	Q V	SALE PRICE
3534	0702	04	08	WD	AI	
3492	0195	02	08	WD	AI	
3488	0572	01	08	WD	AI	
3457	0529	11	07	WD	AI	
3339	0693	05	07	WD	AI	

NOTES

FIREPL 1 NONE

CD	DESC	LN	WD	0380,641 UNIT PRICE	% O	L B	A Y	E Y	AN DP	% C	OBXF DEPR VAL
	D,164										

TOTAL OB/XF VALUE

BLDG AREA 9940

BUILDING DIMENSIONS

BAS=W70CAN=E7N24W7S24$N24W36S67E40S20E14S38E1
2N24AOF=S24E40N24W40$E40N77$PTR=N20E20APT=W47
FOP=S4E14N4W14$N26E47S26$S20W20$.

LAND USE	UCD	LOCAL ZONE	FRNT	DEP	SZ	L M	CF	OTHER ADJUST	LND UNIT PRICE	TOT LAND UNITS	U T	TL AD	ADJUST PRICE	LAND VALUE	LAND NOTES
C PRM SITE	0700	RAG			1000	00	70	04 SIZE	17,500.00	2980	AC	.70	12,250.00	36,505	
TOTAL LAND DATA										2980				36510	

Click Here for Printable Version

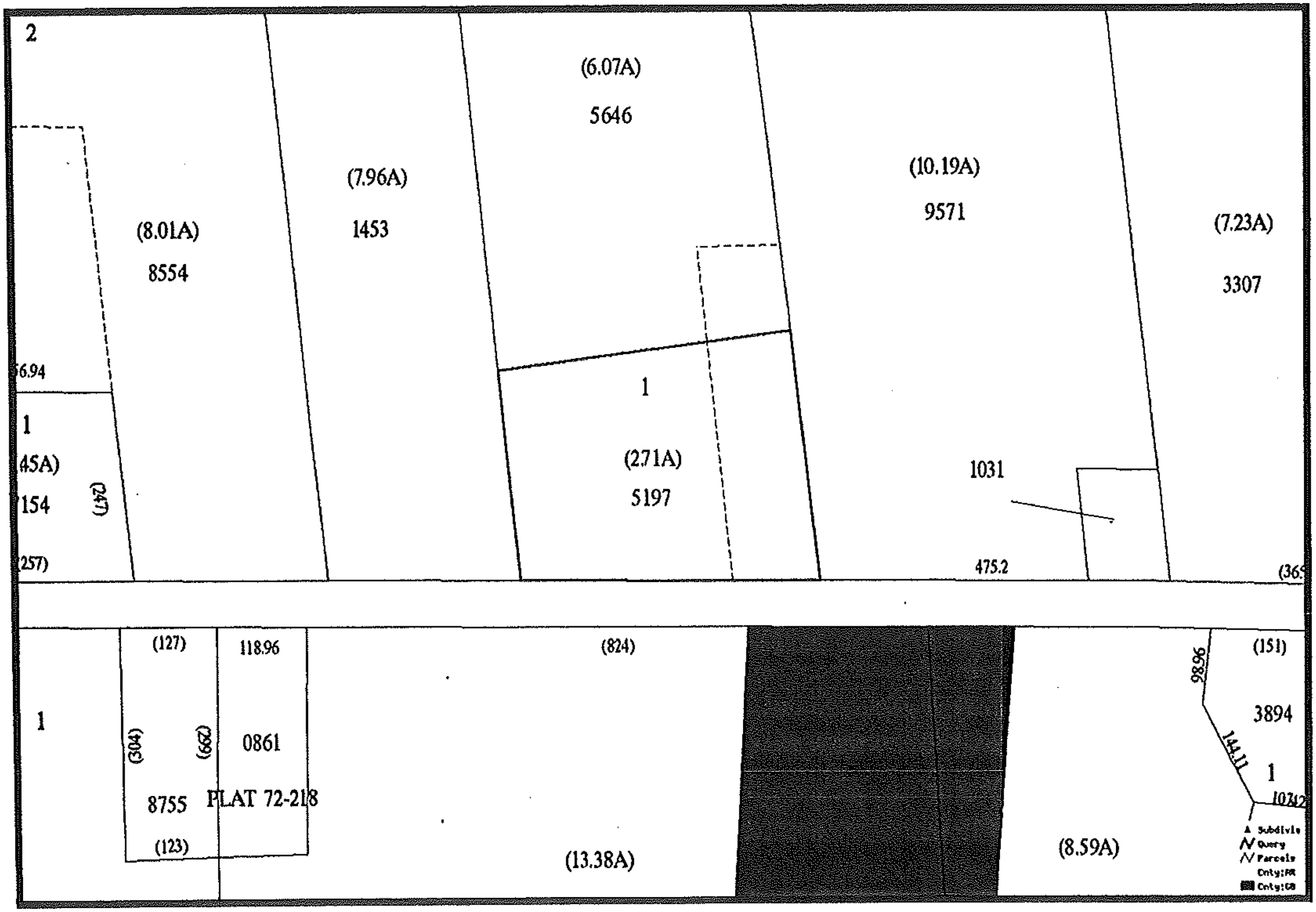
Return to:

Appraisal Card Search Form
Johnston County Home Page

Due to numerous zoning designations, there maybe duplicate colors. Please select 'Query->Zoning' to confirm.

*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Scale 1 inch = 200 feet

(The scale is only accurate when printed landscape on a letter size sheet with page scaling set to none.)

Date 17-Mar-09

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Johnston County assumes no legal responsibility for the information represented here.

Scale 1 inch = 200 feet

(The scale is only accurate when printed landscape on a letter size sheet with page scaling set to none.)

Date 17-Mar-09

SERVICE (REPAIR) GARAGES (528)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	COST Sq. M.	COST Cu. Ft.	COST Sq. Ft.
A-B	Average	Brick, reinforced concrete, good fenestration	Some plaster and glazed surfaces, offices, masonry partitions	*Good level of lighting, adequate plumbing	Space heaters	$727.11	$4.83	$67.55
C 1.06	Excellent	Steel or concrete frame, brick, decorative block or concrete panels	Some good offices and supply rooms, good fleet-municipal type	Good electrical, lighting and service outlets, good restrooms	Forced air	989.75	6.57	91.95
	Good	Steel, concrete or glulam frame, masonry curtain or bearing walls	Finished office, painted walls, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	696.86	4.62	64.74
	Average	Masonry bearing walls with pilasters, light trusses	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	504.40	3.35	46.86
.93	Low cost	Light masonry bearing walls, light rafters	Unfinished, small partitioned office area, concrete floor	Minimum electrical and plumbing	Space heaters	366.94	2.44	34.09
D 1.02	Good	Wood frame, good siding, brick veneer or stucco and fenestration	Partially finished, finished office area, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	617.85	4.10	57.40
	Average	Light wood frame, siding or stucco	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	452.63	3.00	42.05
.93	Low cost	Cheap frame, stucco or siding	Unfinished, small office area, concrete floor	Minimum lighting and plumbing	Space heaters	333.36	2.21	30.97
DPOLE	Average	Pole frame, metal siding, lined and insulated	Small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	389.23	2.58	36.16
	Low cost	Pole frame and truss, metal siding	Small partitioned office area, concrete floor, utility type	Minimum lighting and plumbing	Space heaters	284.82	1.89	26.46
S 1.12	Good	Sandwich panels or metal with interior finish	Partially finished, finished office area, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	585.78	3.89	54.42
	Average	Single wall with some interior finish	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	423.56	2.81	39.35
.92	Low cost	Light, pre-engineered, utility-type building	Unfinished, small office area, concrete floor	Minimum lighting and plumbing	Space heaters	308.07	2.04	28.62

*For elevator costs, see bottom of Page 34.

SPRINKLERS – Sprinkler systems are not included. Costs should be added from Page 36.

SERVICE GARAGE SHEDS (526)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	COST Sq. M.	COST Cu. Ft.	COST Sq. Ft.
C	Good	Open front, block or low-cost brick, good roof	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	$314.52	$2.09	$29.22
	Average	Open front, tilt-up, block, steel or wood truss, average cover	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	223.14	1.48	20.73
	Low cost	End walls only, concrete block, shed or flat roof	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	168.67	1.12	15.67
DPOLE	Good	Open front, good metal siding on pole frame	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	249.83	1.66	23.21
	Average	Open front, metal or board on light pole frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	176.96	1.17	16.44
	Low cost	End walls only, low-cost siding on wood pole frame	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	135.95	.90	12.63
S	Good	Open front, good metal and steel frame	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	271.16	1.80	25.19
	Average	Open front, enameled siding on light frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	193.32	1.28	17.96
	Low cost	End walls only, low-cost siding on steel frame	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	148.44	.99	13.79

NOTE: Use total length of walled sides as the perimeter in the floor area-perimeter table.
For service stations, see prefabricated building costs, Section 64.

HOISTS
Automotive and truck hoist costs can be found in Section 64, Page 3.

The data included on this page becomes obsolete after January 2010.

GARAGES, INDUSTRIALS, LOFTS AND WAREHOUSES
REFINEMENTS

On this page and the next are means of making adjustments to the base costs given in this section. The component parts which are not defined, such as the roof or foundation, are considered to be commensurate with the general quality of the building. If further refinements are required or the construction is unusual, either price entirely or adjust the base costs by the Segregated Cost System, Section 44. Special items which should be added to the total cost may be added from the Unit-in-Place cost sections.

HEATING AND COOLING

These costs are averages of the total cost of the entire heating or cooling installation, including its prorated share of the contractor's overhead and profit and the architect's fees. If the heating found in the building being appraised is different from that indicated for the base being used, take the difference between the costs of the two and add to or subtract from the base square foot cost. If a cubic foot cost is used, use one-fourteenth (1/14) the difference shown to adjust the base cubic foot cost. All of the heating costs included in the base costs are those listed under "Moderate Climate." For specific system costs not found below, see Section 44 or 53. For laminar flow clean rooms, see Section 44.

COOLING ONLY

Cooling costs in industrial buildings are dependent on the summer heat load, types of walls and roof, type of manufacturing, number of partitions, and traffic in and out. In general, the following figures will serve as a guide for picking the proper cost of separate cooling. For cold-storage refrigeration, see Page 24 or Section 58 for greater detail.

TYPE	SQUARE METER COSTS			SQUARE FOOT COSTS		
	Mild Climate	Moderate Climate	Extreme Climate	Mild Climate	Moderate Climate	Extreme Climate
Central refrigeration with ducts and zone controls	$48.44	$70.50	$103.33	$4.50	$6.55	$9.60
Package refrig. (short ductwork)	34.44	48.98	68.89	3.20	4.55	6.40
Central evaporative (with ducts)	24.76	32.83	43.06	2.30	3.05	4.00
Package refrigeration	$1,400 to $1,850 per ton of rated capacity.					
Evaporative coolers	$190 to $320 per thousand CFM of rated capacity.					

ELEVATORS

Lump sum cost per elevator plus the cost per stop or landing, including the ground level. Use the cost per stop for basement and mezzanine stops. See Section 58 for more detailed costs, for glass observation elevators and for personnel lift costs.

TYPE	COST RANGE
Passenger, 2- to 3-story	$ 35,550 – $ 58,050
4-story and over	61,775 – 93,000
add cost per stop	5,150 – 7,800
Freight, base cost, 2- to 3-story	27,475 – 63,350
4-story and over	53,950 – 108,900
add, cost per stop, manual doors	6,925 – 9,000
power doors	12,100 – 15,650
Escalators, each stairway	143,825 – 176,300
Vertical wheelchair lifts, each	9,300 – 19,300

HEATING ONLY

TYPE	SQUARE METER COSTS			SQUARE FOOT COSTS		
	Mild Climate	Moderate Climate	Extreme Climate	Mild Climate	Moderate Climate	Extreme Climate
Electric, baseboard or cable	$25.30	$37.67	$ 55.97	$2.35	$3.50	$ 5.20
radiant panel	24.22	31.22	40.90	2.25	2.90	3.80
Electric wall heaters (incl FWA)	13.46	17.22	22.60	1.25	1.60	2.10
Forced-air furnace	29.06	42.52	62.97	2.70	3.95	5.85
Hot water, baseboard/convector	46.82	72.12	111.41	4.35	6.70	10.35
radiant floor or ceiling	45.75	73.73	119.48	4.25	6.85	11.10
Space heaters, with fan	11.84	19.38	31.75	1.10	1.80	2.95
radiant	13.99	22.07	35.52	1.30	2.05	3.30
Steam (incl. boiler)	45.21	66.20	97.41	4.20	6.15	9.05
(without boiler)	36.06	55.43	84.50	3.35	5.15	7.85
Wall or floor furnaces	13.99	18.84	25.30	1.30	1.75	2.35

HEATING AND COOLING – EXCEPT LABORATORY BUILDINGS

TYPE	Mild Climate	Moderate Climate	Extreme Climate	Mild Climate	Moderate Climate	Extreme Climate
Package A.C. (short ductwork)	$ 53.82	$ 81.27	$122.71	$ 5.00	$ 7.55	$11.40
Warm and cool air (zoned)	70.50	108.72	167.92	6.55	10.10	15.60
Hot and chilled water (zoned)	122.17	186.22	283.09	11.35	17.30	26.30
Heat-pump system	57.59	94.19	153.93	5.35	8.75	14.30
add for grnd. loop heat source	15.07	26.37	45.75	1.40	2.45	4.25
Individual thru-wall heat pumps	24.76	39.83	64.58	2.30	3.70	6.00

Small individual heat pumps cost $1,350 to $1,825 per ton of rated capacity.

VENTILATION ONLY

TYPE	Mild Climate	Moderate Climate	Extreme Climate	Mild Climate	Moderate Climate	Extreme Climate
Ventilation (blowers and ducts) or smoke removal system	$8.61	$12.38	$18.30	$ .80	$1.15	$1.70

SPRINKLERS

Sprinkler costs include all costs for the system and supply lines, but not tanks, towers, or high-pressure pumps. The square foot costs listed are based on the total area of sprinkler system installation on a single main connection, including its prorated share of the contractor's overhead and profit and the architect's fees. The approximate low-end density is .33/3,000 with the high end of the range at .60/3,000 sprinkler density. For a more specific cost, see Section 44 (wet, ranks 1-3; dry, ranks 2-4) or Section 53. Sprinklers should not be modified for size or shape. For extra-hazard occupancies, add 15% to the costs below. For supplemental in-rack systems, add 30% to 100% per level. For Early Suppression Fast Response system, add $ .41 ($4.41 per Square Meter) plus $ .85 ($9.15 per Square Meter) to $1.26 ($13.56 per Square Meter) for pumps.

COVERAGE	WET SYSTEMS		DRY SYSTEMS	
Square Feet (Sq. M.)	Sq. M.	Sq. Ft.	Sq. M.	Sq. Ft.
under 10,000 (929)	$25.92 – $45.34	$2.41 – $4.21	$34.28 – $59.96	$3.19 – $5.57
10,000 to 100,000	19.76 – 33.15	1.84 – 3.08	25.59 – 42.94	2.38 – 3.99
over 100,000 (9,290)	13.93 – 22.06	1.29 – 2.05	17.53 – 27.75	1.63 – 2.58

GARAGES, INDUSTRIALS, LOFTS AND WAREHOUSES

FLOOR AREA – PERIMETER MULTIPLIERS

AVERAGE FLOOR AREA Sq.M.	Sq. Ft.	AVERAGE PERIMETER M. 30 / FT. 100	38 / 125	46 / 150	53 / 175	61 / 200	76 / 250	91 / 300	107 / 350	122 / 400	137 / 450	152 / 500	183 / 600	213 / 700	244 / 800	274 / 900	305 / 1000	AVERAGE FLOOR AREA Sq. Ft.	Sq. M.
93	1,000	1.252	1.360	1.468	1.576	—	—	—	—	—	—	—	—	—	—	—	—	1,000	93
139	1,500	1.112	1.182	1.252	1.323	1.395	—	—	—	—	—	—	—	—	—	—	—	1,500	139
186	2,000	—	1.095	1.147	1.199	1.252	1.360	—	—	—	—	—	—	—	—	—	—	2,000	186
232	2,500	—	—	1.083	1.125	1.168	1.252	1.340	1.430	—	—	—	—	—	—	—	—	2,500	232
279	3,000	—	—	—	1.077	1.112	1.182	1.252	1.323	1.395	—	—	—	—	—	—	—	3,000	279
372	4,000	—	—	—	1.013	1.040	1.094	1.147	1.199	1.252	1.306	—	—	—	—	—	—	4,000	372
465	5,000	—	—	—	—	.996	1.040	1.083	1.125	1.168	1.210	1.252	—	—	—	—	—	5,000	465
557	6,000	—	—	—	—	—	1.004	1.040	1.077	1.112	1.147	1.182	1.252	—	—	—	—	6,000	557
650	7,000	—	—	—	—	—	—	1.008	1.040	1.071	1.102	1.132	1.192	1.262	—	—	—	7,000	650
743	8,000	—	—	—	—	—	—	.984	1.013	1.040	1.068	1.094	1.147	1.199	1.252	—	—	8,000	743
929	10,000	—	—	—	—	—	—	—	.972	.996	1.019	1.040	1.083	1.125	1.168	1.210	—	10,000	929
1,115	12,000	—	—	—	—	—	—	—	—	.965	.984	1.003	1.040	1.077	1.112	1.147	1.182	12,000	1,115
1,301	14,000	—	—	—	—	—	—	—	—	.945	.961	.977	1.008	1.040	1.071	1.102	1.132	14,000	1,301
1,486	16,000	—	—	—	—	—	—	—	—	—	.943	.957	.984	1.013	1.040	1.068	1.094	16,000	1,486
1,672	18,000	—	—	—	—	—	—	—	—	—	.929	.942	.967	.991	1.016	1.040	1.065	18,000	1,672
1,858	20,000	—	—	—	—	—	—	—	—	—	—	.926	.949	.972	.996	1.019	1.040	20,000	1,858
2,323	25,000	—	—	—	—	—	—	—	—	—	—	.907	.924	.942	.959	.977	.996	25,000	2,323
2,787	30,000	—	—	—	—	—	—	—	—	—	—	—	.907	.921	.935	.949	.965	30,000	2,787
3,252	35,000	—	—	—	—	—	—	—	—	—	—	—	.896	.907	.919	.932	.945	35,000	3,252
3,716	40,000	—	—	—	—	—	—	—	—	—	—	—	—	.899	.907	.916	.926	40,000	3,716
4,181	45,000	—	—	—	—	—	—	—	—	—	—	—	—	—	.898	.907	.916	45,000	4,181
4,645	50,000	—	—	—	—	—	—	—	—	—	—	—	—	—	.891	.898	.907	50,000	4,645

AVERAGE FLOOR AREA Sq.M.	Sq. Ft.	AVERAGE PERIMETER M. 274 / FT. 900	305 / 1000	335 / 1100	366 / 1200	396 / 1300	427 / 1400	457 / 1500	488 / 1600	518 / 1700	549 / 1800	579 / 1900	610 / 2000	671 / 2200	731 / 2400	792 / 2600	914 / 3000	AVERAGE FLOOR AREA Sq. Ft.	Sq. M.
1,858	20,000	1.019	1.040	1.062	1.083	—	—	—	—	—	—	—	—	—	—	—	—	20,000	1,858
2,323	25,000	.977	.996	1.015	1.032	1.049	1.066	—	—	—	—	—	—	—	—	—	—	25,000	2,323
2,787	30,000	.949	.965	.980	.995	1.010	1.025	1.040	—	—	—	—	—	—	—	—	—	30,000	2,787
3,252	35,000	.932	.945	.957	.969	.982	.995	1.008	1.021	—	—	—	—	—	—	—	—	35,000	3,252
3,716	40,000	.916	.926	.937	.949	.961	.972	.984	.995	1.007	1.019	—	—	—	—	—	—	40,000	3,716
4,181	45,000	.907	.916	.926	.935	.945	.955	.965	.975	.985	.995	1.005	1.015	—	—	—	—	45,000	4,181
4,645	50,000	.898	.907	.916	.924	.933	.942	.950	.959	.968	.977	.986	.996	1.015	—	—	—	50,000	4,645
5,574	60,000	.889	.895	.901	.907	.914	.921	.928	.935	.942	.949	.957	.965	.980	.995	—	—	60,000	5,574
6,503	70,000	.877	.884	.890	.896	.902	.907	.913	.919	.925	.932	.939	.945	.957	.969	.982	—	70,000	6,503
7,432	80,000	.869	.875	.881	.887	.893	.898	.903	.907	.911	.916	.921	.926	.937	.949	.961	.984	80,000	7,432
9,290	100,000	—	.863	.868	.872	.877	.882	.887	.891	.895	.899	.903	.907	.916	.924	.933	.950	100,000	9,290
11,148	120,000	—	.856	.859	.863	.867	.871	.875	.879	.883	.887	.891	.895	.901	.907	.914	.928	120,000	11,148
13,006	140,000	—	.851	.854	.857	.860	.863	.867	.871	.874	.877	.880	.884	.890	.896	.902	.913	140,000	13,006
14,864	160,000	—	—	.850	.853	.855	.858	.860	.863	.866	.869	.872	.875	.881	.887	.893	.903	160,000	14,864
16,722	180,000	—	—	.846	.849	.851	.854	.856	.858	.860	.863	.866	.869	.874	.879	.884	.895	180,000	16,722
18,580	200,000	—	—	—	.846	.848	.850	.853	.855	.857	.859	.861	.863	.868	.873	.877	.887	200,000	18,580
20,903	225,000	—	—	—	—	.845	.847	.849	.851	.853	.855	.856	.858	.862	.867	.871	.879	225,000	20,903
23,226	250,000	—	—	—	—	.842	.844	.846	.848	.849	.851	.853	.855	.858	.862	.866	.873	250,000	23,226
25,548	275,000	—	—	—	—	.839	.841	.843	.845	.847	.848	.850	.852	.855	.858	.862	.868	275,000	25,548
27,871	300,000	—	—	—	—	—	.839	.841	.842	.844	.846	.847	.849	.852	.855	.857	.863	300,000	27,871
32,516	350,000	—	—	—	—	—	.835	.836	.839	.840	.841	.843	.845	.847	.850	.853	.857	350,000	32,516
37,161	400,000	—	—	—	—	—	—	—	.835	.836	.838	.840	.841	.843	.846	.848	.853	400,000	37,161
46,451	500,000	—	—	—	—	—	—	—	.831	.832	.833	.834	.835	.838	.840	.842	.846	500,000	46,451

The data included on this page becomes obsolete after January 2010.

GARAGES, INDUSTRIALS, LOFTS AND WAREHOUSES

FLOOR AREA – PERIMETER MULTIPLIERS

AVERAGE FLOOR AREA Sq.M.	AVERAGE FLOOR AREA Sq. Ft.	AVERAGE PERIMETER M. 610 / FT. 2000	671 / 2200	731 / 2400	792 / 2600	914 / 3000	1067 / 3500	1219 / 4000	1372 / 4500	1524 / 5000	1676 / 5500	1829 / 6000	1981 / 6500	2133 / 7000	2286 / 7500	2438 M. / 8000 FT.	AVERAGE FLOOR AREA Sq. Ft.	AVERAGE FLOOR AREA Sq. M.
27,871	300,000	.849	.852	.855	.857	.863	.872	.880	----	----	----	----	----	----	----	----	300,000	27,871
32,516	350,000	.845	.847	.850	.853	.857	.863	.871	----	----	----	----	----	----	----	----	350,000	32,516
37,161	400,000	.841	.843	.846	.848	.853	.858	.863	.870	.875	----	----	----	----	----	----	400,000	37,161
46,451	500,000	.835	.838	.840	.842	.846	.850	.855	.859	.863	.868	.873	----	----	----	----	500,000	46,451
55,741	600,000	----	----	----	.837	.841	.845	.849	.853	.856	.859	.863	.867	----	----	----	600,000	55,741
65,032	700,000	----	----	----	----	.836	.841	.845	.848	.851	.854	.857	.860	.863	.867	----	700,000	65,032
74,322	800,000	----	----	----	----	.834	.837	.841	.844	.847	.850	.853	.856	.858	.860	.863	800,000	74,322
83,612	900,000	----	----	----	----	.832	.835	.838	.841	.843	.847	.849	.851	.854	.856	.858	900,000	83,612
92,902	1,000,000	----	----	----	----	----	.832	.835	.838	.841	.843	.846	.848	.850	.853	.855	1,000,000	92,902
102,192	1,100,000	----	----	----	----	----	.831	.833	.835	.839	.841	.843	.846	.848	.850	.852	1,100,000	102,192
111,483	1,200,000	----	----	----	----	----	----	.832	.834	.836	.839	.841	.843	.845	.847	.849	1,200,000	111,483
120,773	1,300,000	----	----	----	----	----	----	----	.832	.834	.836	.839	.841	.843	.845	.847	1,300,000	120,773
130,063	1,400,000	----	----	----	----	----	----	----	.831	.833	.835	.836	.839	.841	.843	.845	1,400,000	130,063
139,353	1,500,000	----	----	----	----	----	----	----	.830	.832	.833	.835	.837	.839	.841	.843	1,500,000	139,353

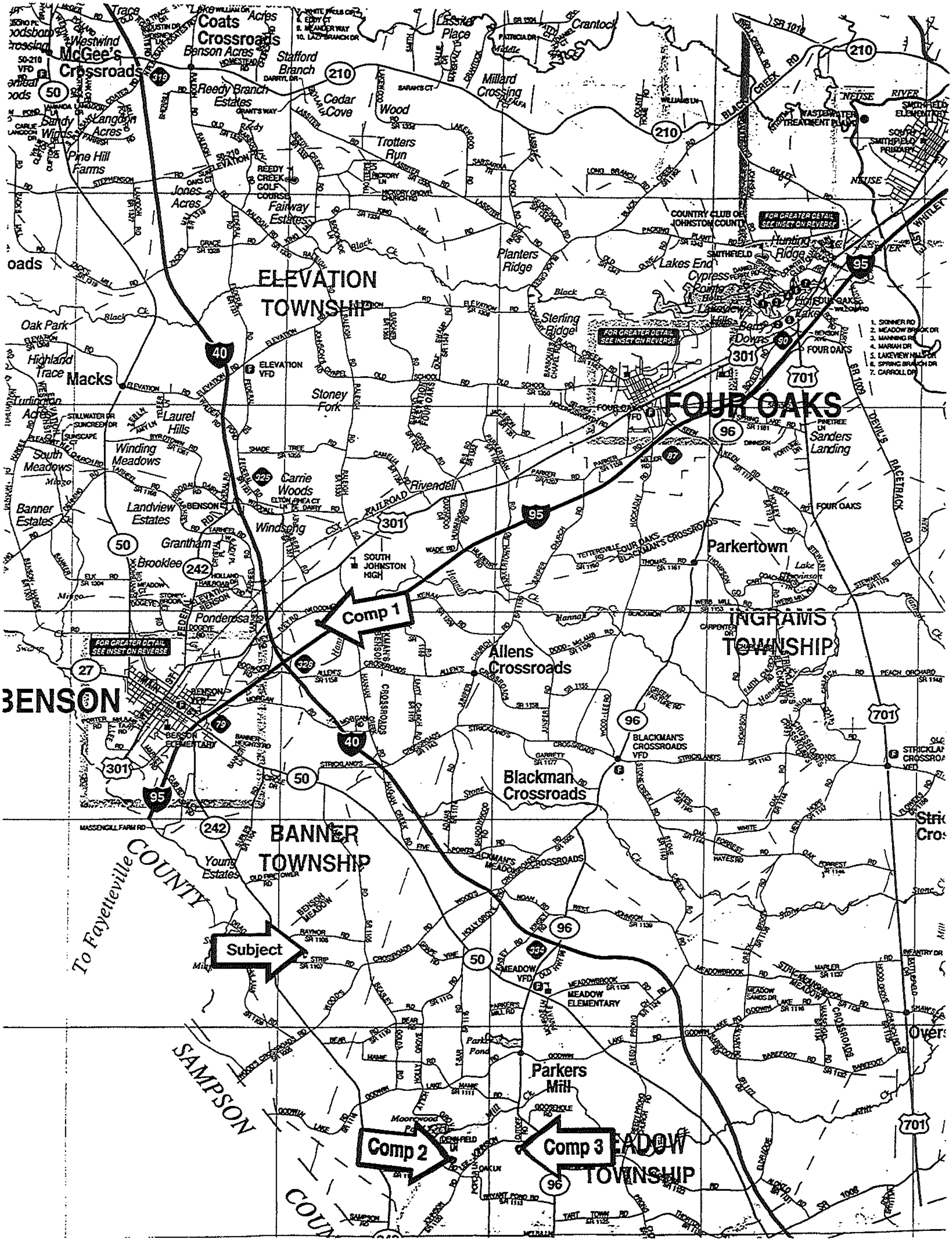
NOTE: For larger buildings, enter the table by taking half the area and half the perimeter.

STORY HEIGHT MULTIPLIERS

Multiply the base cost by the following multipliers for any variation in average story height from the base of 14 feet (4.27 meters). For extremely high-pitched roofs (see Section 10), use the height of the eaves plus one-half the height from the eaves to the ridge as the effective height.

In some buildings it is better to compute the total volume and divide by the total square feet of floor area to get an effective height to use.

AVERAGE WALL HEIGHT (M.)	AVERAGE WALL HEIGHT (FT.)	SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULT.	AVERAGE WALL HEIGHT (M.)	AVERAGE WALL HEIGHT (FT.)	SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULT.	AVERAGE WALL HEIGHT (M.)	AVERAGE WALL HEIGHT (FT.)	SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULT.
2.44	8	.885	1.567	7.31	24	1.231	.718	16.76	55	2.076	.528
3.05	10	.921	1.289	7.92	26	1.281	.690	18.29	60	2.225	.519
3.66	12	.960	1.120	8.53	28	1.331	.666	21.33	70	2.530	.506
4.27	14	1.000 (base)	1.000	9.14	30	1.382	.645	24.38	80	2.845	.498
4.88	16	1.041	.911	10.67	35	1.515	.606	27.43	90	3.161	.492
5.49	18	1.086	.844	12.19	40	1.650	.577	30.48	100	3.461	.485
6.10	20	1.133	.794	13.72	45	1.788	.556	33.52	110	3.738	.476
6.71	22	1.181	.752	15.24	50	1.930	.540	36.57	120	3.977	.464


Subject
Comp 1
Comp 2
Comp 3
FOUR OAKS
BENSON
ELEVATION TOWNSHIP
BANNER TOWNSHIP
INGRAMS TOWNSHIP
MEADOW TOWNSHIP
SAMPSON COUNTY
To Fayetteville
Coats Crossroads
McGee's Crossroads
Allens Crossroads
Blackman Crossroads
Parkertown
Parkers Mill
Macks
FOR GREATER DETAIL SEE INSET ON REVERSE