

### Building Attributes:

Office Space:	7,758 square feet. (~5%) Office #1 - 882 square feet, Office #2 - 1404 square feet, Office #3 - 4536 square feet Lunchroom - 936 square feet
Warehouse Space:	146,578 square feet
Mezzanines:	3 – 3,264 square feet
Total:	157,600 square feet
Overhead Doors:	12 Each with operator, 30,000# in-pit levelers, dock seals & locks
Overhead Doors	2 – 12' x 14' OHD's enclosed docks w/operators
Drive in Doors:	1 with operator
Power :	4,000 Amp 480-volt 3 Phase redundant service
Power Distribution:	4,000 Amp/2,000 Amp/1,000 Amp 480-volt 3 Phase duct buss throughout as well as regular power panels in strategic locations.
Lighting:	High efficiency T-6 fluorescent
Fire Protection:	Fully sprinkled with a three-riser system
Security & FP Monitoring:	Dyna-mark Security
Heating Warehouse:	Gas fired unit heaters & Infrared
HVAC in Office:	Gas/Electric
HVAC in Lunchroom:	Gas/Electric
HVAC in Restrooms:	Gas/Electric
Parking for Cars:	30 cars – Per current use
Parking for Trailers:	50 Semi-Trailers – Per current use not including loading area, which would add another 14 Semi-Trailers

### Expansion:

This building was designed with expansion in mind from the expandable end wall onto the already leveled exterior area to the West. The sprinkler piping headers were strategically placed where the next logical addition would be made. And as already indicated, any power requirement for a new addition is accomplished by accessing the buss duct for the intended area.

## Description of Building Operational Use

For the last eleven years 110 Thomas Road has been used as the Bristol, Virginia Distribution Center for Shearers Foods (formally Snack Alliance), a snack food manufacturer & Distributor located in Bristol, VA. Potato Chips & Popcorn are the prime movers in this location.

## Building History

This building was originally designed for heavy manufacturing and used by the original owner, DANA Torque – Traction Assembly Plant from 1988 to 2006, when DANA operations ceased. The manufacturing equipment was removed, and building cleaned up. Several additions were made to the original footprint of the building providing 157,600 square feet of rentable space.

The production process DANA used required a lot of hydraulic fluid, some was found under the floor slab in a specific area facilitating a full Phase 1, 2 & Phase 3 remediation. Remediation, which included removal of the concrete floor and contaminated soils in select locations was performed. After the remediation work, replacement of fill materials and a new concrete floor was installed. The Virginia Department of Environmental Quality issued their Clearance letter on February 27, 2008. A complete copy of the ERM Environmental Report & Clearance Letter is attached.

The building was acquired by JGO LLC in April of 2008. Since acquisition various capital/building improvements were performed that include:

- The removal of a manufacturing office located in the middle of the building (an office in this location was disruptive to standard distribution process).
- A new Johns Manville 60 mil TPO membrane roof installed in 2012,
- Replacement of 400W MH lighting with new high efficiency florescent light fixtures,
- HVAC equipment replacement,
- Electrical upgrades for a new forklift charging station,
- Installing 5 new loading docks with in-pit levelers, dock locks & seals,
- Retention Pond remediation

The structure is a masonry and steel building. The building sits on just shy of 22 acres, with the exterior area to the West side of the existing building already graded and ready for a 40,000 square foot addition. Stormwater management is handled via a building collection system and retention pond. The building has a clear height at the eaves of 17 going to 24 in the center of the building.



**Johns Manville**

**Peak Advantage Guarantee**



**Building Owner:**  
JGO, LLC  
1379 Riverrun Circle  
Sevierville, TN 37876

**Building Name:**  
110 Thomas Road  
110 Thomas Road  
Bristol, VA 24201

**Guarantee Number:** BNP137194213  
**Expiration Date:** August 10, 2027  
**Job Name:** Mark Jackson - NASTA

**Date of Completion:** August 10, 2012

**Approved Roofing Contractor:**

Sunshine Industries Inc. dba Abingdon Roofing  
PO Drawer 865  
Abingdon, VA 24212

**Terms & Maximum Monetary Obligation to Maintain a Watertight Roofing System.**

**Years:** 15 Year

**\$** No Dollar Limit

**Coverage:**

The components of the Roofing System covered by this Guarantee are:

**Total Squares:** 1,500

Sec.	Sqs.	Roof Type	Membrane Spec.	Insulation Type			Cover Board
				Layer 1	Layer 2	Layer 3	
1	1495	PVC	SP6RM	Not Applicable			Not Applicable
2	5	PVC	SP6RM	Not Applicable			Not Applicable

Accessories:	Type	Product Name	Quantity
	Expand-O-Flash (1) Style:		0 lin. ft.
	Expand-O-Flash (2) Style:		0 lin. ft.
	Expand-O-Flash (3) Style:		0 lin. ft.
	Drains (1) Style:		0 ea.
	Drains (2) Style:		0 ea.
	Vents Style:		0 ea.
	Fascia Style:		0 lin. ft.
	Copings Style:		0 lin. ft.
	Gravel Stop Style:		0 lin. ft.

These Johns Manville Guaranteed components are referred to above as the "Roofing System" and ALL OTHER COMPONENTS OF THE OWNER'S BUILDING ARE EXCLUDED FROM THE TERMS OF THIS GUARANTEE, including any amendments thereto.

Johns Manville\* guarantees to the original Building Owner that during the Term commencing with the Date of Completion (as defined above), JM will pay for the materials and labor reasonably required in Johns Manville's sole and absolute discretion to repair the Roofing System to return it to a watertight condition if leaks occur due to: ordinary wear and tear, or deficiencies in any or all of the Johns Manville component materials of the Roofing System, or workmanship deficiencies only to the extent they arise solely out of the application of the Roofing System. Non-leaking blisters are specifically excluded from coverage. Should any investigation or inspection reveal the cause of a reported leak to be outside the scope of coverage under this Guarantee, then all such investigation and inspection costs shall be borne solely by the Building Owner.