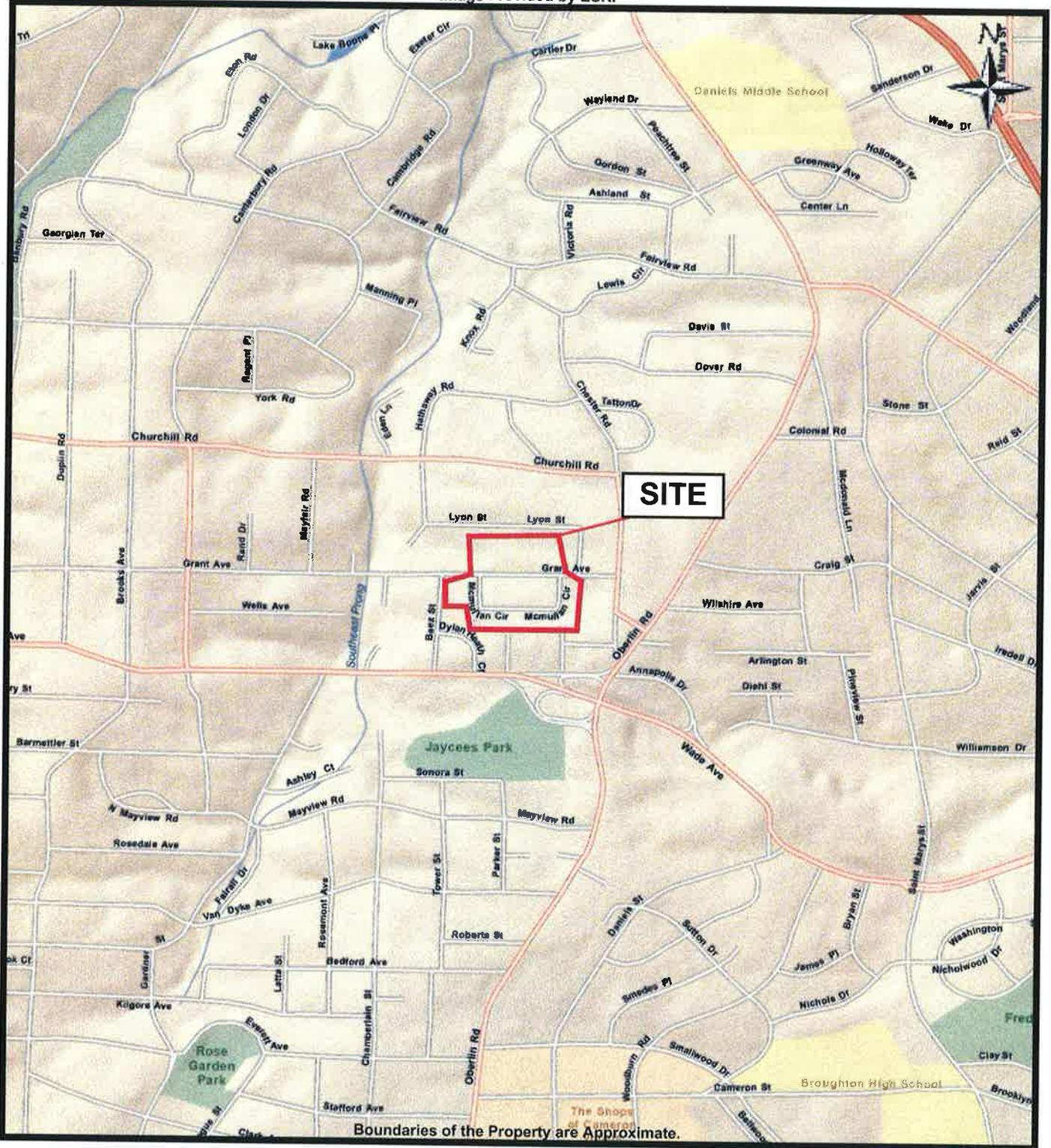


## **A: Site Location and Site Plan**



Site Plan



**SITE**

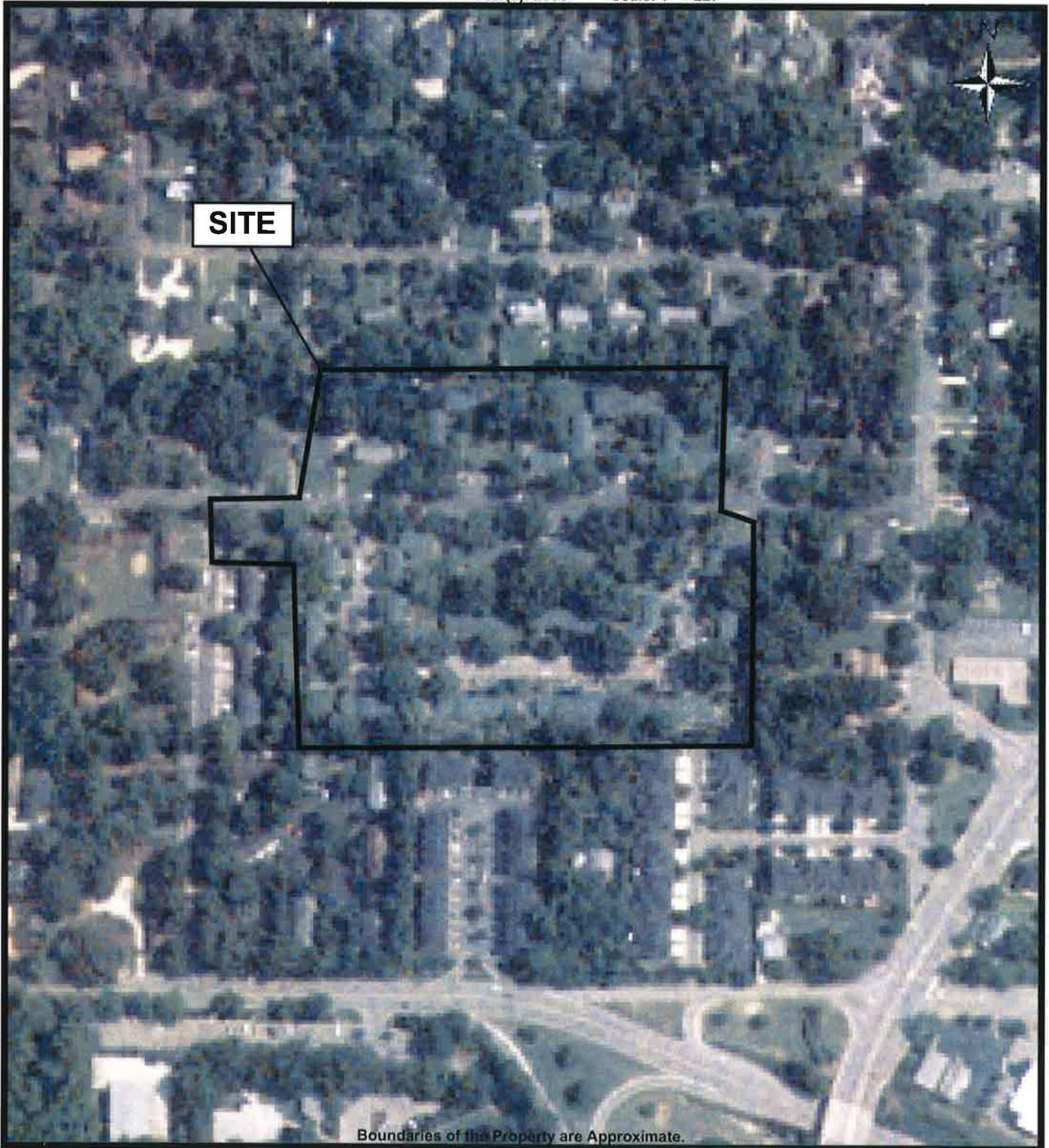
Boundaries of the Property are Approximate.



**SITE LOCATION MAP**  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC 27608

**DRAWN BY:** Cathy Warner

**DATE:** 11/10/2010



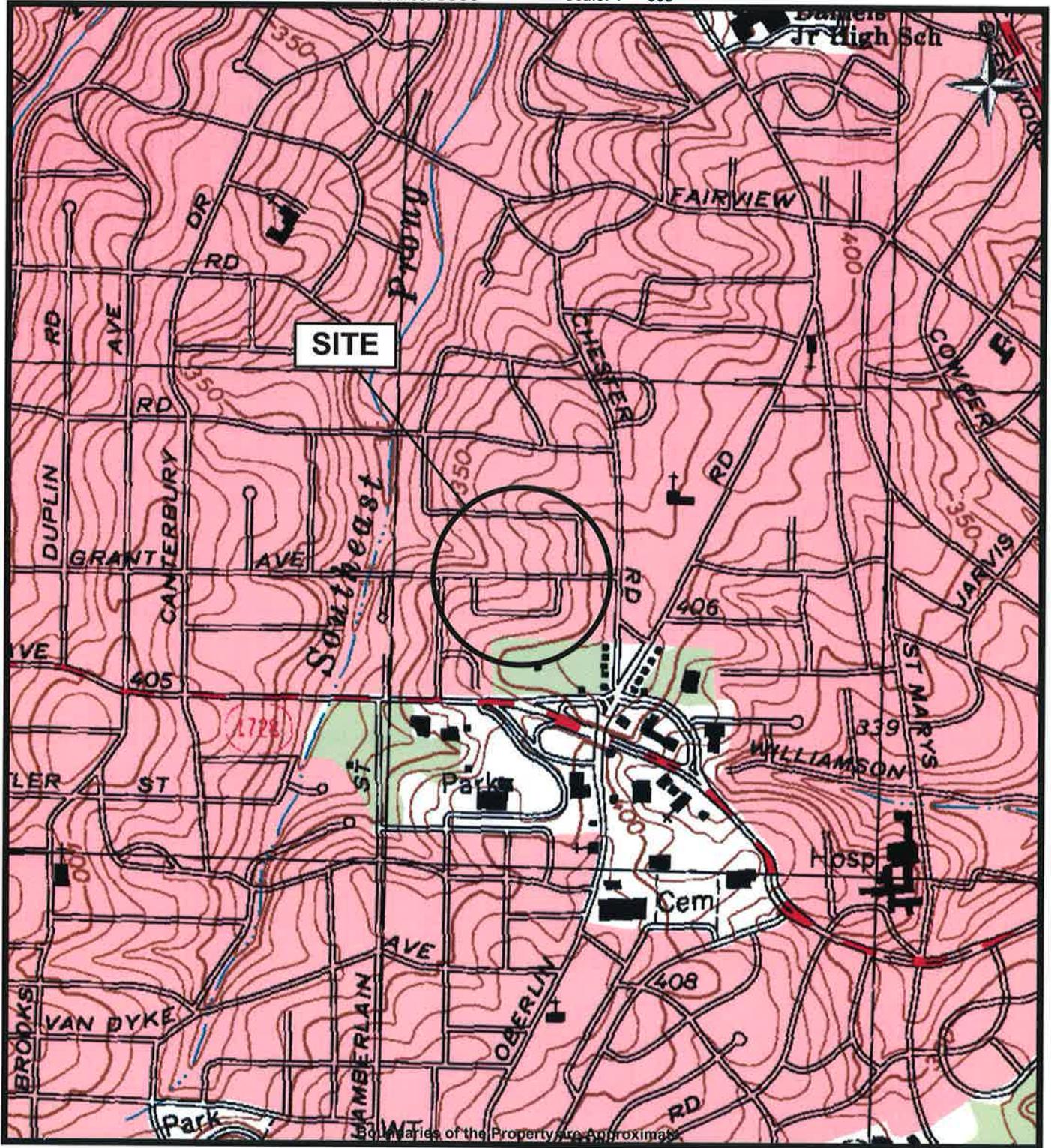
Boundaries of the Property are Approximate.

**GRS**  
G R O U P

**SITE LOCATION MAP**  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC 27608

**DRAWN BY: Cathy Warner**

**DATE: 11/10/2010**



Boundaries of the Property are Approximate

**GRS**  
G R O U P

**SITE LOCATION MAP**  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC 27608

DRAWN BY: Cathy Warner

DATE: 11/10/2010

## **B: Photographs**



1. Front sign on Grant Avenue



2. Office entry



3. Inside of the rental office



4. Grant Avenue



5. Path in the middle of McMullan Circle



6. Typical front of cottage apartment



7. Typical front of townhouse apartment



8. Typical front apartment access



9. Typical back door



10. Typical back elevation



11. Typical area behind apartment



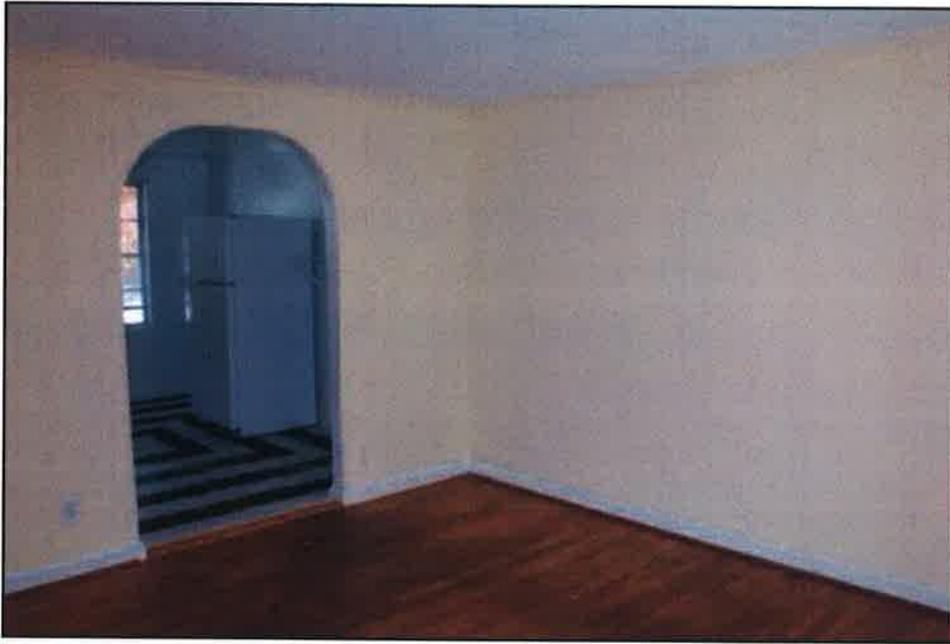
12. Back yard of apartments



13. Stormwater drainage inlet



14. Front entry of two story townhouse



15. Front entry and living room for cottage apartment



16. Typical kitchen



17. Typical updated kitchen



18. Typical bedroom



19. Smoke detector and ceiling



20. Crawl space under buildings



21. Typical HVAC unit with gas heat



22. Water stain from roof leak at 2309 McMullan Circle



23. Water stain from roof leak at 2305 McMullan Circle



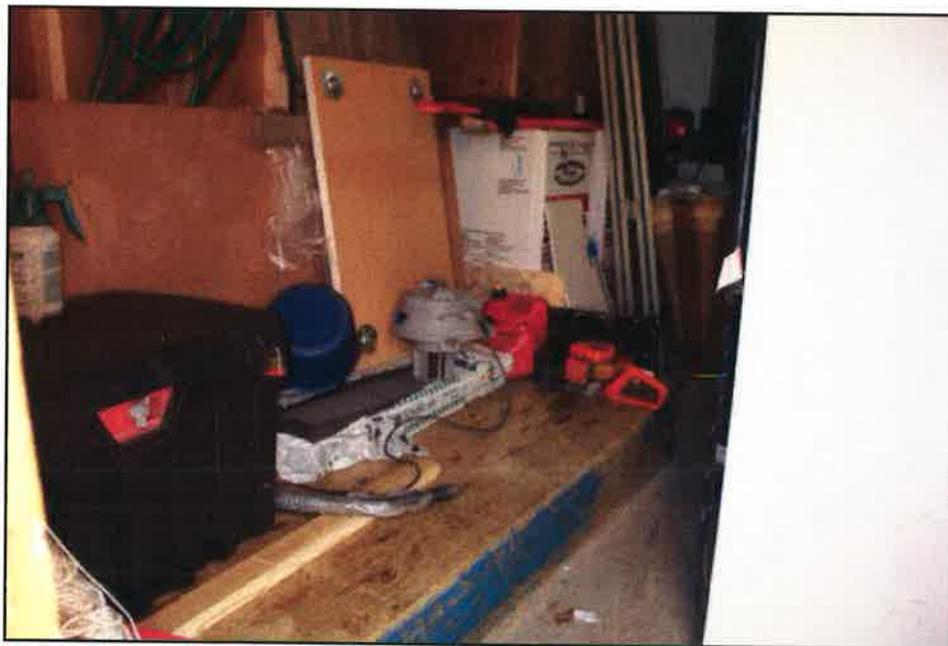
24. Leaf composting area in corner of building



25. Inside of storage shed



26. Inside of storage shed



27. Inside of maintenance shed



28. Inside of maintenance shed

## **C: Scope of Work**

## Exclusions from and Limitations of the ESA Standard

### General

The following information concerning exclusions from the ESA standard is provided for clarification and is not intended to reduce or limit similar clarifications contained within the ESA Standard. Certain inherent limitations in the ESA Standard are discussed here; however the reader should review the full standard in order to assure an appropriate understanding of work.

### Principles of the ESA Standard

**Considerations Beyond Scope**—The use of this practice is strictly limited to the scope set forth in this section. Section 13 of this practice identifies, for informational purposes, certain environmental conditions (not an all-inclusive list) that may exist on a property that are beyond the scope of this practice but may warrant consideration by parties to a commercial real estate transaction. The need to include an investigation of any such conditions in the environmental professional's scope of services should be evaluated based upon, among other factors, the nature of the property and the reasons for performing the assessment (for example, a more comprehensive evaluation of business environmental risk) and should be agreed upon between the user and environmental professional as additional services beyond the scope of this practice prior to initiation of the environmental site assessment process

**CERCLA Requirements Other Than Appropriate Inquiry**—This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the LLPs (for example, the duties specified in 42 U.S.C. §9607(b)(3)(a) and (b) and cited in Appendix X1, including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations (AULs), or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations).

**Other Federal, State, and Local Environmental Laws**—This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

**Practically Reviewable**—information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large

databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable.

**Reasonably Ascertainable**—information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

## Non-Scope Considerations

(Excerpted from the ESA Standard)

The following are identified as “Non-Scope Considerations under the ESA Standard. Unless the expressly identified in the agreed proposal for services, all tasks identified below are excluded from this Assessment.

### 13.1 General:

13.1.1 Additional Issues—There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of this practice (the non-scope considerations). As noted by the legal analysis in Appendix X1 of this practice, some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in CERCLA’s definition of hazardous substances (42 U.S.C. §9601(14)) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice.

13.1.2 Outside Standard Practices—Whether or not a user elects to inquire into non-scope considerations in connection with this practice or any other environmental site assessment, no assessment of such non-scope considerations is required for appropriate inquiry as defined by this practice.

13.1.3 Other Standards—There may be standards or protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities.

13.1.4 Compliance With AULs—Parties who wish to qualify for one of the LLPs will need to know whether they are in compliance with AULs, including land use restrictions that were relied upon in connection with a response action. A determination of compliance with AULs is beyond the scope of this practice.

13.1.5 List of Additional Issues—Following are several non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive:

13.1.5.1 Asbestos-Containing Building Materials, 13.1.5.8 Industrial hygiene,

13.1.5.2 Radon,  
13.1.5.3 Lead-Based Paint,  
13.1.5.4 Lead in Drinking Water,  
13.1.5.5 Wetlands,  
13.1.5.6 Regulatory compliance,  
13.1.5.7 Cultural and historic resources,

13.1.5.9 Health and safety,  
13.1.5.10 Ecological resources,  
13.1.5.11 Endangered species,  
13.1.5.12 Indoor air quality,  
13.1.5.13 Biological agents, and  
13.1.5.14 Mold.

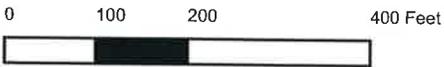
## Activity Exclusions

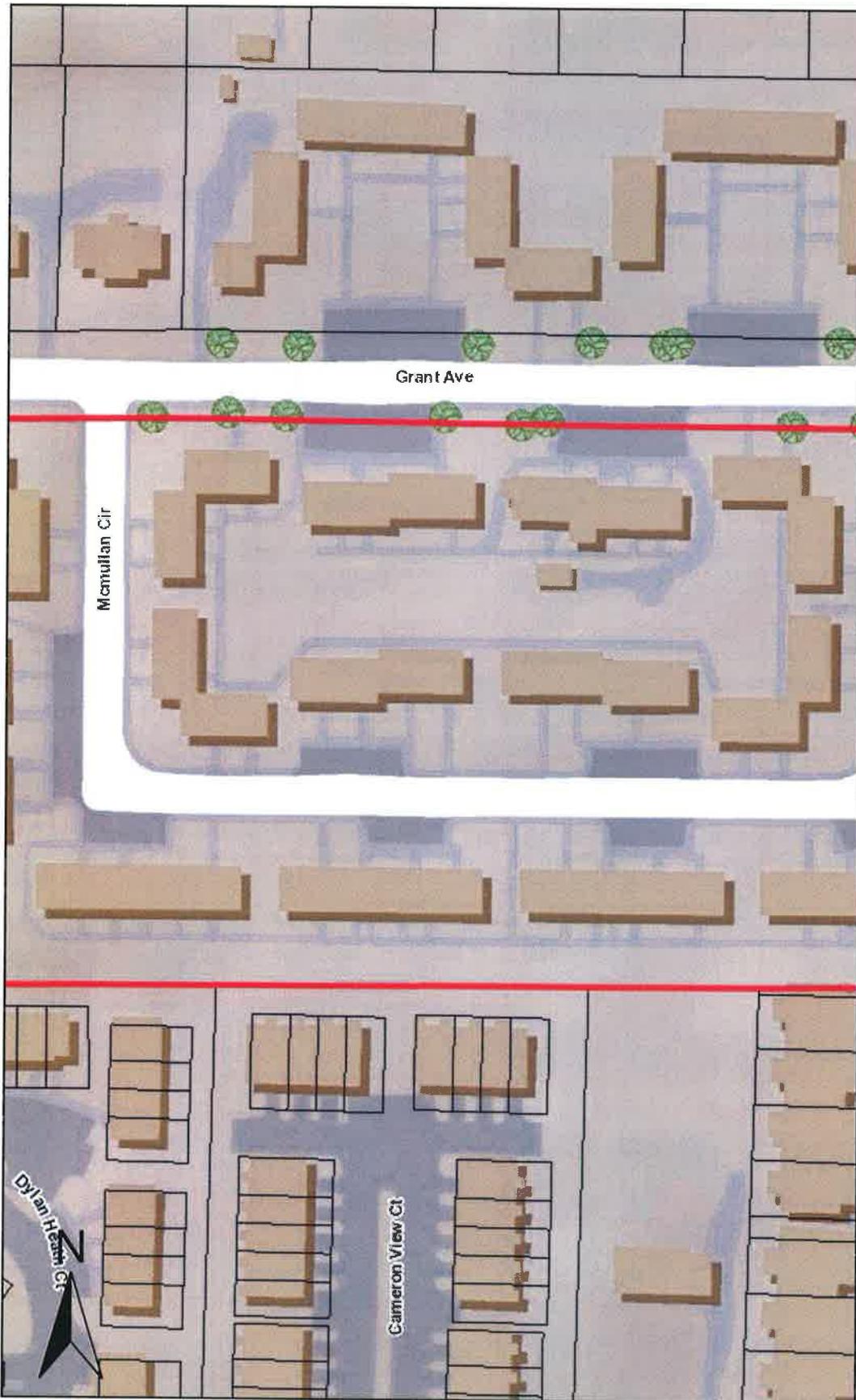
- Accessing manholes or utility pit
- Entering of plenum, crawl, or confined space areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas, provided such points of access are readily accessible), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided
- Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria
- Testing and design of equipment
- Collection of samples except as identified in the agreement under which the work is performed.
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment; or disturbing personal items or property, that obstructs access or visibility,
- Preparing engineering calculations to determine any the adequacy or compliance of systems and components,
- Reporting on subterranean conditions
- Entering or accessing any area of the premises deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety, or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component.
- Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, fire and building codes, life safety codes, environmental regulations, health codes, zoning ordinances, compliance with trade design standards, or standards developed by the insurance industry.
- Compliance of any material, equipment, or system with any certification or attestation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Under- writers, etc.

## **D: Property Data**



Field	Value
PIN	1704072396
Real Estate ID	0076106
Map Name	170409
Owner	GRANT AVENUE LLC
Mailing Address 1	3347 ALLEGHANY DR
Mailing Address 2	RALEIGH NC 27609-6903
Mailing Address 3	
Deed Book	08966
Deed Page	0180
Deed Date	06/20/2001
Deeded Acreage	2.38
Assessed Building Value	\$566,903.00
Assessed Land Value	\$216,000.00
Total Assessed Value	\$782,903.00
Billing Class	CORPORATE LISTING
Property Description	GRANT AVE
Heated Area	20182
Site Address	2318 GRANT AVE
City	Raleigh
Township	RALEIGH
Year Built	1954
Total Sale Price	\$0.00
Sale Date	
Type and Use	Garden Apartments
Design Style	Conventional
Land Class	APARTMENT
Old Parcel Number	E004--





Field	Value
PIN	1704073013
Real Estate ID	0026032
Map Name	170409
Owner	GRANT AVENUE LLC
Mailing Address 1	3347 ALLEGHANY DR
Mailing Address 2	RALEIGH NC 27609-6903
Mailing Address 3	
Deed Book	08966
Deed Page	0180
Deed Date	06/20/2001
Deeded Acreage	7.37
Assessed Building Value	\$1,727,649.00
Assessed Land Value	\$684,000.00
Total Assessed Value	\$2,411,649.00
Billing Class	CORPORATE LISTING
Property Description	LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109
Heated Area	63571
Site Address	2315 GRANT AVE
City	Raleigh
Township	RALEIGH
Year Built	1954
Total Sale Price	\$1,710,000.00
Sale Date	6/1/1992 12:00:00 AM
Type and Use	Garden Apartments
Design Style	Conventional
Land Class	APARTMENT
Old Parcel Number	E004-E0016-0010

0 50 100 200 Feet





[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)  
[Tax Bills](#)

Real Estate ID **0076106** PIN # **1704072396**

Location Address  
**2318 GRANT AVE**

Property Description  
**GRANT AVE**

Account  
Search

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[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)



<b>Property Owner</b> GRANT AVENUE LLC	<b>Owner's Mailing Address</b> 3347 ALLEGHANY DR RALEIGH NC 27609-6903	<b>Property Location Address</b> 2318 GRANT AVE RALEIGH NC 27608-2006
<b>Administrative Data</b> Old Map # <b>E004--</b> Map/Scale <b>1704 09</b> VCS <b>ACR1RA1</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>APRTMENT</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>CUD R-15</b> History ID 1 History ID 2 Acreage <b>2.38</b> Permit Date <b>5/1/1992</b> Permit # <b>0000008931</b>	<b>Transfer Information</b> Deed Date <b>6/20/2001</b> Book & Page <b>08966 0180</b> Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price  <b>Improvement Summary</b> Total Units <b>24</b> Recycle Units <b>24</b> Apt/SC Sqft <b>17,860</b> Heated Area <b>20,182</b>	<b>Assessed Value</b> Land Value <b>\$216,000</b> Assessed Bldg. Value <b>\$566,903</b> Assessed  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value <b>\$782,903</b> Assessed

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.

Real Estate ID **0076106**

PIN # **1704072396**

Location Address  
**2318 GRANT AVE**

Property Description  
**GRANT AVE**

Account Search

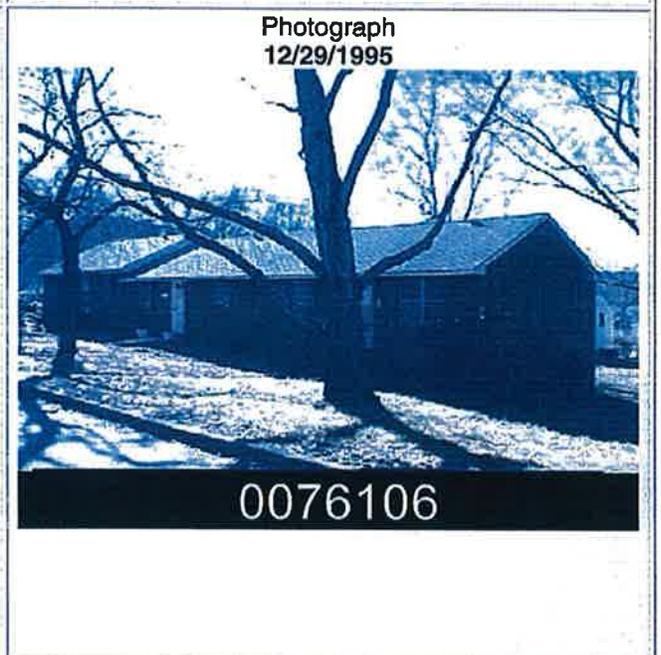
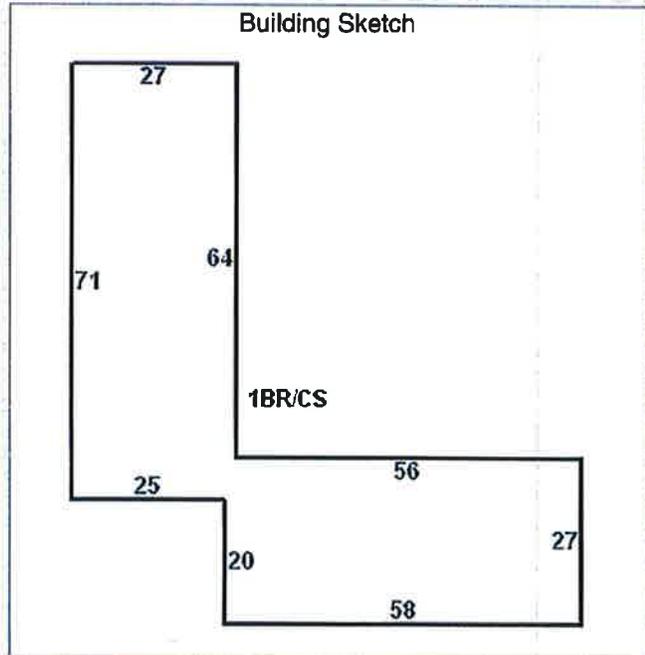
[Pin/Parcel History](#) [New Search](#)

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Building Location Address <b>2318 GRANT AVE</b>		Building Description <b>GRANT AVE APTS</b>		Select Card 1 <input type="button" value="GO"/>	Card 01 Of 07 <a href="#">Card 2&gt;</a>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>4</b>	Addns		Remod	
Heated Area	<b>3,469</b>	Int. Adjust.		Base Bldg Value	<b>\$184,447</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 01 Value</b>	<b>\$95,981</b>
Plumbing	<b>Adequate</b>			All Other Cards	<b>\$470,922</b>
				Land Value Assessed	<b>\$216,000</b>
				Total Value Assessed	<b>\$782,903</b>

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	1	BR/CS	3469		6800	SF PAVASPH	0028	1978	25	4680
A										
B										
C										
D										
E										
F										
G										
H										



Real Estate ID 0076106

PIN # 1704072396

Location Address  
2318 GRANT AVE

Property Description  
GRANT AVE

Account Search

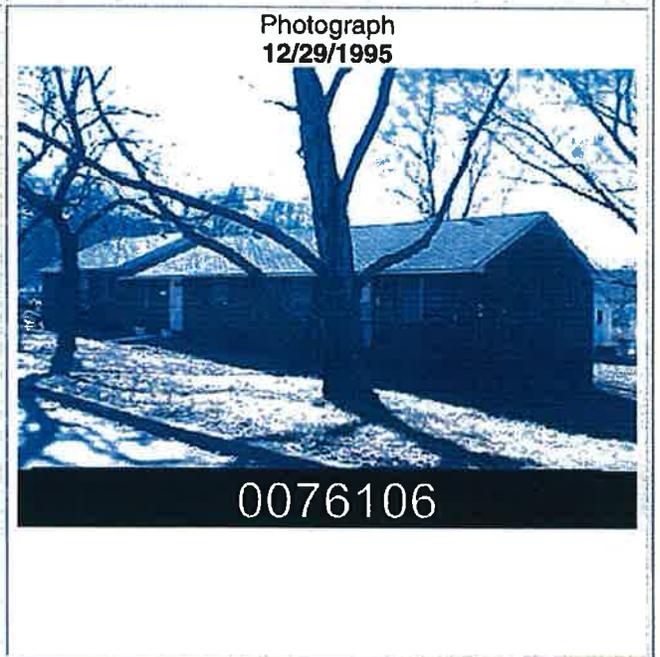
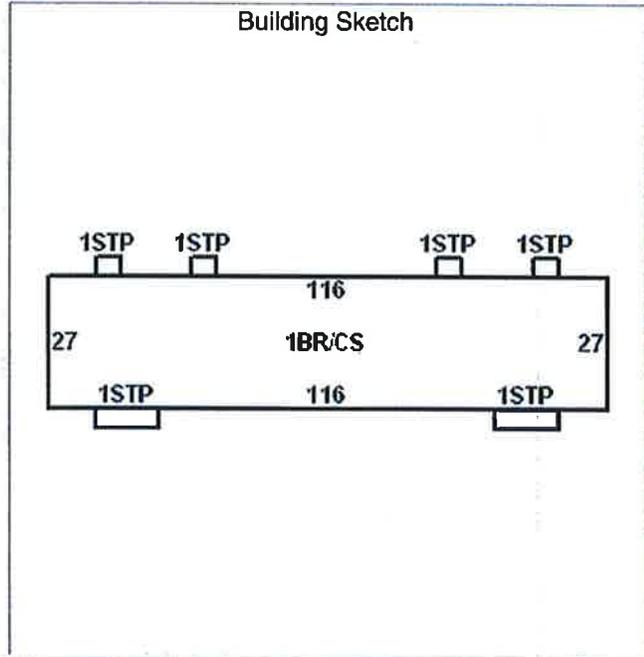
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<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
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Building Location Address <b>2326 GRANT AVE</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 02 Of 07 <Card 1 Card 3>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>4</b>	Addns		Remod	
Heated Area	<b>3,132</b>	Int. Adjust.		Base Bldg Value	<b>\$166,184</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 02 Value</b>	
Plumbing	<b>Adequate</b>			All Other Cards	<b>\$566,903</b>
				Land Value Assessed	<b>\$216,000</b>
				Total Value Assessed	<b>\$782,903</b>

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% Inc	Value
M	1 BR/CS		3132						
A	1 STP	0140	20						
B	1 STP	0140	20						
C	1 STP	0140	20						
D	1 STP	0140	20						
E	1 STP	0140	52						
F	1 STP	0140	52						
G									
H									



Real Estate ID 0076106

PIN # 1704072396

Location Address  
2318 GRANT AVE

Property Description  
GRANT AVE

Account Search

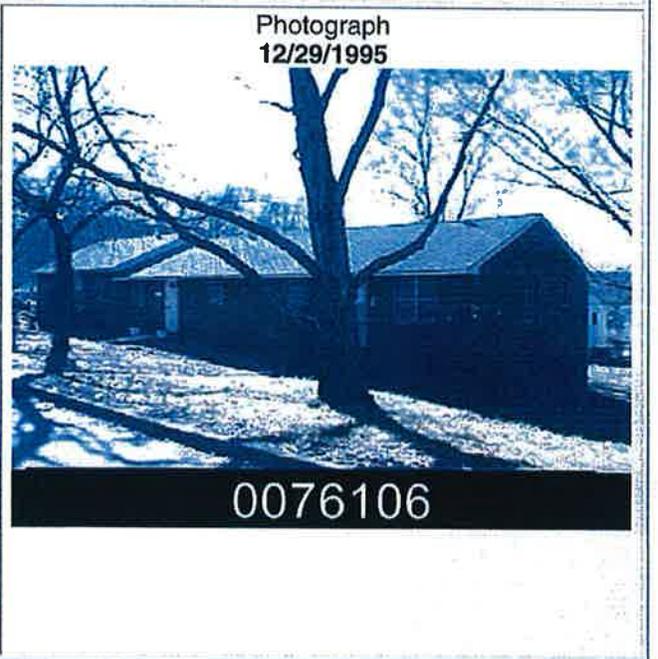
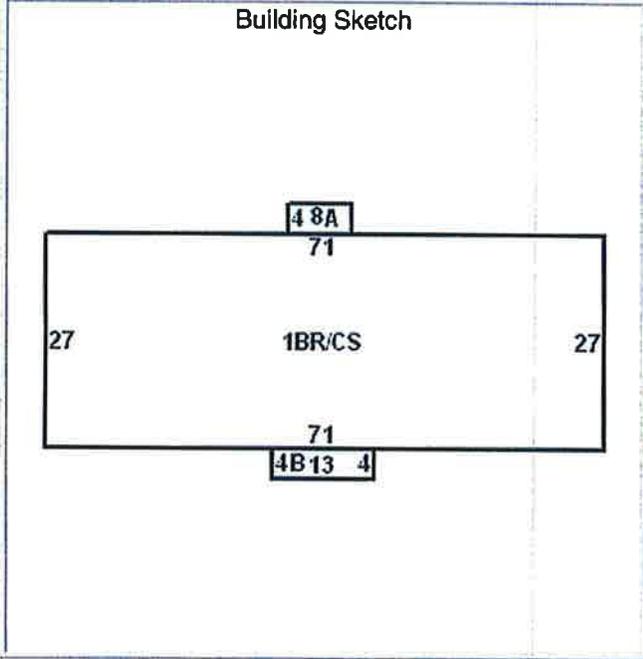
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Building Location Address 2328 GRANT AVE		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 03 Of 07 <Card 2 Card 4>
Bldg Type	07 Garden	Year Blt	1954	Eff Year	1970
Units	2	Addns		Remod	
Heated Area	1,917	Int. Adjust.		Base Bldg Value	\$100,738
Story Height	1 Story	Other Features		Grade	14.59 110%
Style	Conventional			Cond %	C 45%
Basement	Crawl Space			Market Adj.	
Exterior	Brick			Market Adj.	
Const Type	Wood Joist			Accrued %	45%
Heating	Central			Incomplete Code	
Air Cond	No Air			Card 03 Value	
Plumbing	Conditio			All Other Cards	\$566,903
	Adequate			Land Value Assessed	\$216,000
				Total Value Assessed	\$782,903

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	1	BR/CS	1917							
A	1	STP	32							
B	1	STP	52							
C										
D										
E										
F										
G										
H										



Real Estate ID **0076106** PIN # **1704072396**

Location Address **2318 GRANT AVE** Property Description **GRANT AVE**

Account Search

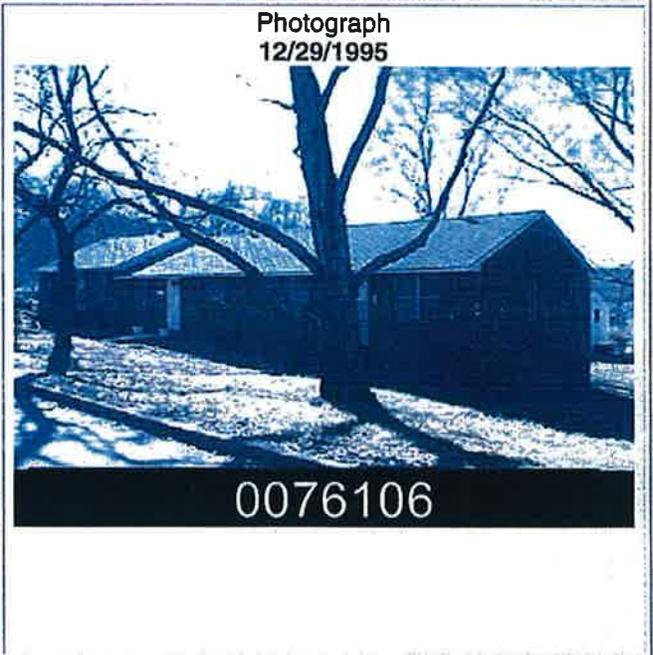
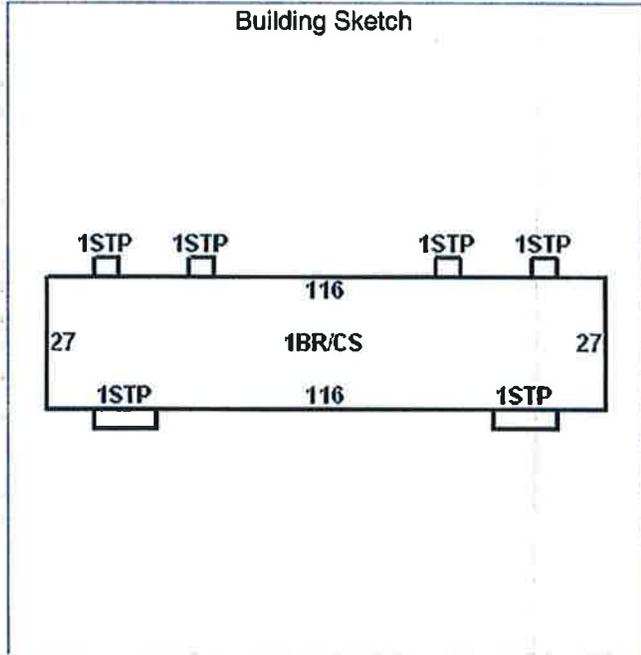
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Building Location Address <b>2346 GRANT AVE</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card <b>04</b> Of <b>07</b> <a href="#">&lt;Card 3</a> <a href="#">Card 5&gt;</a>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>4</b>	Addns		Remod	
Heated Area	<b>3,132</b>	Int. Adjust.		Base Bldg Value	<b>\$166,184</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 04 Value</b>	
Plumbing	<b>Conditio</b>			All Other Cards	<b>\$566,903</b>
	<b>Adequate</b>			Land Value Assessed	<b>\$216,000</b>
				Total Value Assessed	<b>\$782,903</b>

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	1	BR/CS	3132							
A	1	STP	20							
B	1	STP	20							
C	1	STP	20							
D	1	STP	20							
E	1	STP	52							
F	1	STP	52							
G										
H										



Real Estate ID 0076106

PIN # 1704072396

Location Address  
2318 GRANT AVE

Property Description  
GRANT AVE

Account Search

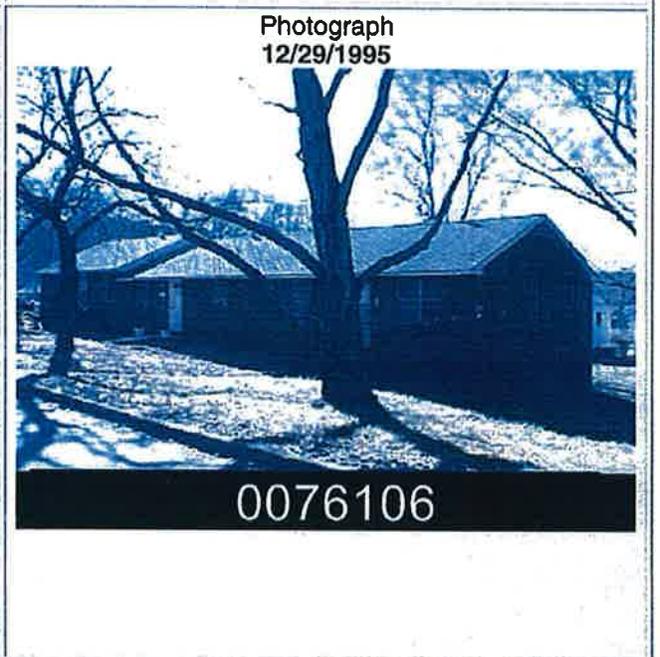
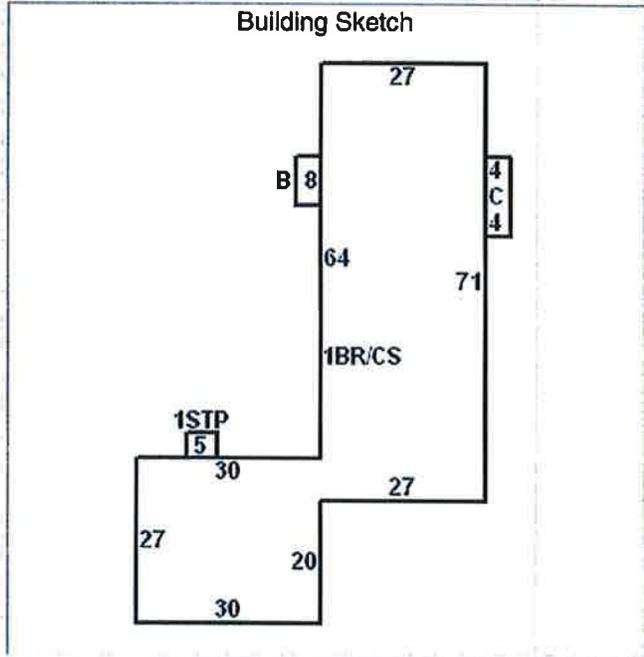
[Pin/Parcel History](#) [New Search](#)

<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
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Building Location Address <b>2352 GRANT AVE</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 05 Of 07 <Card 4 Card 6>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>3</b>	Addrss		Remod	
Heated Area	<b>2,727</b>	Int. Adjust.		Base Bldg Value	<b>\$144,422</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 05 Value</b>	
Plumbing	<b>Conditio</b>			All Other Cards	<b>\$566,903</b>
	<b>Adequate</b>			Land Value Assessed	<b>\$216,000</b>
				Total Value Assessed	<b>\$782,903</b>

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% Inc	Value
M	1	BR/CS	2727						
A	1	STP	20						
B	1	STP	32						
C	1	STP	52						
D									
E									
F									
G									
H									



Real Estate ID 0076106

PIN # 1704072396

Location Address  
2318 GRANT AVE

Property Description  
GRANT AVE

Account Search

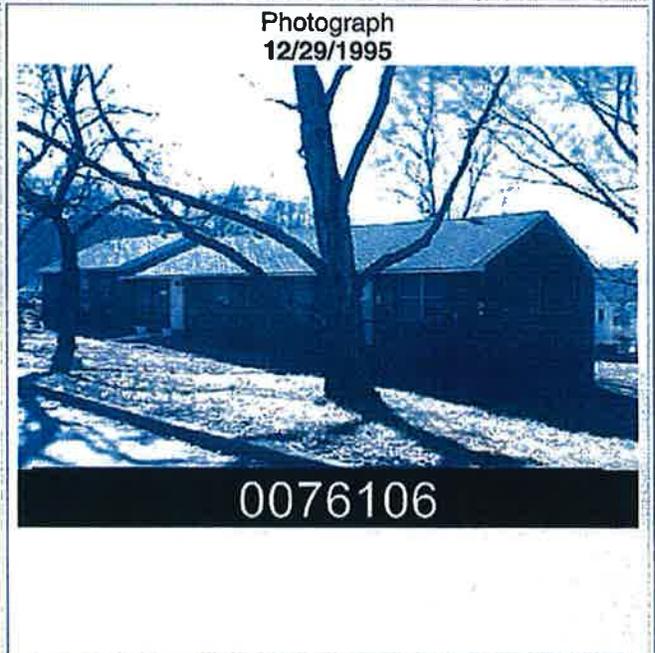
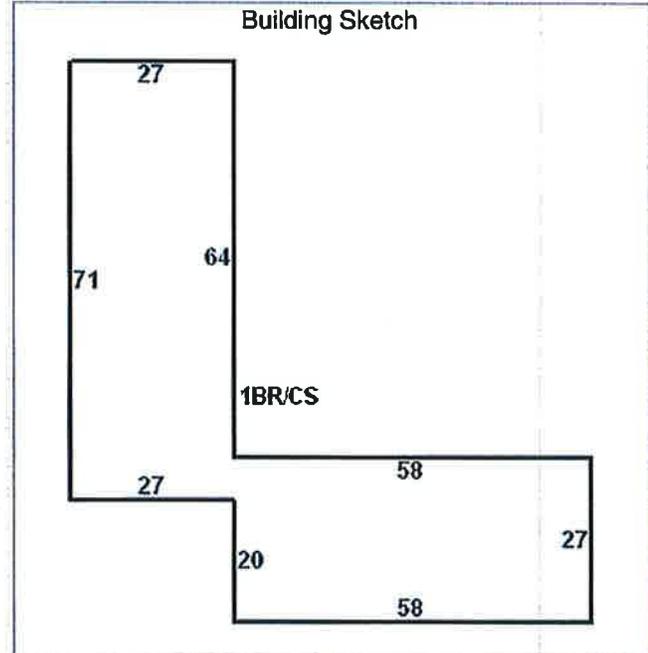
[Pin/Parcel History](#) [New Search](#)

<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
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Building Location Address <b>2332 GRANT AVE</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 06 Of 07 <Card 5 Card 7>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>4</b>	Addrns		Remod	
Heated Area	<b>3,483</b>	Int. Adjust.		Base Bldg Value	<b>\$185,191</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 06 Value</b>	
Plumbing	<b>Adequate</b>			All Other Cards	<b>\$566,903</b>
				Land Value Assessed	<b>\$216,000</b>
				Total Value Assessed	<b>\$782,903</b>

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% ADJ	Inc	Value
M	1	BR/CS	3483							
A										
B										
C										
D										
E										
F										
G										
H										



Real Estate ID 0076106

PIN # 1704072396

Location Address  
2318 GRANT AVE

Property Description  
GRANT AVE

Account Search

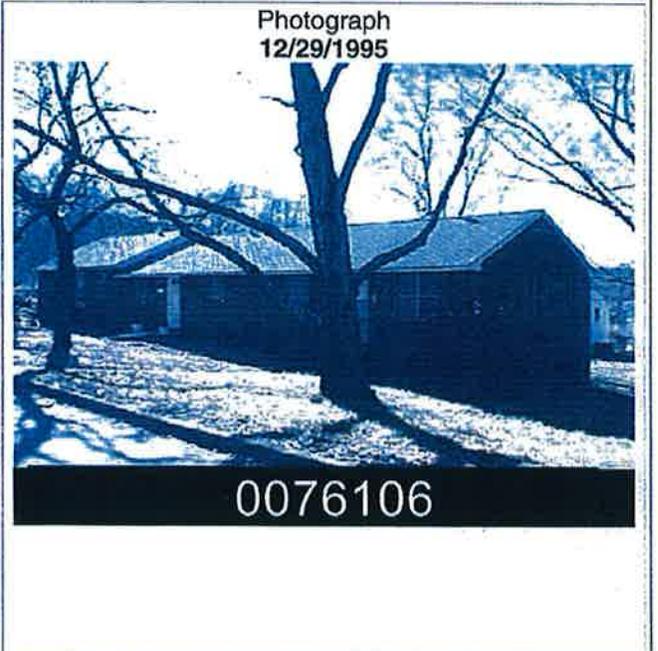
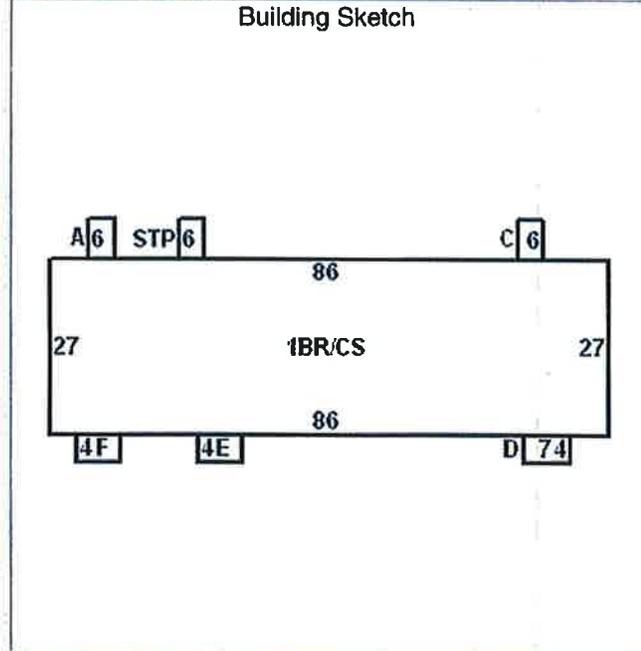
[Pin/Parcel History](#) [New Search](#)

<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
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Building Location Address <b>1405 LYON ST</b>		Building Description <b>GRANT AVE APTS</b>		Select Card 1 <input type="button" value="GO"/>	Card 07 Of 07 <a href="#">&lt;Card 6</a>
Bldg Type	<b>03 Three Family</b>	Year Blt	<b>1954</b>	Eff Year	<b>1954</b>
Units	<b>3</b>	Addrns		Remod	
Heated Area	<b>2,322</b>	Int. Adjust.		Base Bldg Value	<b>\$178,882</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>C-10 90%</b>
Style	<b>Conventional</b>			Cond %	<b>C 58%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type				Accrued %	<b>58%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 07 Value</b>	
Plumbing	<b>Conditio</b>			All Other Cards	<b>\$566,903</b>
	<b>Extra Fixtures</b>			Land Value Assessed	<b>\$216,000</b>
				Total Value Assessed	<b>\$782,903</b>

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% Inc	Value
M	1	BR/CS	2322					ADJ	
A		STP	24						
B		STP	24						
C		STP	24						
D		STP	28						
E		STP	28						
F		STP	28						
G									
H									





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## Wake County Real Estate Data Land Valuation

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Real Estate ID 0076106 PIN # 1704072396

Location Address  
2318 GRANT AVE

Property Description  
GRANT AVE

Account Search

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Land Class	<b>APTMENT</b>	Deeded Acres	<b>2.38</b>	Tobacco Pounds	Farm Use Year
Soil Class	<b>4</b>	Calculated Acres		Tobacco Value	Farm Use Flag

Land Value Detail - Market								
Sch	ETJ	Zoning	Description	Units	Rate	Cnd% Reason	Inf% Reason	Value
4	RA	CUD R-15		24	\$9,000			\$216,000
<b>Total Land Value Assessed</b>								<b>\$216,000</b>

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.



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Real Estate ID 0076106 PIN # 1704072396

Location Address  
2318 GRANT AVE

Property Description  
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Card 01 Of 07

[Code Descriptions](#)

[Card 2>](#)

Date	Line	Notes
01-19-2010	1	IH-C/PC/DCO/03-03-00/PROPERTY CHARACTERSTICS INCORRECT
01-19-2010	2	3-24-98/GKW ZONING CHANGED FROM R-10 TO R-15 (NCIV) F98-(PER
01-19-2010	3	RALEIGH ZONING ORD# Z-7-97)
01-19-2010	4	IH-C/GC/GKW/01/22/92 GRADE FACTOR INCORRECTLY ASSIGNED
01-19-2010	5	3-24-98/GKW ZONING CHANGED FROM R-10 TO R-15 (NCIV) F98-(PER
01-19-2010	6	RALEIGH ZONING ORD# Z-7-97)
01-19-2010	7	NCIV/IFH/01/18/84



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# Wake County Real Estate Data Account Summary

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Real Estate ID 0026032 PIN # 1704073013

Location Address  
2315 GRANT AVE

Property Description  
LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109

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Property Owner <b>GRANT AVENUE LLC</b>	Owner's Mailing Address 3347 ALLEGHANY DR RALEIGH NC 27609-6903	Property Location Address 2315 GRANT AVE RALEIGH NC 27608-2005
<b>Administrative Data</b>	<b>Transfer Information</b>	<b>Assessed Value</b>
Old Map # <b>E004-E0016-0010</b>	Deed Date <b>6/20/2001</b>	Land Value <b>\$684,000</b>
Map/Scale <b>1704 09</b>	Book & Page <b>08966 0180</b>	Assessed Bldg. Value <b>\$1,727,649</b>
VCS <b>ACR1RA1</b>	Revenue Stamps	
City <b>RALEIGH</b>	Pkg Sale Date <b>6/1/1992</b>	Tax Relief
Fire District	Pkg Sale Price <b>\$1,710,000</b>	
Township <b>RALEIGH</b>	Land Sale Date	Land Use Value
Land Class <b>APRTMENT</b>	Land Sale Price	Use Value Deferment
ETJ <b>RA</b>		Historic Deferment
Spec Dist(s)	<b>Improvement Summary</b>	Total Deferred Value
Zoning <b>CUD R-15</b>	Total Units <b>76</b>	
History ID 1	Recycle Units <b>76</b>	Use/Hist/Tax Relief
History ID 2	Apt/SC Sqft <b>63,571</b>	Assessed
Acreage <b>7.37</b>	Heated Area <b>63,571</b>	Total Value <b>\$2,411,649</b>
Permit Date <b>4/4/2006</b>		Assessed
Permit # <b>0000055490</b>		

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.

*Total 9.75 Ac  
23 buildings  
FOIA Map - 3720170400J 5/2/06*

Real Estate ID 0026032 PIN # 1704073013

Location Address  
2315 GRANT AVE

Property Description  
LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109

Account Search

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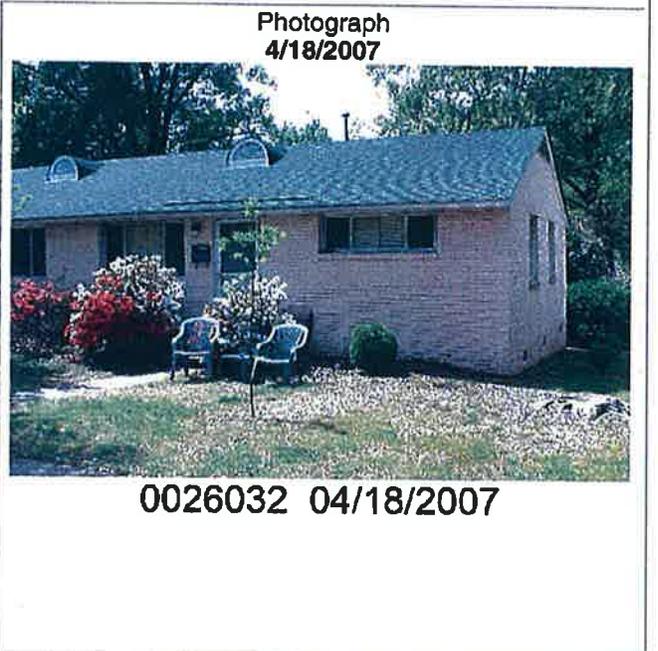
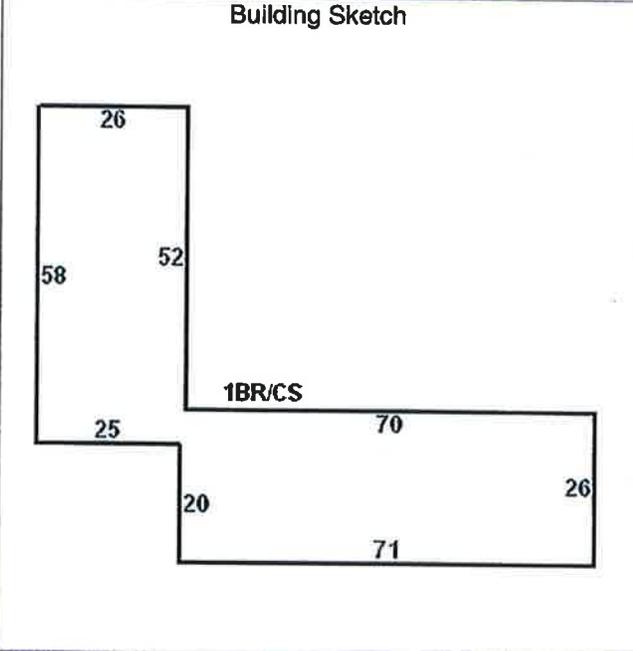
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Building Location Address <b>2315 GRANT AVE</b>	Building Description <b>GRANT AVE APTS</b>	Select Card 1 <input type="button" value="GO"/>	Card 01 Of 16 <a href="#">Card 2 &gt;</a>
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Bldg Type <b>07 Garden</b>	Year Blt <b>1954</b>	Eff Year <b>1970</b>	Base Bldg Value <b>\$178,013</b>
Units <b>4</b>	Addns <b>Remod</b>		Grade <b>14.59 110%</b>
Heated Area <b>3,348</b>			Cond % <b>C 45%</b>
Story Height <b>1 Story</b>	Int. Adjust.		Market Adj.
Style <b>Conventional</b>			Market Adj.
Basement <b>Crawl Space</b>	Other Features		Accrued % <b>45%</b>
Exterior <b>Brick</b>			Incomplete Code
Const Type <b>Wood Jolst</b>			<b>Card 01 Value \$107,367</b>
Heating <b>Central</b>			All Other Cards <b>\$1,620,282</b>
Air Cond <b>No Air</b>			Land Value Assessed <b>\$684,000</b>
Plumbing <b>Conditio</b>			Total Value Assessed <b>\$2,411,649</b>
Plumbing <b>Adequate</b>			

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	1	BR/CS	3348		20000	SF PAVASPH	0028	1983	35	19250
A										
B										
C										
D										
E										
F										
G										
H										



Real Estate ID **0026032** PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

[Pin/Parcel History](#) [New Search](#)

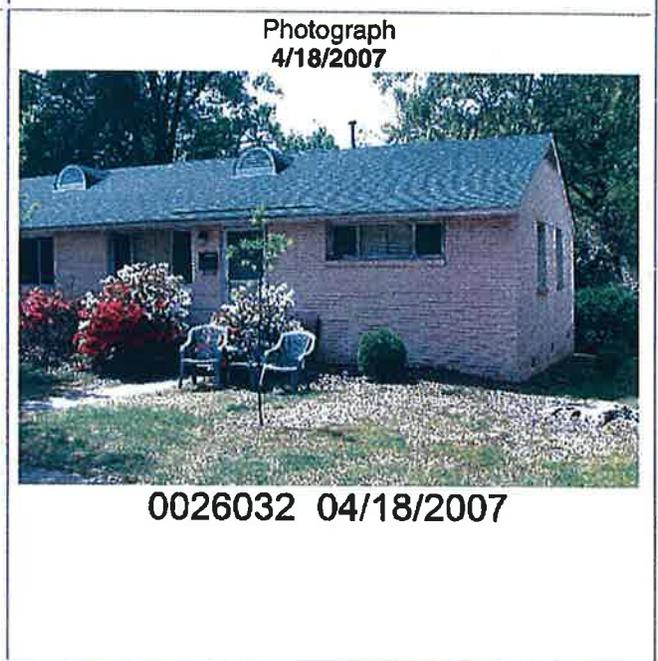
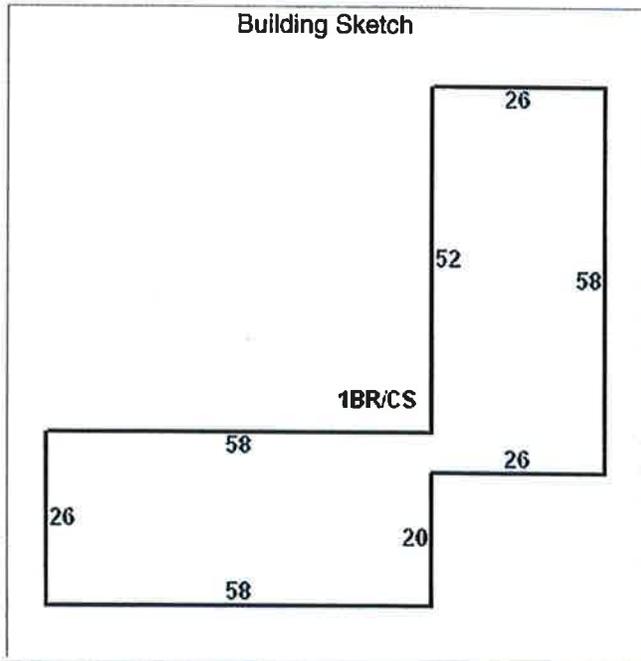


<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
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Building Location Address <b>2319 GRANT AVE</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card <b>02</b> Of <b>16</b> <a href="#">&lt;Card 1</a> <a href="#">Card 3&gt;</a>
Bldg Type	<b>07 Garden</b>	Year Bilt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>4</b>	Addns		Remod	
Heated Area	<b>3,016</b>	Int. Adjust.		Base Bldg Value	<b>\$160,029</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 02 Value</b>	<b>\$79,214</b>
Plumbing	<b>Conditio</b>			All Other Cards	<b>\$1,648,435</b>
	<b>Adequate</b>			Land Value Assessed	<b>\$684,000</b>
				<b>Total Value Assessed</b>	<b>\$2,411,649</b>

Main and Addition Summary				
Story	Type	Code	Area	Inc
M	1	BR/CS	3016	
A				
B				
C				
D				
E				
F				
G				
H				

Other Improvements					
Units	DesItem	Code	Year	% Inc	Value
				ADJ	



Real Estate ID 0026032

PIN # 1704073013

Location Address  
2315 GRANT AVE

Property Description  
LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109

Account Search

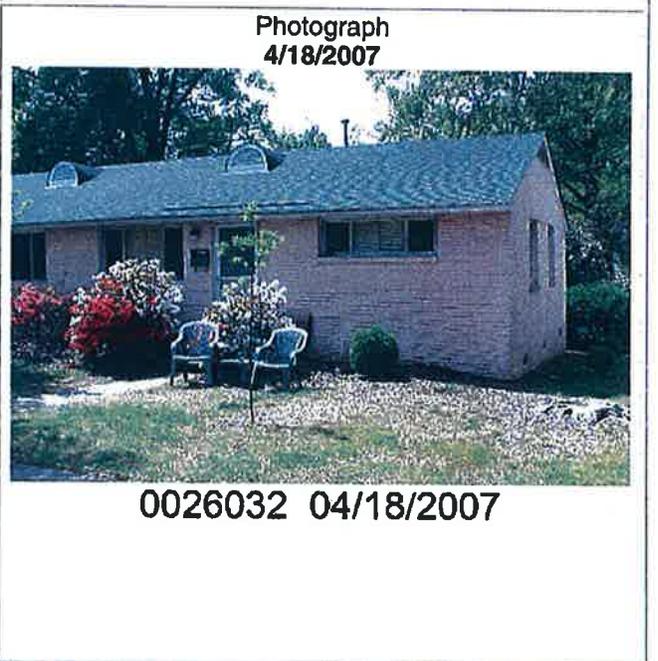
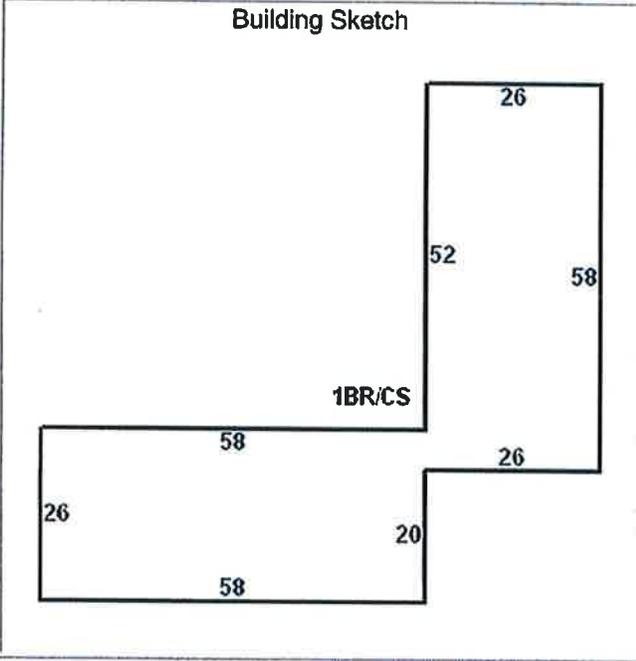
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<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
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Building Location Address <b>2304 MCMULLAN CIR</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 03 Of 16 <a href="#">&lt;Card 2</a> <a href="#">Card 4&gt;</a>
Bldg Type	07 Garden	Year Blt	1954	Eff Year	1970
Units	4	Addns		Remod	
Heated Area	3,016	Int. Adjust.		Base Bldg Value	\$160,029
Story Height	1 Story	Other Features		Grade	14.59 110%
Style	Conventional			Cond %	C 45%
Basement	Crawl Space			Market Adj.	
Exterior	Brick			Market Adj.	
Const Type	Wood Joist			Accrued %	45%
Heating	Central			Incomplete Code	
Air Cond	No Air			Card 03 Value	\$79,214
Plumbing	Conditio Adequate			All Other Cards	\$1,648,435
				Land Value Assessed	\$684,000
				Total Value Assessed	\$2,411,649

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% Inc	Value
M	1	BR/CS	3016						
A									
B									
C									
D									
E									
F									
G									
H									



Real Estate ID **0026032**

PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

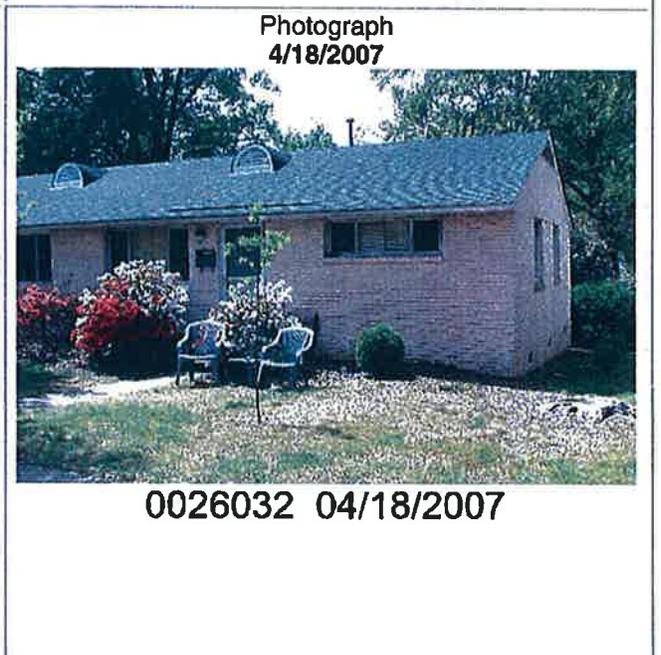
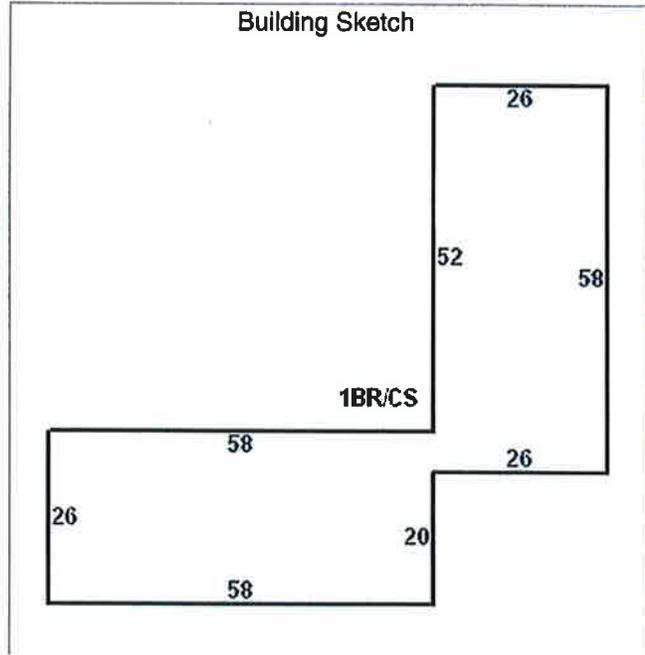
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<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
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Building Location Address <b>2334 MCMULLAN CIR</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 04 Of 16 <a href="#">&lt;Card 3</a> <a href="#">Card 5&gt;</a>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>4</b>	Addns		Remod	
Heated Area	<b>3,016</b>	Int. Adjust.		Base Bldg Value	<b>\$160,029</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 04 Value</b>	<b>\$79,214</b>
Plumbing	<b>Conditio</b>			All Other Cards	<b>\$1,648,435</b>
	<b>Adequate</b>			Land Value Assessed	<b>\$684,000</b>
				Total Value Assessed	<b>\$2,411,649</b>

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% Inc	Value
M	1	BR/CS	3016						
A									
B									
C									
D									
E									
F									
G									
H									



Real Estate ID **0026032** PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

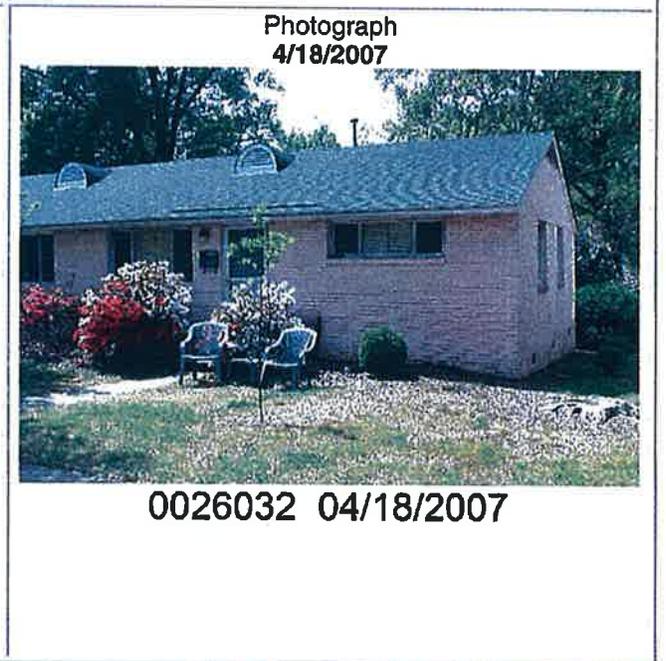
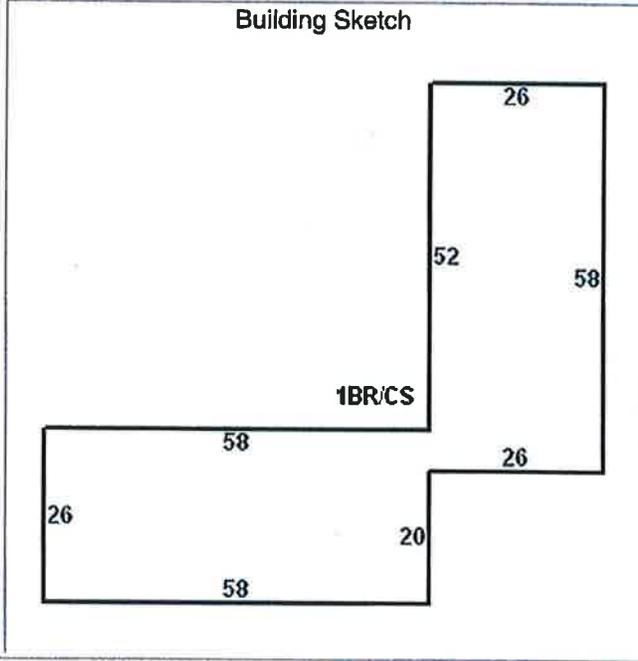
[Pin/Parcel History](#) [New Search](#)

<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
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Building Location Address <b>2337 GRANT AVE</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 05 Of 16 <a href="#">&lt;Card 4</a> <a href="#">Card 6&gt;</a>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>4</b>	Addns		Remod	
Heated Area	<b>3,016</b>	Int. Adjust.		Base Bldg Value	<b>\$160,029</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 05 Value</b>	<b>\$79,214</b>
Plumbing	<b>Conditio</b>			All Other Cards	<b>\$1,648,435</b>
	<b>Adequate</b>			Land Value Assessed	<b>\$684,000</b>
				Total Value Assessed	<b>\$2,411,649</b>

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% Inc	Value
M	1	BR/CS	3016					ADJ	
A									
B									
C									
D									
E									
F									
G									
H									



Real Estate ID **0026032**

PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

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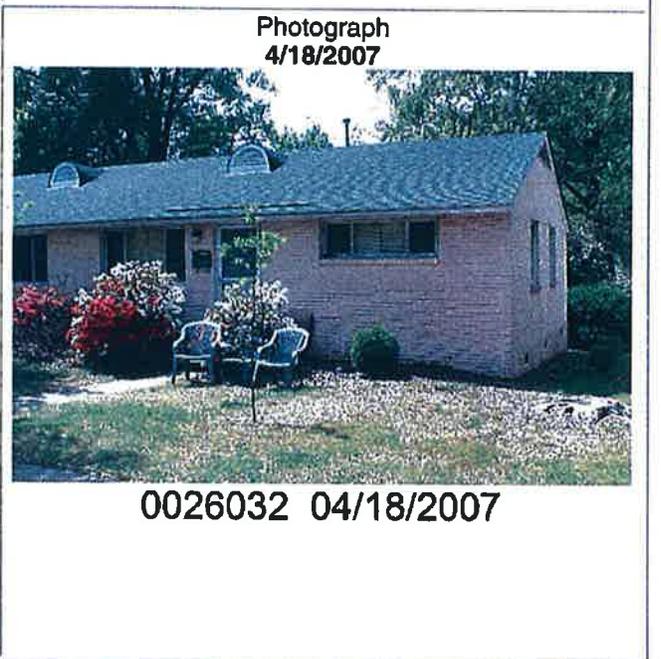
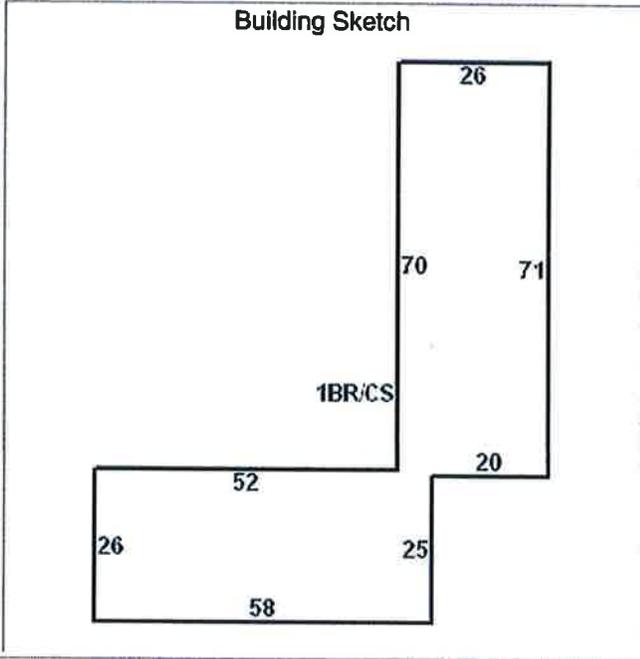


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Building Location Address <b>2343 GRANT AVE</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 06 Of 16 <a href="#">&lt;Card 5</a> <a href="#">Card 7&gt;</a>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>4</b>	Addns		Remod	
Heated Area	<b>3,348</b>	Int. Adjust.		Base Bldg Value	<b>\$178,013</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Jolst</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 06 Value</b>	<b>\$88,117</b>
Plumbing	<b>Conditio</b>			All Other Cards	<b>\$1,639,532</b>
	<b>Adequate</b>			Land Value Assessed	<b>\$684,000</b>
				Total Value Assessed	<b>\$2,411,649</b>

Main and Addition Summary				
Story	Type	Code	Area	Inc
M	1	BR/CS	3348	
A				
B				
C				
D				
E				
F				
G				
H				

Other Improvements					
Units	DesItem	Code	Year	% Inc	Value
				ADJ	



Real Estate ID **0026032**

PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

[Pin/Parcel History](#) [New Search](#)

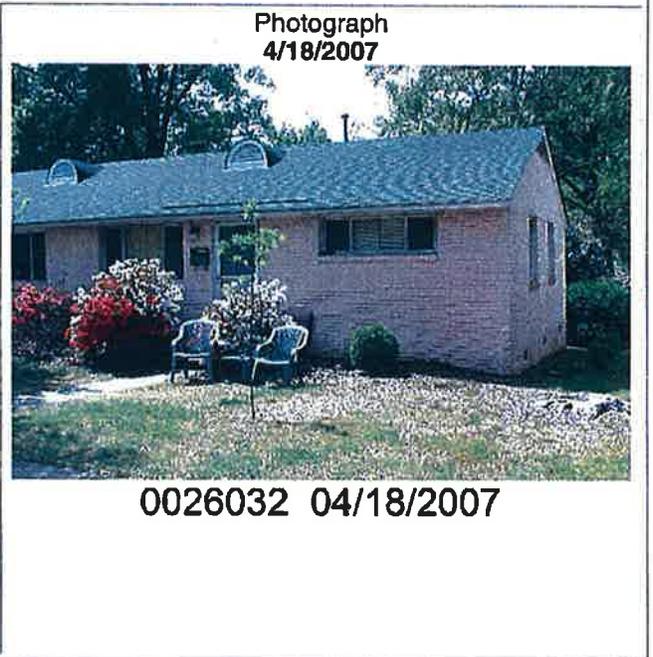
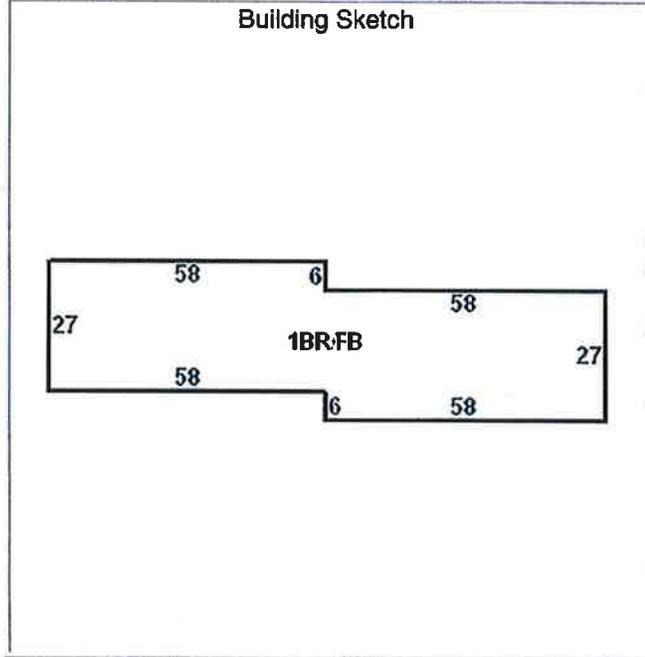


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Building Location Address <b>2321 GRANT AVE</b>	Building Description	Select Card 1 <input type="button" value="GO"/>	Card 07 Of 16 <a href="#">&lt;Card 6</a> <a href="#">Card 8&gt;</a>
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Bldg Type <b>07 Garden</b>	Year Blt <b>1954</b>	Eff Year <b>1970</b>	Base Bldg Value <b>\$261,585</b>
Units <b>4</b>	Addns <b>Remod</b>		Grade <b>14.59 110%</b>
Heated Area <b>3,633</b>			Cond % <b>C 45%</b>
Story Height <b>1 Story</b>	Int. Adjust. <b>BSMT-16%</b>		Market Adj. <b>Partly Fini</b>
Style <b>Conventional</b>			Market Adj.
Basement <b>Full Basement</b>			Accrued % <b>45%</b>
Exterior <b>Brick</b>	Other Features		Incomplete Code
Const Type <b>Wood Joist</b>			<b>Card 07 Value</b> <b>\$129,484</b>
Heating <b>Central</b>			All Other Cards <b>\$1,598,165</b>
Air Cond <b>No Air</b>			Land Value Assessed <b>\$684,000</b>
Plumbing <b>Conditio</b>			Total Value Assessed <b>\$2,411,649</b>
Plumbing <b>Adequate</b>			

Main and Addition Summary					Other Improvements						
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%	Inc	Value
M	1	BR/FB	3132								
A											
B											
C											
D											
E											
F											
G											
H											



Real Estate ID **0026032** PIN # **1704073013**

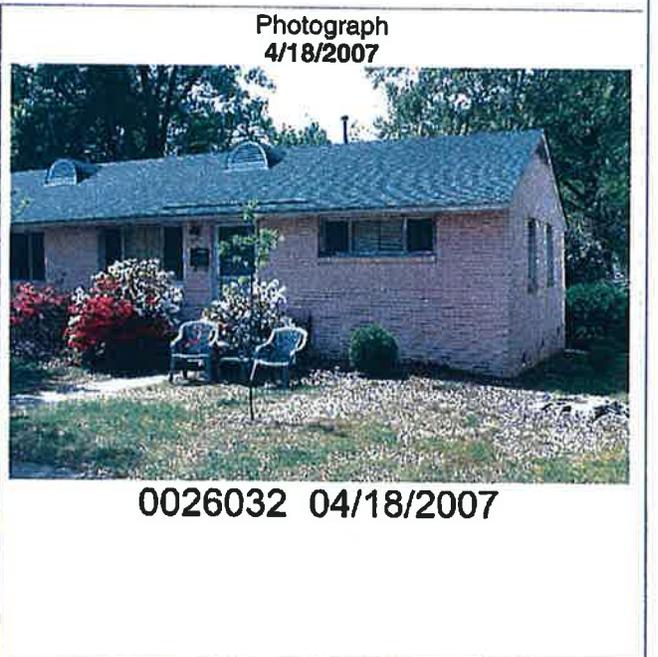
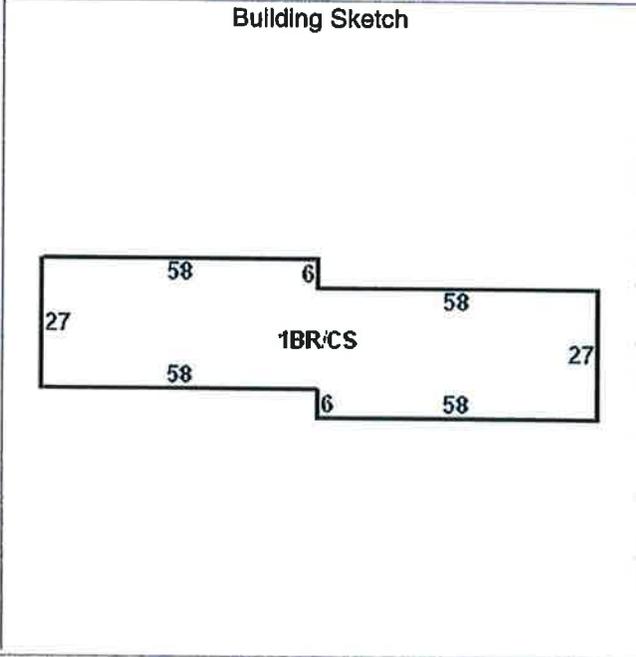
Location Address **2315 GRANT AVE** Property Description **LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>	<a href="#">Pin/Parcel History</a>	<a href="#">New Search</a>	
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Building Location Address <b>2320 MCMULLAN CIR</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 08 Of 16 <a href="#">&lt;Card 7</a> <a href="#">Card 9&gt;</a>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>4</b>	Addns		Remod	
Heated Area	<b>3,132</b>	Int. Adjust.		Base Bldg Value	<b>\$166,184</b>
Story Height	<b>1 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 08 Value</b>	<b>\$82,261</b>
Plumbing	<b>Conditio</b>			All Other Cards	<b>\$1,645,388</b>
	<b>Adequate</b>			Land Value Assessed	<b>\$684,000</b>
				Total Value Assessed	<b>\$2,411,649</b>

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	1	BR/CS	3132							
A										
B										
C										
D										
E										
F										
G										
H										



Real Estate ID **0026032** PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

[Pin/Parcel History](#) [New Search](#)



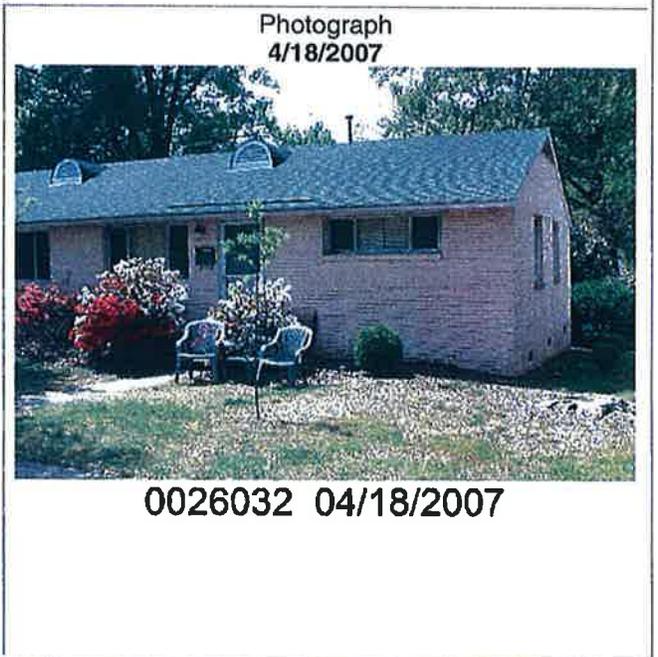
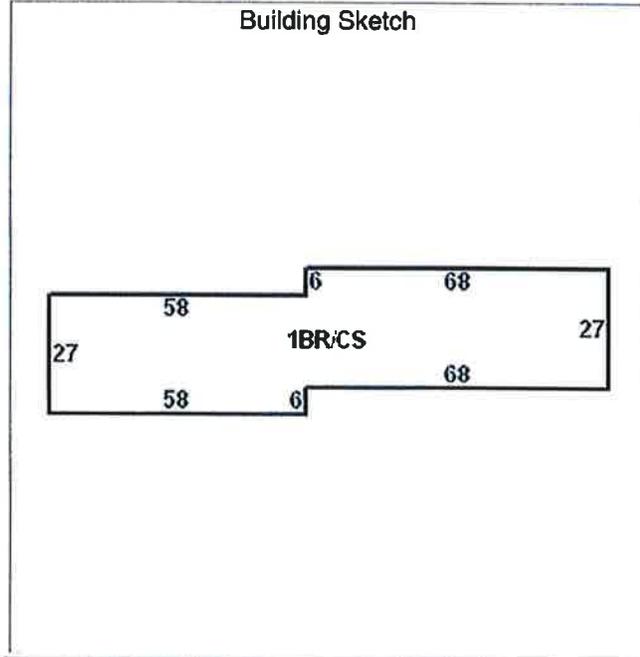
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Building Location Address <b>2312 MCMULLAN CIR</b>	Building Description	Select Card 1 <input type="button" value="GO"/>	Card 09 Of 16 <Card 8 Card 10>
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Bldg Type <b>07 Garden</b>	Year Blt <b>1954</b>	Eff Year <b>1970</b>	Base Bldg Value <b>\$180,884</b>
Units <b>4</b>	Addns	Remod	Grade <b>14.59 110%</b>
Heated Area <b>3,402</b>	Int. Adjust.		Cond % <b>C 45%</b>
Story Height <b>1 Story</b>	Other Features		Market Adj.
Style <b>Conventional</b>			Market Adj.
Basement <b>Crawl Space</b>			Accrued % <b>45%</b>
Exterior <b>Brick</b>			Incomplete Code
Const Type <b>Wood Joist</b>			<b>Card 09 Value</b> <b>\$89,538</b>
Heating <b>Central</b>			All Other Cards <b>\$1,638,111</b>
Air Cond <b>No Air</b>			Land Value Assessed <b>\$684,000</b>
Plumbing <b>Conditio</b>			Total Value Assessed <b>\$2,411,649</b>
Plumbing <b>Adequate</b>			

Main and Addition Summary				
Story	Type	Code	Area	Inc
M	1	BR/CS	3402	
A				
B				
C				
D				
E				
F				
G				
H				

Other Improvements					
Units	DesItem	Code	Year	% Inc	Value
				ADJ	



Real Estate ID **0026032**

PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

[Pin/Parcel History](#) [New Search](#)

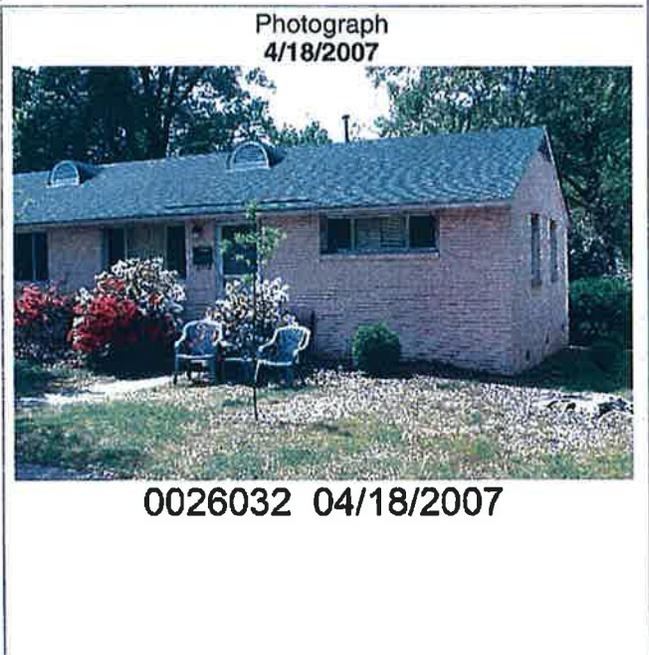
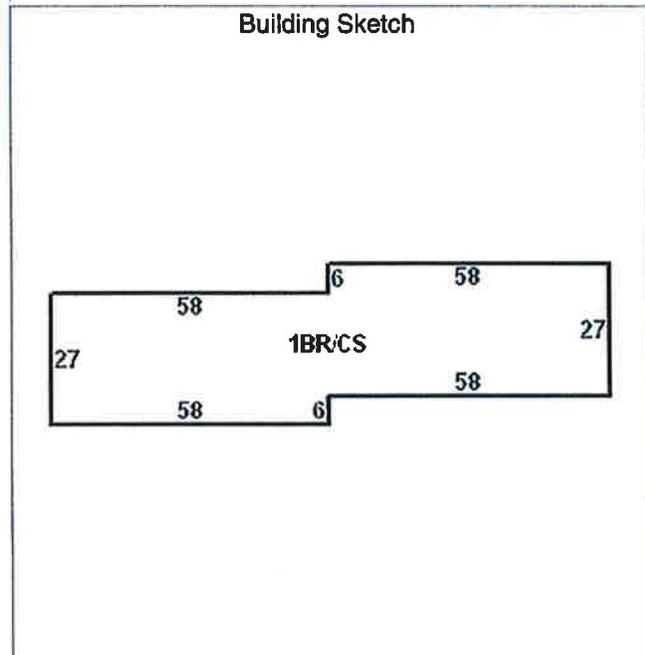


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Building Location Address <b>2329 GRANT AVE</b>	Building Description	Select Card 1 <input type="button" value="GO"/>	Card 10 Of 16 <a href="#">&lt;Card 9</a> <a href="#">Card 11&gt;</a>
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Bldg Type <b>07 Garden</b>	Year Blt <b>1954</b>	Eff Year <b>1970</b>	Base Bldg Value <b>\$166,184</b>
Units <b>4</b>	Addns	Remod	Grade <b>14.59 110%</b>
Heated Area <b>3,132</b>	Int. Adjust.		Cond % <b>C 45%</b>
Story Height <b>1 Story</b>	Other Features		Market Adj.
Style <b>Conventional</b>			Market Adj.
Basement <b>Crawl Space</b>			Accrued % <b>45%</b>
Exterior <b>Brick</b>			Incomplete Code
Const Type <b>Wood Joist</b>			<b>Card 10 Value \$82,261</b>
Heating <b>Central</b>			All Other Cards <b>\$1,645,388</b>
Air Cond <b>No Air</b>			Land Value Assessed <b>\$684,000</b>
Plumbing <b>Adequate</b>			Total Value Assessed <b>\$2,411,649</b>

Main and Addition Summary					Other Improvements						
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%	Inc	Value
M	1	BR/CS	3132							ADJ	
A											
B											
C											
D											
E											
F											
G											
H											



Real Estate ID **0026032** PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

[Pin/Parcel History](#) [New Search](#)

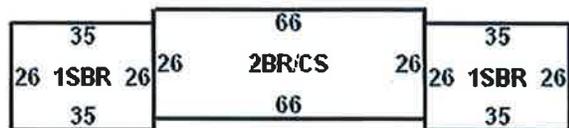


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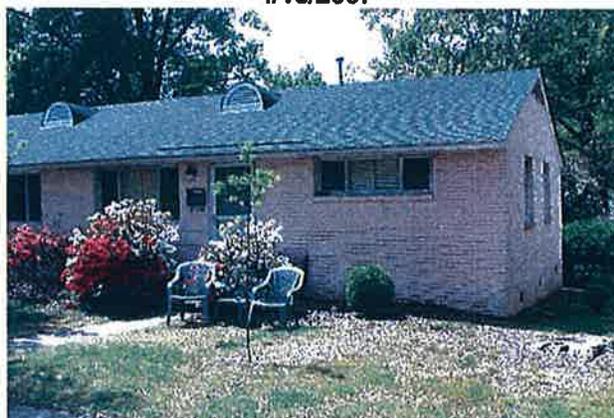
Building Location Address <b>2365 MCMULLAN CIR</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 11 Of 16 <a href="#">&lt;Card 10</a> <a href="#">Card 12&gt;</a>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>6</b>	Addns		Remod	
Heated Area	<b>5,252</b>	Int. Adjust.		Base Bldg Value	<b>\$277,469</b>
Story Height	<b>2 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 11 Value</b>	<b>\$137,347</b>
Plumbing	<b>Conditio</b>			All Other Cards	<b>\$1,590,302</b>
	<b>Adequate</b>			Land Value Assessed	<b>\$684,000</b>
				Total Value Assessed	<b>\$2,411,649</b>

Main and Addition Summary					Other Improvements						
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%	Inc	Value
M	2	BR/CS	1716								
A	1	S BR	910								
B	1	S BR	910								
C											
D											
E											
F											
G											
H											

Building Sketch



Photograph  
4/18/2007



0026032 04/18/2007

Real Estate ID **0026032**

PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

[Pin/Parcel History](#) [New Search](#)

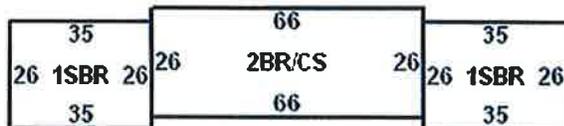


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Building Location Address <b>2353 MCMULLAN CIR</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 12 Of 16 <a href="#">&lt;Card 11</a> <a href="#">Card 13&gt;</a>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>6</b>	Addns		Remod	
Heated Area	<b>5,252</b>	Int. Adjust.		Base Bldg Value	<b>\$277,469</b>
Story Height	<b>2 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			Card 12 Value	<b>\$137,347</b>
Plumbing	<b>Conditio Adequate</b>			All Other Cards	<b>\$1,590,302</b>
				Land Value Assessed	<b>\$684,000</b>
				Total Value Assessed	<b>\$2,411,649</b>

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	2	BR/CS	1716							
A	1	S BR	910							
B	1	S BR	910							
C										
D										
E										
F										
G										
H										

Building Sketch



Photograph  
4/18/2007



0026032 04/18/2007

Real Estate ID **0026032** PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

[Pin/Parcel History](#) [New Search](#)



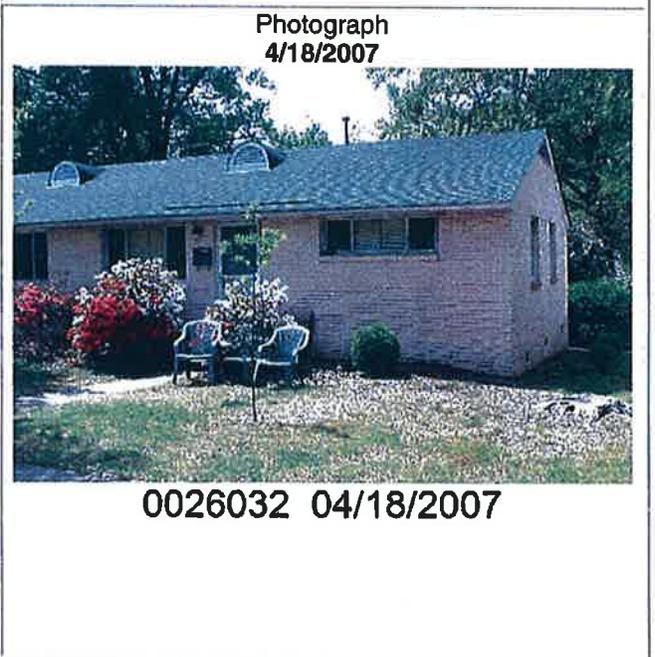
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Building Location Address <b>2341 MCMULLAN CIR</b>	Building Description	Select Card 1 <input type="button" value="GO"/>	Card 13 Of 16 <a href="#">&lt;Card 12</a> <a href="#">Card 14&gt;</a>
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Bldg Type <b>07 Garden</b>	Year Blt <b>1954</b>	Eff Year <b>1970</b>	Base Bldg Value <b>\$277,469</b>
Units <b>6</b>	Addns	Remod	Grade <b>14.59 110%</b>
Heated Area <b>5,252</b>	Int. Adjust.		Cond % <b>C 45%</b>
Story Height <b>2 Story</b>	Other Features		Market Adj.
Style <b>Conventional</b>			Market Adj.
Basement <b>Crawl Space</b>			Accrued % <b>45%</b>
Exterior <b>Brick</b>			Incomplete Code
Const Type <b>Wood Joist</b>			<b>Card 13 Value</b> <b>\$137,347</b>
Heating <b>Central</b>			All Other Cards <b>\$1,590,302</b>
Air Cond <b>No Air</b>			Land Value Assessed <b>\$684,000</b>
Plumbing <b>Adequate</b>			Total Value Assessed <b>\$2,411,649</b>

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	2	BR/CS	1716							
A	1	S BR	910						ADJ	
B	1	S BR	910							
C										
D										
E										
F										
G										
H										

Building Sketch



Real Estate ID **0026032**

PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

[Pin/Parcel History](#) [New Search](#)

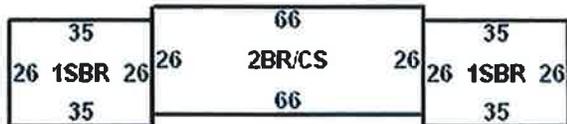


<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
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Building Location Address <b>2329 MCMULLAN CIR</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 14 Of 16 <a href="#">&lt;Card 13</a> <a href="#">Card 15&gt;</a>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>6</b>	Addns		Remod	
Heated Area	<b>5,252</b>	Int. Adjust.		Base Bldg Value	<b>\$277,469</b>
Story Height	<b>2 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 14 Value</b>	<b>\$137,347</b>
Plumbing	<b>Conditio Adequate</b>			All Other Cards	<b>\$1,590,302</b>
				Land Value Assessed	<b>\$684,000</b>
				Total Value Assessed	<b>\$2,411,649</b>

Main and Addition Summary					Other Improvements							
	Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%	Inc	Value
M	2	BR/CS		1716								
A	1	S BR	BPM	910								
B	1	S BR	BPM	910								
C												
D												
E												
F												
G												
H												

Building Sketch



Photograph  
4/18/2007



0026032 04/18/2007

Real Estate ID 0026032

PIN # 1704073013

Location Address  
2315 GRANT AVE

Property Description  
LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109

Account Search

[Pin/Parcel History](#) [New Search](#)



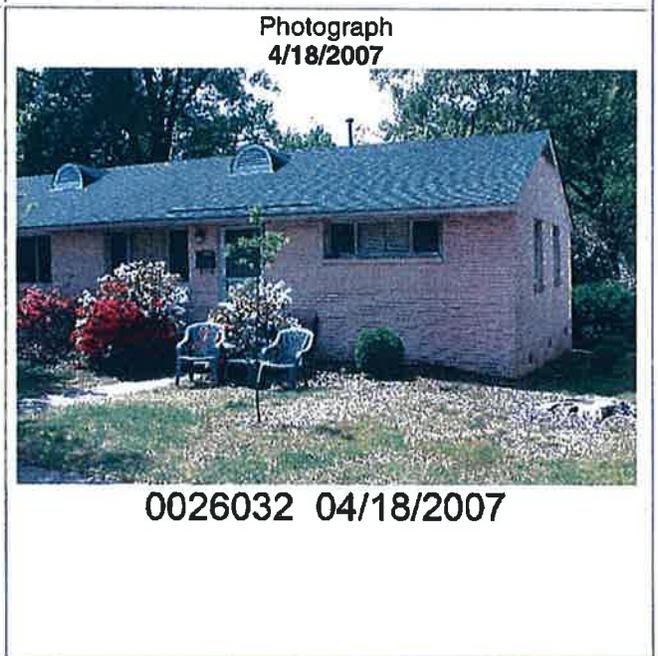
<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
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Building Location Address 2327 MCMULLAN CIR		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 15 Of 16 <Card 14 Card 16>
Bldg Type	07 Garden	Year Blt	1954	Eff Year	1970
Units	6	Addns		Remod	
Heated Area	5,252	Int. Adjust.		Base Bldg Value	\$277,469
Story Height	2 Story	Other Features		Grade	14.59 110%
Style	Conventional			Cond %	C 45%
Basement	Crawl Space			Market Adj.	
Exterior	Brick			Market Adj.	
Const Type	Wood Joist			Accrued %	45%
Heating	Central			Incomplete Code	
Air Cond	No Air			Card 15 Value	\$137,347
Plumbing	Conditio Adequate			All Other Cards	\$1,590,302
				Land Value Assessed	\$684,000
				Total Value Assessed	\$2,411,649

Main and Addition Summary					Other Improvements						
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%	Inc	Value
M	2	BR/CS	1716								
A	1	S BR	910								
B	1	S BR	910								
C											
D											
E											
F											
G											
H											

Building Sketch

35	66	35
26 1SBR 26	26 2BR/CS 26	26 1SBR 26
35	66	35



Real Estate ID **0026032** PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

Account Search

[Pin/Parcel History](#) [New Search](#)

<a href="#">Account</a>	<a href="#">Buildings</a>	<a href="#">Land</a>	<a href="#">Deeds</a>	<a href="#">Notes</a>	<a href="#">Sales</a>	<a href="#">Photos</a>	<a href="#">Tax Bill</a>	<a href="#">Map</a>
-------------------------	---------------------------	----------------------	-----------------------	-----------------------	-----------------------	------------------------	--------------------------	---------------------



Building Location Address <b>2305 MCMULLAN CIR</b>		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 16 Of 16 <a href="#">&lt;Card 15</a>
Bldg Type	<b>07 Garden</b>	Year Blt	<b>1954</b>	Eff Year	<b>1970</b>
Units	<b>6</b>	Addns		Remod	
Heated Area	<b>5,252</b>	Int. Adjust.		Base Bldg Value	<b>\$277,469</b>
Story Height	<b>2 Story</b>	Other Features		Grade	<b>14.59 110%</b>
Style	<b>Conventional</b>			Cond %	<b>C 45%</b>
Basement	<b>Crawl Space</b>			Market Adj.	
Exterior	<b>Brick</b>			Market Adj.	
Const Type	<b>Wood Joist</b>			Accrued %	<b>45%</b>
Heating	<b>Central</b>			Incomplete Code	
Air Cond	<b>No Air</b>			<b>Card 16 Value</b>	<b>\$145,027</b>
Plumbing	<b>Conditio Adequate</b>			All Other Cards	<b>\$1,582,622</b>
				Land Value Assessed	<b>\$684,000</b>
				Total Value Assessed	<b>\$2,411,649</b>

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	% Inc	Value
M	2	BR/CS	1716							
A	1	S BR	910		16X18	SF MAINTBLD	0356	2000	75	7680
B	1	S BR	910							
C										
D										
E										
F										
G										
H										

Building Sketch

Photograph  
4/18/2007

0026032 04/18/2007



[Home](#)

### Wake County Real Estate Data Land Valuation

[iMaps](#)  
[Tax Bills](#)

Real Estate ID **0026032** PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

[Account Search](#)

[Pin/Parcel History](#) [New Search](#)

[Account](#) [Buildings](#) [Land](#) [Deeds](#) [Notes](#) [Sales](#) [Photos](#) [Tax Bill](#) [Map](#)



Land Class	<b>APRTMENT</b>	Deeded Acres	<b>7.37</b>	Tobacco Pounds	Farm Use Year
Soil Class	<b>4</b>	Calculated Acres		Tobacco Value	Farm Use Flag

**Land Value Detail - Market**

Sch	ETJ	Zoning	Description	Units	Rate	Cnd% Reason	Inf% Reason	Value
4	RA	CUD R-15	LOT	76	\$9,000			\$684,000
<b>Total Land Value Assessed</b>								<b>\$684,000</b>

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.



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## Wake County Real Estate Data Ownership History

[iMaps](#)  
[Tax Bills](#)

Real Estate ID **0026032** PIN # **1704073013**

Location Address  
**2315 GRANT AVE**

Property Description  
**LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109**

[Account Search](#)

[Pin/Parcel History](#) [New Search](#)

[Account](#) [Buildings](#) [Land](#) [Deeds](#) [Notes](#) [Sales](#) [Photos](#) [Tax Bill](#) [Map](#)



Owner Name	Type	% Own	Stamps	Book	Page	Date
Current <b>GRANT AVENUE LLC</b>		<b>ALL</b>		<b>08966</b>	<b>0180</b>	<b>06-20-2001</b>
1 Back <b>YELVERTON, GEORGE A III &amp; KATHERINE</b>		<b>ALL</b>		<b>05217</b>	<b>0572</b>	<b>06-01-1992</b>
2 Back <b>BELVIDERE INVESTMENT COMPANY</b>		<b>ALL</b>		<b>03933</b>	<b>0104</b>	<b>02-02-1987</b>
3 Back <b>BELVIDERE INVESTMENT COMPANY</b>		<b>ALL</b>		<b>03570</b>	<b>0830</b>	<b>10-02-1985</b>
4 Back <b>GUARDIAN APARTMENTS</b>		<b>ALL</b>		<b>03036</b>	<b>0516</b>	<b>07-29-1982</b>
5 Back <b>GRANT AVENUE APTS INC</b>		<b>ALL</b>		<b>01169</b>	<b>0415</b>	<b>11-18-1954</b>
6 Back <b>WHITE, R SHELTON</b>		<b>ALL</b>		<b>01137</b>	<b>0229</b>	<b>11-18-1953</b>
7 Back <b>WHITE, R SHELTON</b>		<b>ALL</b>		<b>01112</b>	<b>0180</b>	<b>01-06-1953</b>
8 Back <b>WHITE, R SHELTON</b>		<b>GROUP</b>		<b>01077</b>	<b>0502</b>	<b>06-11-1951</b>
<b>COGGINS, J J &amp; WIFE</b>		<b>ALL</b>				
<b>DILLON, C A &amp; G L</b>		<b>ALL</b>				

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### Wake County Real Estate Data Assessment Notes

[iMaps](#)  
[Tax Bills](#)

Real Estate ID 0026032 PIN # 1704073013

Location Address  
2315 GRANT AVE

Property Description  
LOTS 52-58 & PT 59 SAN DOMINGO BM1911-109

Account Search

[Pin/Parcel History](#) [New Search](#)

[Account](#) [Buildings](#) [Land](#) [Deeds](#) [Notes](#) [Sales](#) [Photos](#) [Tax Bill](#) [Map](#)



Card 01 Of 16

[Code Descriptions](#)

[Card 2>](#)

Date	Line	Notes
11-17-2006	1	DKS ARE NOT LISTED ON APT COMPLEXES/NCIV
03-19-2001	1	1-11-01/GKW/NEW STG BLDG ON CARD 16 F2001
08-14-2000	1	BLDG PERMIT #0001521 ISSUE DATE 05-12-00 CONST TYPE B \$5,900
03-03-2000	1	IH-C/PC/DCO/03-03-00/PROPERTY CHARACTERSTICS INCORRECT
04-14-1998	1	3-24-98/GKW ZONING CHANGED FROM R-10 TO R-15 (NCIV) F98-(PER
04-14-1998	2	RALEIGH ZONING ORD# Z-7-97)
04-14-1998	1	3-24-98/GKW ZONING CHANGED FROM R-10 TO R-15 (NCIV) F98-(PER
04-14-1998	2	RALEIGH ZONING ORD# Z-7-97)
09-28-1993	1	GRANT AVE APTS - 76 UNITS
09-28-1993	1	GRANT AVE APTS - 76 UNITS
01-23-1992	1	IH-C/GC/GKW/01/22/92 GRADE FACTOR INCORRECTLY ASSIGNED
01-03-1991	1	GRANT AVE APTS
11-17-1989	1	16-2BR-1B @ \$190,74-2BR-1B @ \$195, 20-3BR-1B @ \$210
11-17-1989	1	.67AC TO ID0127919 PAR E16-59 FOR 84/VCIH/01/18/84

## **E: Analytical Results**



Professional Radon Laboratory Services Since 1984

11/10/10

Stephen McNeil  
Global Realty Services Group  
9445 Derby Drive  
Riverside, CA 23229

Following are results from the radon gas survey performed for your client during the dates listed below:

Client Cottages on Grant Apartments  
Test Address: 2327 Grant Avenue  
Raleigh, NC 27608

Test Period: 11/5/10 15:57 through 11/9/10 10:22

<u>Sample #</u>	<u>Location</u>	<u>Radon Levels (pCi/L)</u> <u>picoCuries per Liter</u>
1) 2129424	Unit 2342 Grant LR	1.4
2) 2129423	Unit 2323 Grant LR	1.7
3) 2129425	Unit 2319 Grant LR	0.4
4) 2129426	Unit 2373 McMullan LR	<0.4
5)		
6)		
7)		
8)		
9)		
10)		

Results are based on the information provided by the client or tester. AccuStar does not warrant that these results are representative of any conditions during the testing period. This documents may contain confidential information and is intended only for the use of the individual or entity for which it is addressed.

New Jersey - "This notice is provided to you by an organization or individual certified by the New Jersey Department of Environmental Protection to perform radon and progeny measurements. NJSA 26:2D-73 requires that no certified person disclose to any individual, except the Department of Environmental Protection or the Department of Health the address or owner of a nonpublic building that the person has tested or treated for the presence of radon gas and radon progeny, unless the owner of the building waives, in writing, this right of confidentiality. In the case of a prospective sale of a building which has been tested for radon gas and/or radon progeny, the seller shall provide the buyer, at the time the contact of sale is entered into, with a copy of the results of that test and evidence of any subsequent mitigation or treatment, and any prospective buyer who contracts for the testing shall have the right to receive the results of that testing. Any questions, comments, or complaints regarding the persons performing the measurements, or related mitigation, or safeguarding services should be directed to the New Jersey Department of Environmental Protection. Attention: Radon Section, Bureau of Environmental Radiation (1-800-648-0394)"

Pennsylvania - The Radon Certification Act requires that anyone who provides any radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or product. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have questions, comments or complaints concerning persons who provide radon-related services, please contact the Dept. Of Environmental Protection, PO box 8469, Harrisburg, PA 17105-8469, 717-783-3594.

NEHA#10511AL  
PADEP2340-2344 PA955 MEB90122  
Charcoal canisters analyzed at  
AccuStar Labs Lebanon PA  
Report Reviewed By:GH

David Kapturowski - Measurement Specialist #11135

929 Mount Zion Road Lebanon, PA 17046  
Mailing address: PO Box 562 Jonestown, PA 17038  
T 717.274.8310 F 717.274.5662  
800.523.4964  
pasales@accustarlabs.com

## **F: Aerial Photographs**

**SITE**



Site Name: Cottages on Grant Apartments  
Address: 2327 Grant Avenue  
City, ST, ZIP: Raleigh, NC 27600  
Year: 2005



Client: Global Realty Services Group  
EDR Inquiry: 2900000.05  
Date: 11/05/2010 03:20:45 PM

271

**GRS**  
G R O U P

2006 Aerial Photo  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner

DATE: 11/10/2010

**SITE**



Site Name:	Cottages on Grant Apartments
Address:	2327 Grant Avenue
City, ST, ZIP:	Raleigh, NC 27600
Year:	1993
Client:	Global Realty Services Group
EDR Inquiry:	2988888.85
Date:	11/01/2010 03:20:45 PM



336

1993 Aerial Photo  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

**GRS**  
G R O U P

DRAWN BY: Cathy Warner  
DATE: 11/10/2010

**SITE**



Site Name:	Cottages on Grant Apartments		
Address:	2327 Grant Avenue		
City, ST, ZIP:	Raleigh, NC 27608	336	
Year:	1981		
Client:	Global Realty Services Group		
EDR Inquiry:	2980000.65		
Date:	11/01/2010 03:28:45 PM		

**GRS**  
G R O U P

1981 Aerial Photo  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner  
DATE: 11/10/2010

**SITE**



Site Name: Cottages on Grant Apartments  
Address: 2327 Grant Avenue  
City, ST, ZIP: Raleigh, NC 27608  
Year: 1971

Client: Global Realty Services Group  
EOR Inquiry: 2988888.B5  
Date: 11/01/2010 03:20:45 PM



224

**GRS**  
G R O U P

1971 Aerial Photo  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner

DATE: 11/10/2010

**SITE**



Site Name: Cottages on Grant Apartments  
Address: 2327 Grant Avenue  
City, ST, ZIP: Raleigh, NC 27608  
Year: 1965  
Client: Global Realty Services Group  
EDR Inquiry: 2988888.BS  
Date: 11/01/2010 03:28:43 PM



224

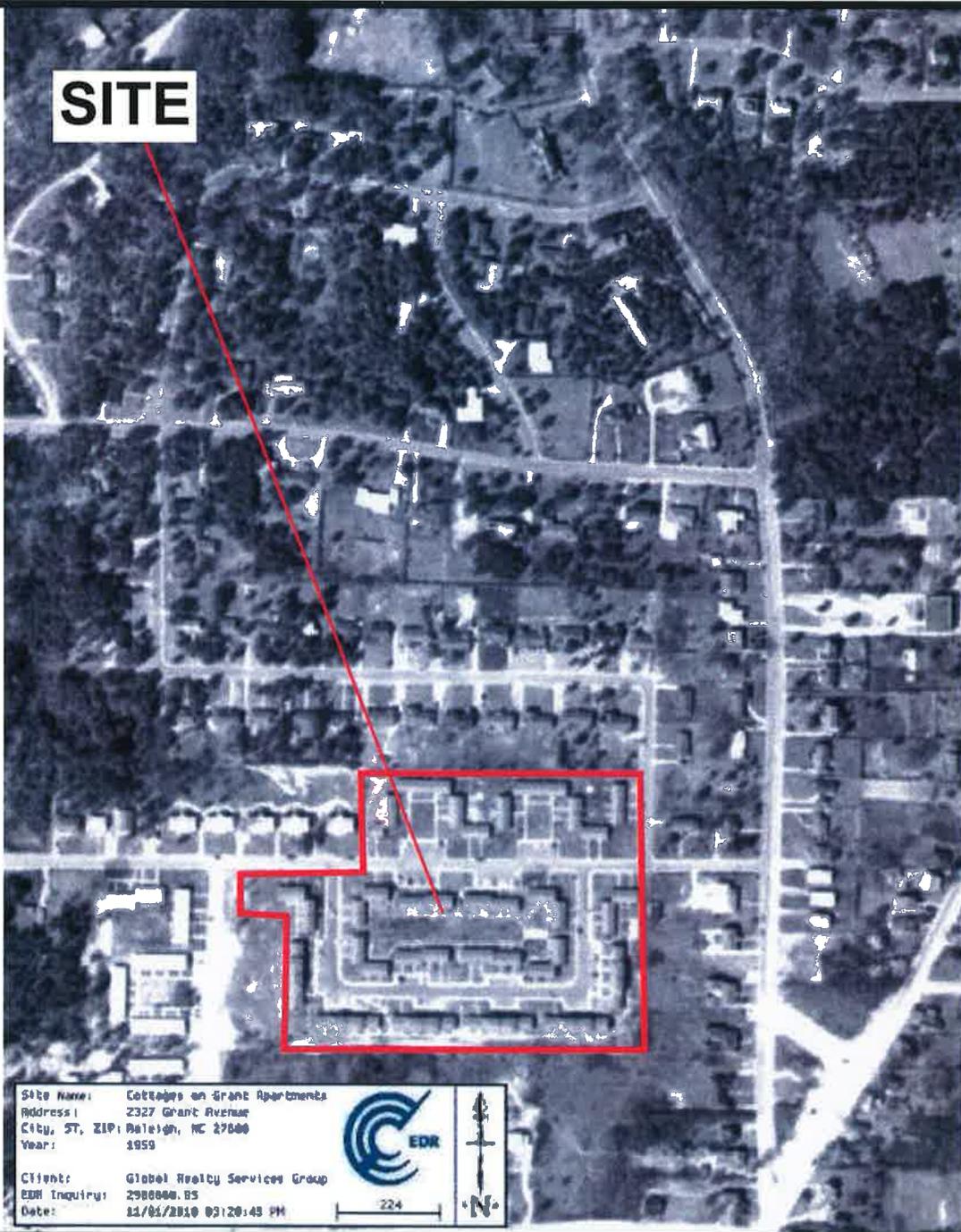
**GRS**  
G R O U P

1965 Aerial Photo  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner

DATE: 11/10/2010

**SITE**



Site Name: Cottages on Grant Apartments  
Address: 2327 Grant Avenue  
City, ST, ZIP: Raleigh, NC 27608  
Year: 1959  
Client: Global Realty Services Group  
EDR Inquiry: 2980000.BS  
Date: 11/01/2010 03:20:43 PM



224

**GRS**  
G R O U P

1959 Aerial Photo  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner

DATE: 11/10/2010

## **G: Fire Insurance Maps**

**Cottages on Grant Apartments**

2327 Grant Avenue

Raleigh, NC 27608

Inquiry Number: 2908660.3

November 01, 2010

**Certified Sanborn® Map Report**



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

11/01/10

**Site Name:**

Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC 27608

**Client Name:**

Global Realty Services Group  
540 Oak St.  
Petaluma, CA 94952



Environmental Data Resources Inc

EDR Inquiry # 2908660.3

Contact: Irene Robles

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Global Realty Services Group were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

## Certified Sanborn Results:

**Site Name:** Cottages on Grant Apartments  
**Address:** 2327 Grant Avenue  
**City, State, Zip:** Raleigh, NC 27608  
**Cross Street:**  
**P.O. #** NA  
**Project:** 10-08311.1 Cottages on Grant A  
**Certification #** 34D4-44F3-A5BF



Sanborn® Library search results  
Certification # 34D4-44F3-A5BF

## UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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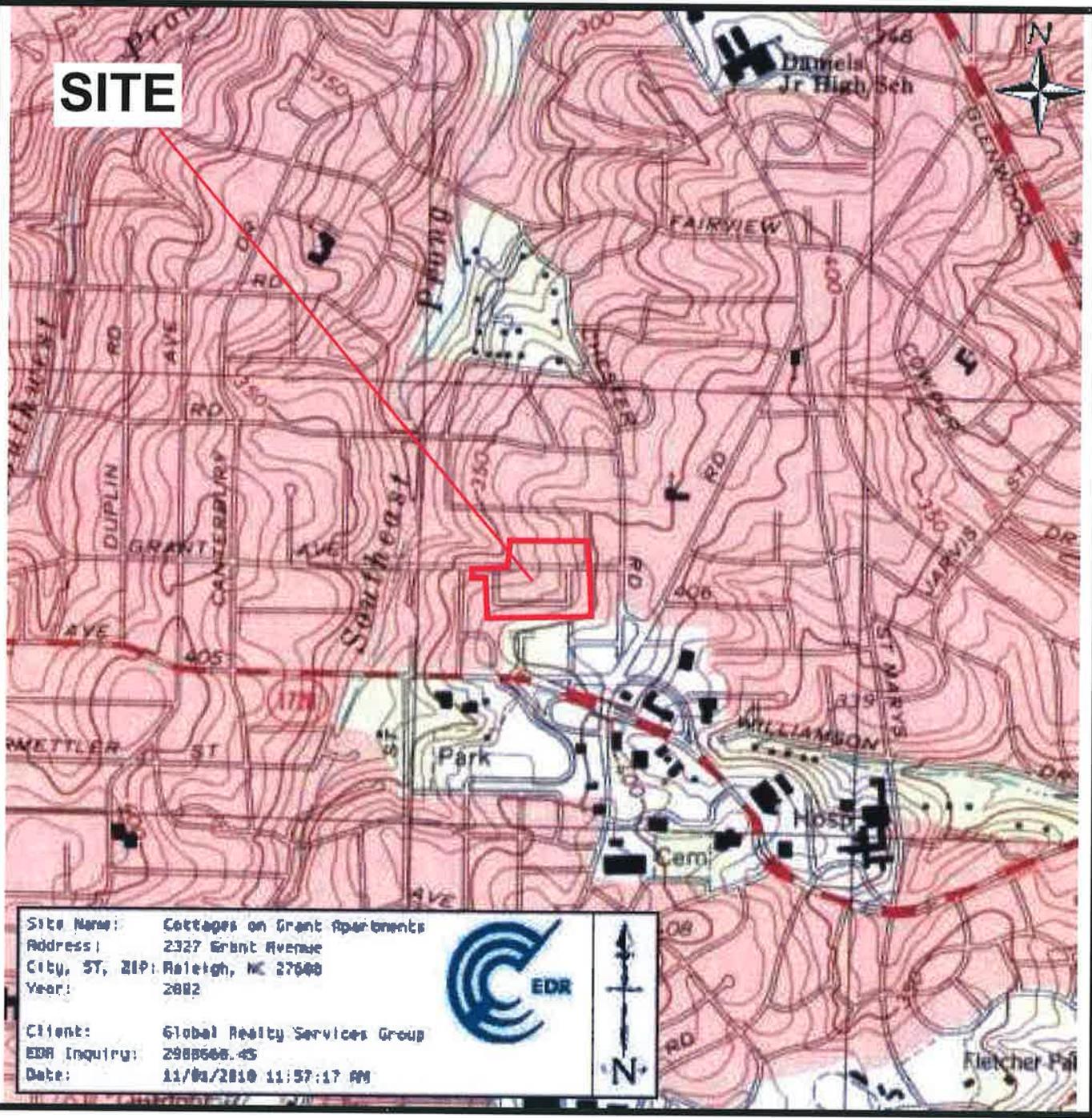
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## **H: Topographic Maps**

**SITE**

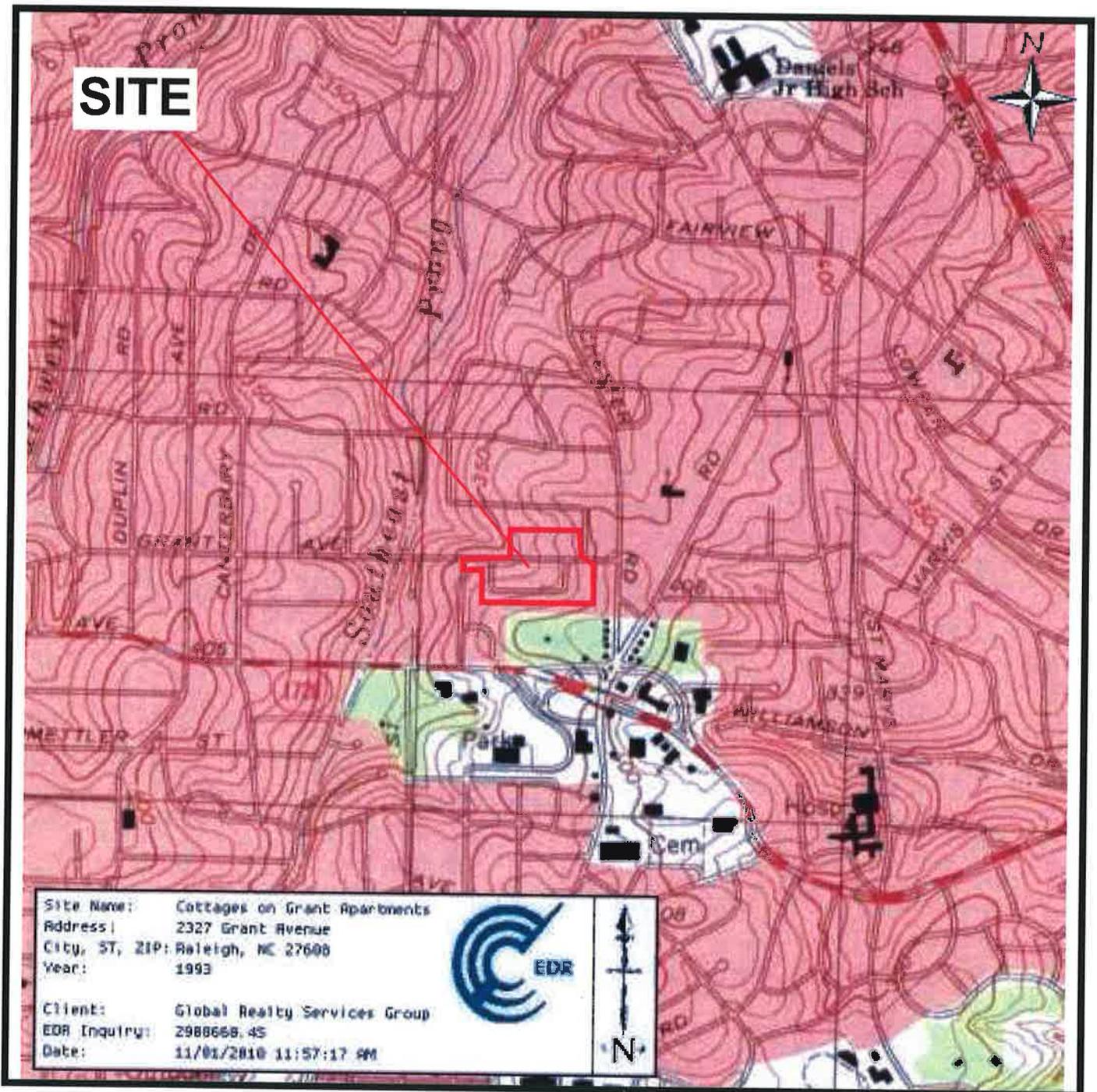


Site Name: Cottages on Grant Apartments  
Address: 2327 Grant Avenue  
City, ST, ZIP: Raleigh, NC 27608  
Year: 2002  
  
Client: Global Realty Services Group  
EDR Inquiry: 2988666.43  
Date: 11/04/2010 11:57:17 AM



2002 Topographic Map  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner  
DATE: 11/10/2010

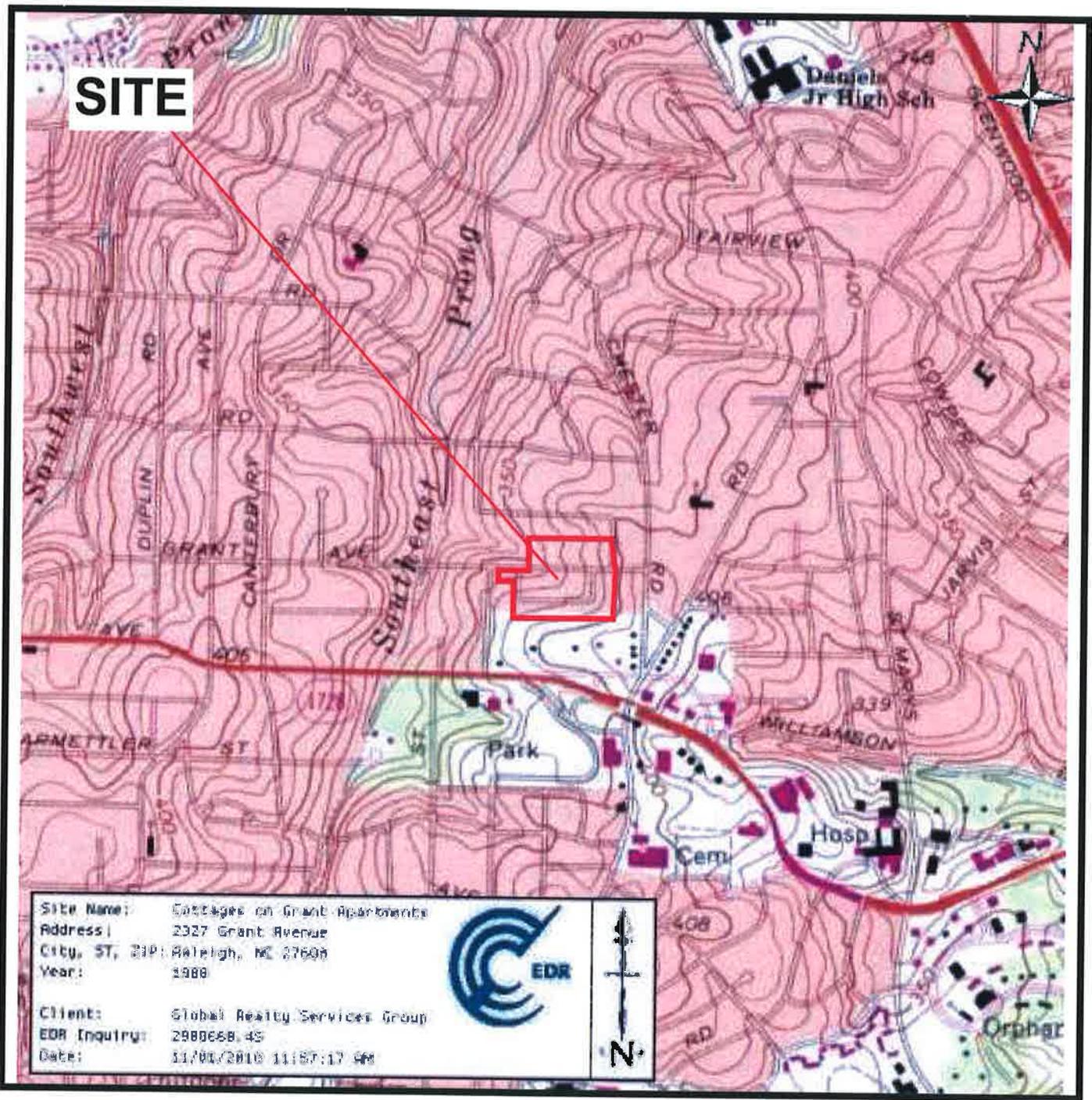


Site Name: Cottages on Grant Apartments  
 Address: 2327 Grant Avenue  
 City, ST, ZIP: Raleigh, NC 27608  
 Year: 1993  
 Client: Global Realty Services Group  
 EDR Inquiry: 2988668.45  
 Date: 11/01/2010 11:57:17 AM



1993 Topographic Map  
 Cottages on Grant Apartments  
 2327 Grant Avenue  
 Raleigh, NC

DRAWN BY: Cathy Warner  
 DATE: 11/10/2010



**SITE**

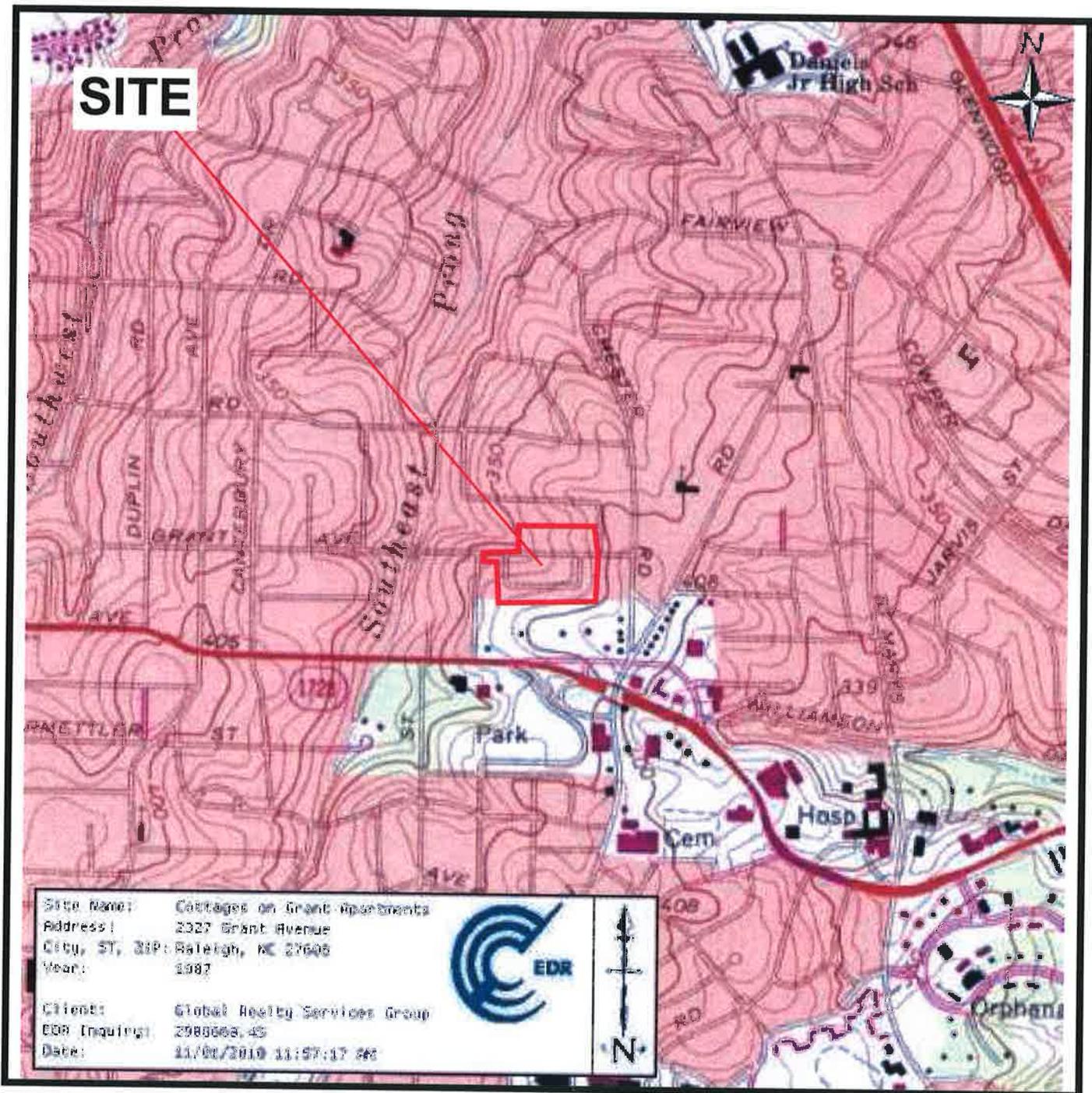
Site Name:	Cottages on Grant Apartments
Address:	2327 Grant Avenue
City, ST, ZIP:	Raleigh, NC 27608
Year:	1988
Client:	Global Realty Services Group
EDR Inquiry:	2988658.45
Date:	11/10/2010 11:57:17 AM



**GRS**  
G R O U P

1988 Topographic Map  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner  
DATE: 11/10/2010



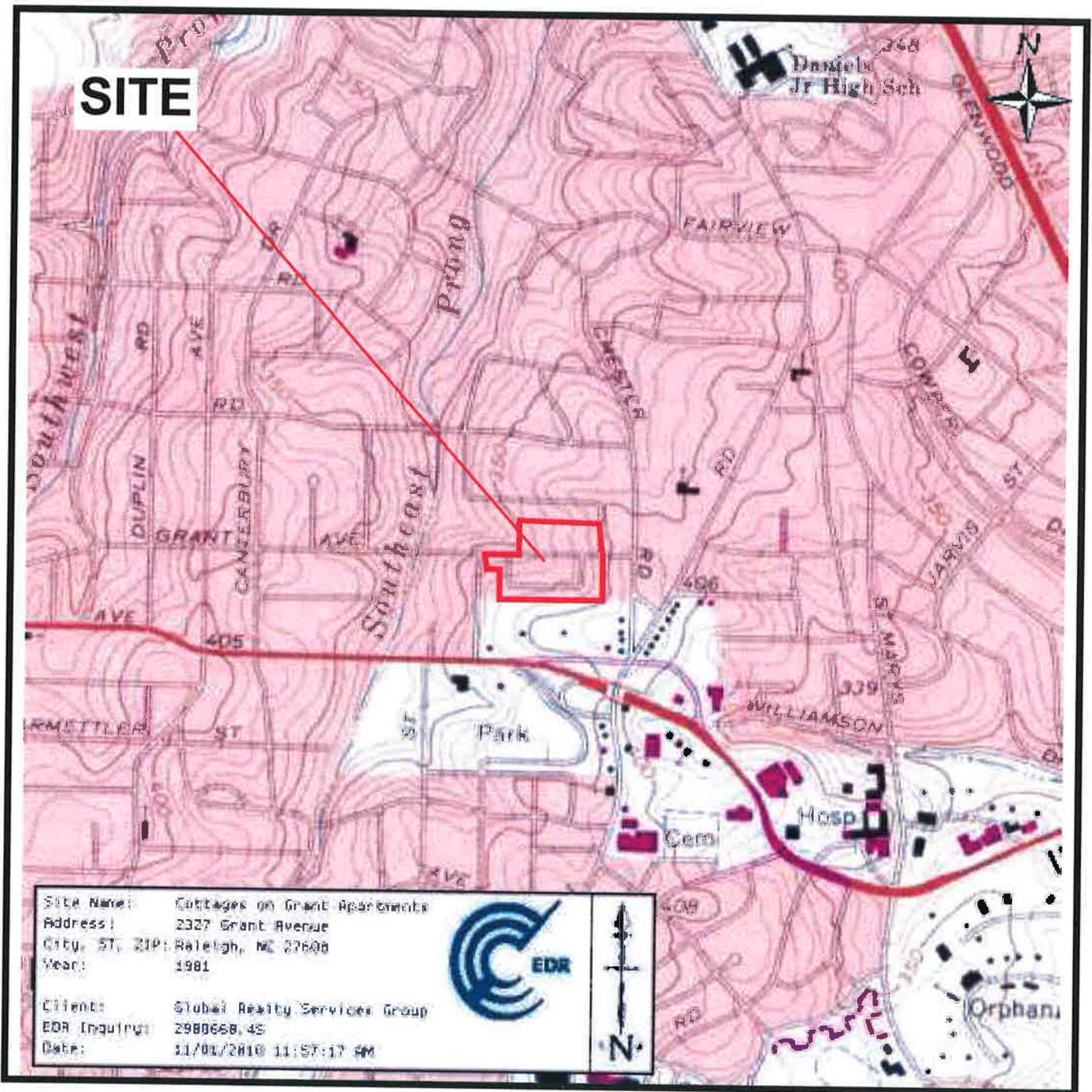
Site Name: Cottages on Grant Apartments  
 Address: 2327 Grant Avenue  
 City, ST, ZIP: Raleigh, NC 27605  
 Year: 1987  
 Client: Global Realty Services Group  
 EDR Inquiries: 2988668.45  
 Date: 11/08/2010 11:57:17 AM



**GRS**  
 G R O U P

1987 Topographic Map  
 Cottages on Grant Apartments  
 2327 Grant Avenue  
 Raleigh, NC

DRAWN BY: Cathy Warner  
 DATE: 11/10/2010



Site Name:	Cottages on Grant Apartments
Address:	2327 Grant Avenue
City, ST, ZIP:	Raleigh, NC 27608
Year:	1981
Client:	Global Realty Services Group
EDR Inquiry:	2988668.45
Date:	11/01/2010 11:57:17 AM

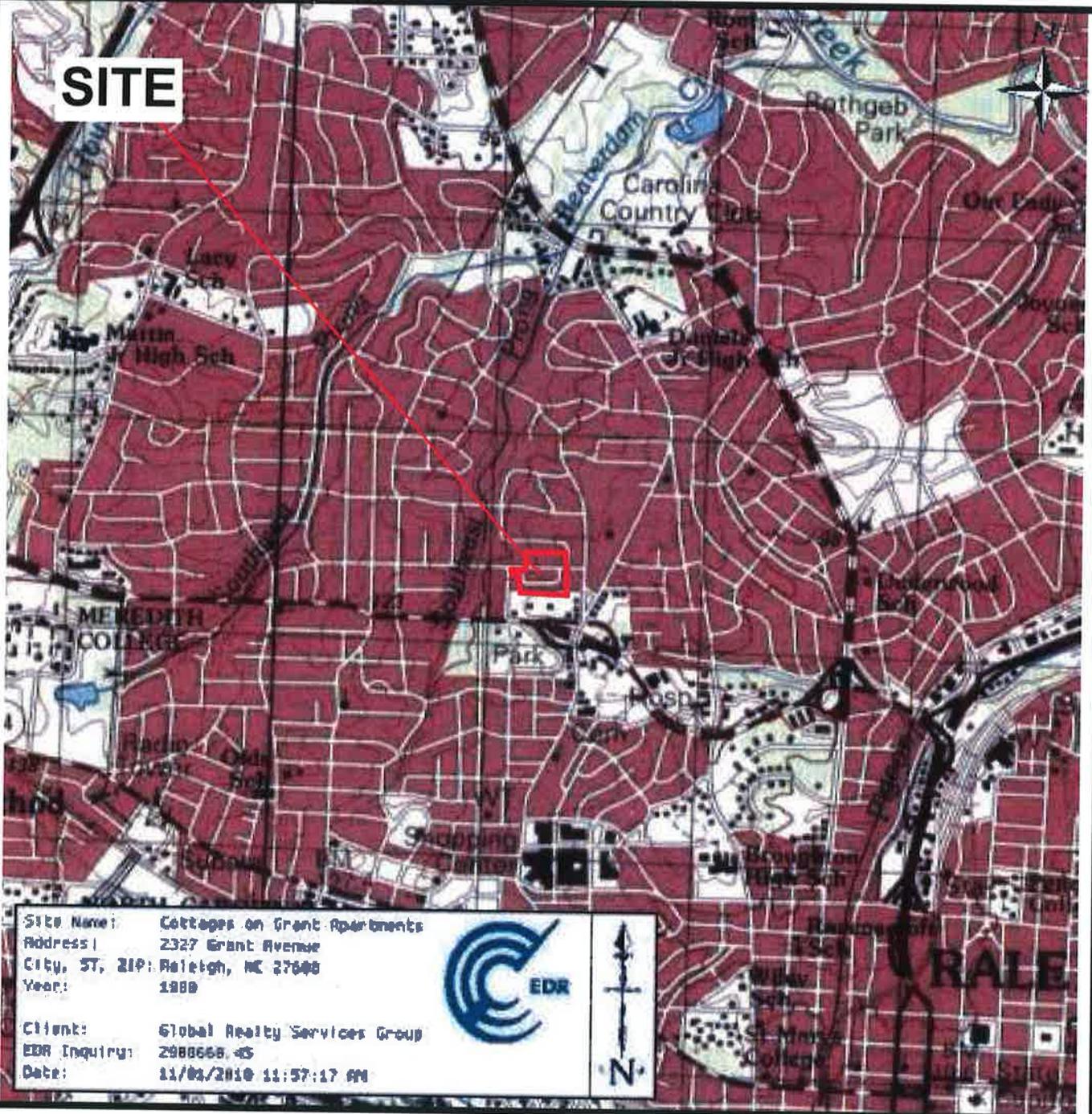


**GRS**  
G R O U P

1981 Topographic Map  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner  
DATE: 11/10/2010

**SITE**



Site Name: Cottages on Grant Apartments  
Address: 2327 Grant Avenue  
City, ST, ZIP: Raleigh, NC 27608  
Year: 1980

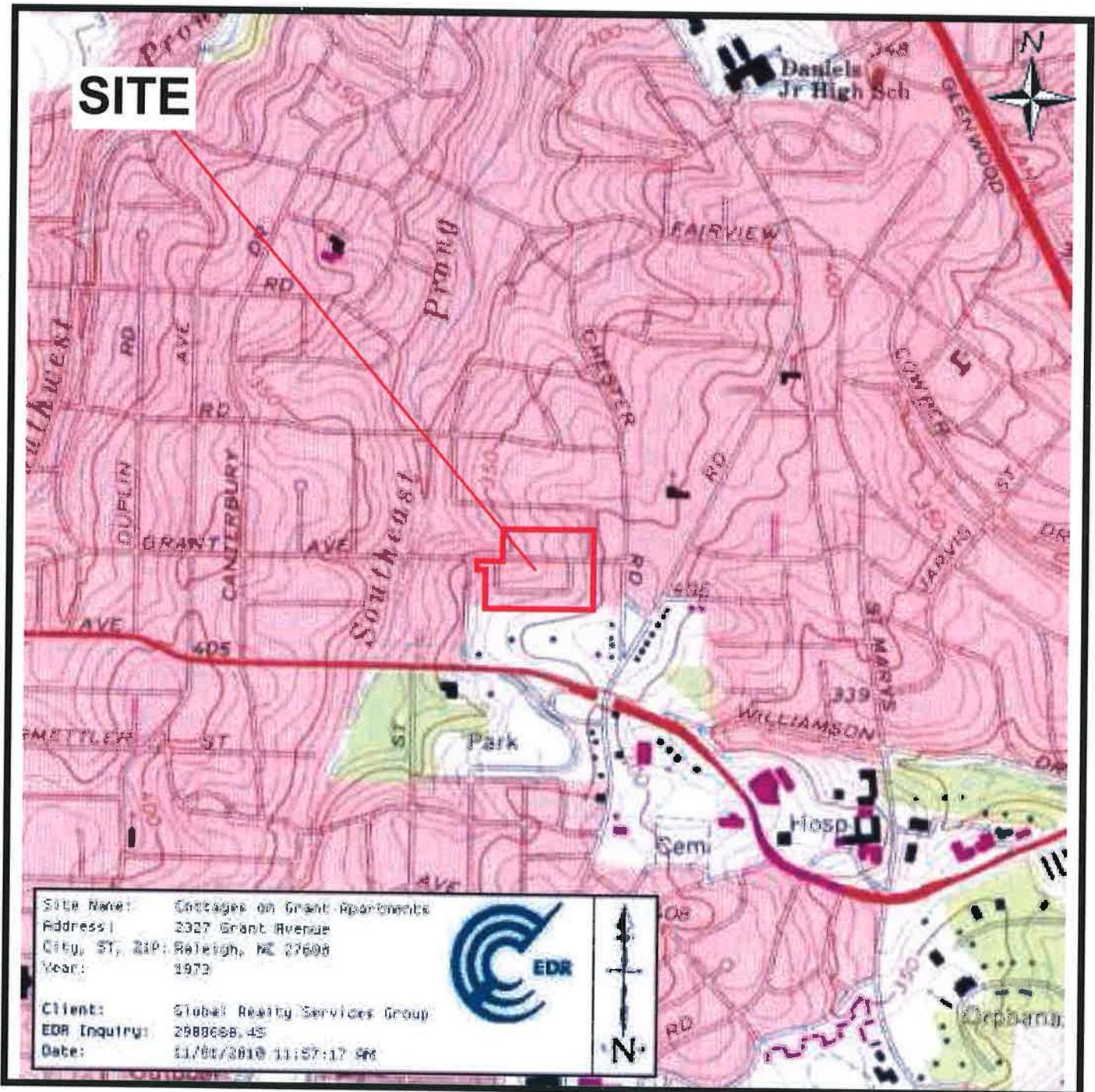


Client: Global Realty Services Group  
EDR Inquiry: 2988668\_45  
Date: 11/03/2010 11:57:17 AM

**GRS**  
G R O U P

1980 Topographic Map  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner  
DATE: 11/11/2010

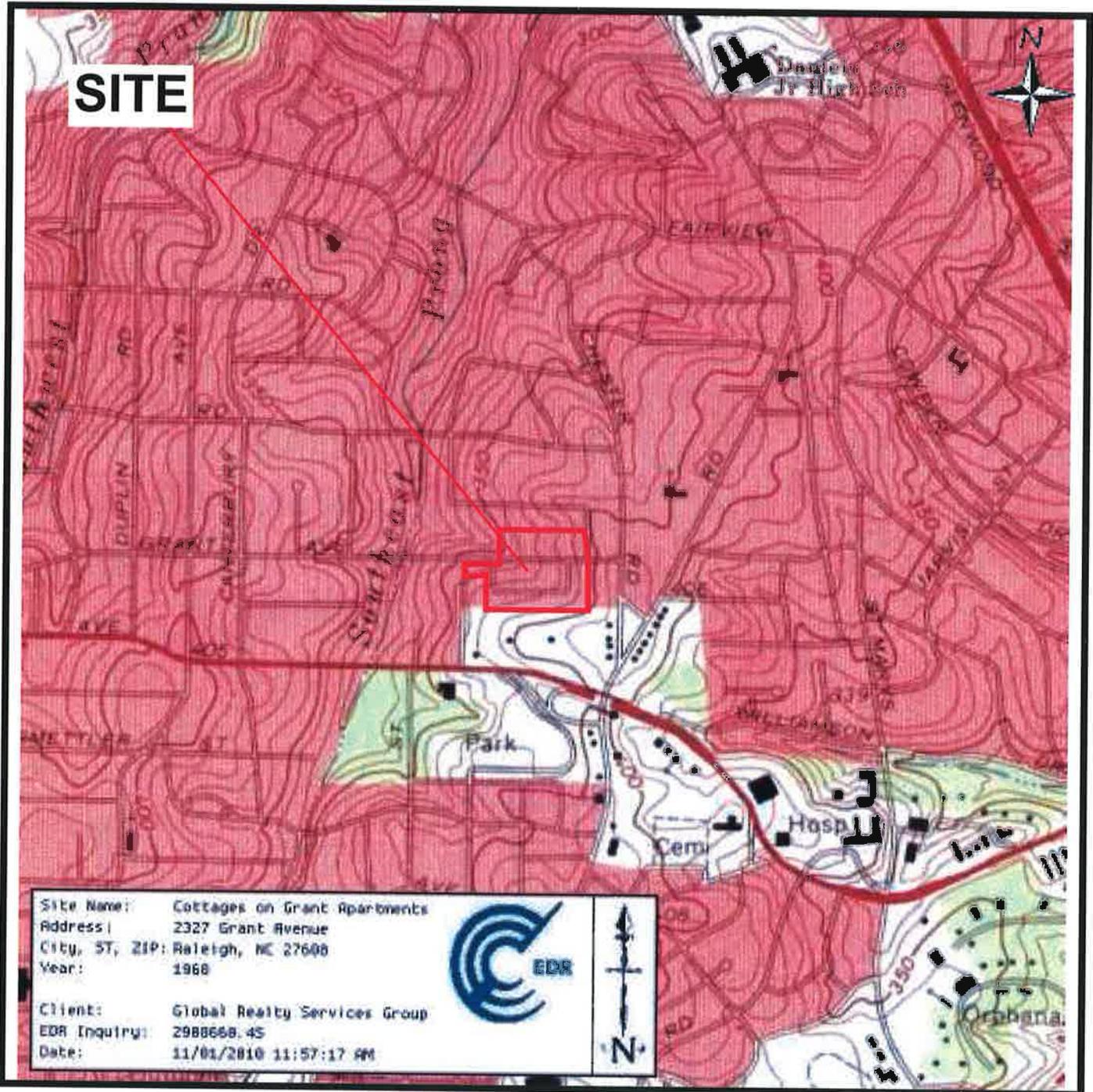


Site Name: Cottages on Grant Apartments  
 Address: 2327 Grant Avenue  
 City, ST, ZIP: Raleigh, NC 27608  
 Year: 1972  
 Client: Global Realty Services Group  
 EDR Inquiry: 2988688\_45  
 Date: 11/08/2010 11:57:17 AM



1973 Topographic Map  
 Cottages on Grant Apartments  
 2327 Grant Avenue  
 Raleigh, NC

DRAWN BY: Cathy Warner  
 DATE: 11/11/2010



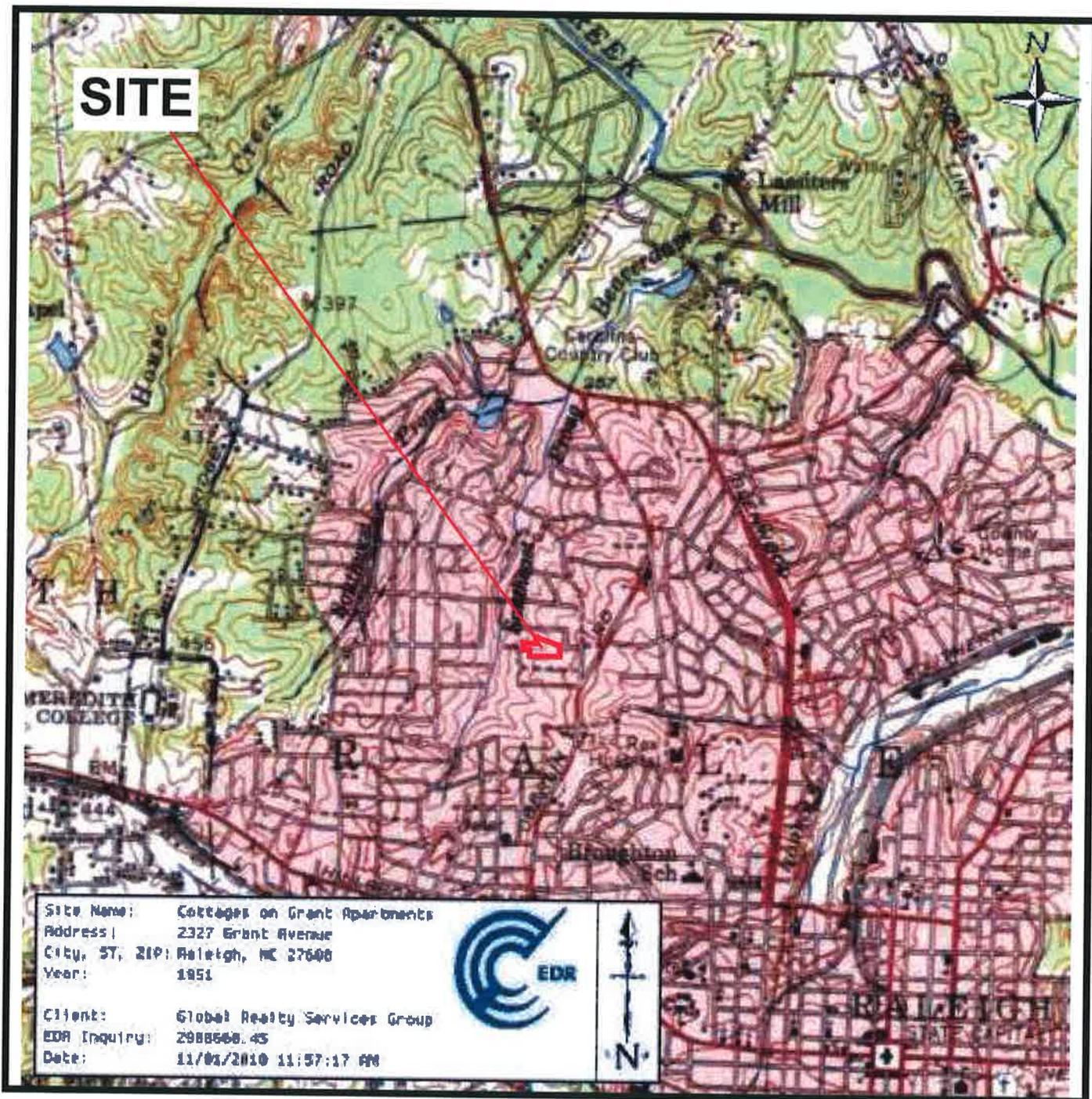
Site Name: Cottages on Grant Apartments  
 Address: 2327 Grant Avenue  
 City, ST, ZIP: Raleigh, NC 27608  
 Year: 1968  
 Client: Global Realty Services Group  
 EDR Inquiry: 2988668.45  
 Date: 11/01/2010 11:57:17 AM



**GRS**  
 G R O U P

1968 Topographic Map  
 Cottages on Grant Apartments  
 2327 Grant Avenue  
 Raleigh, NC

DRAWN BY: Cathy Warner  
 DATE: 11/11/2010



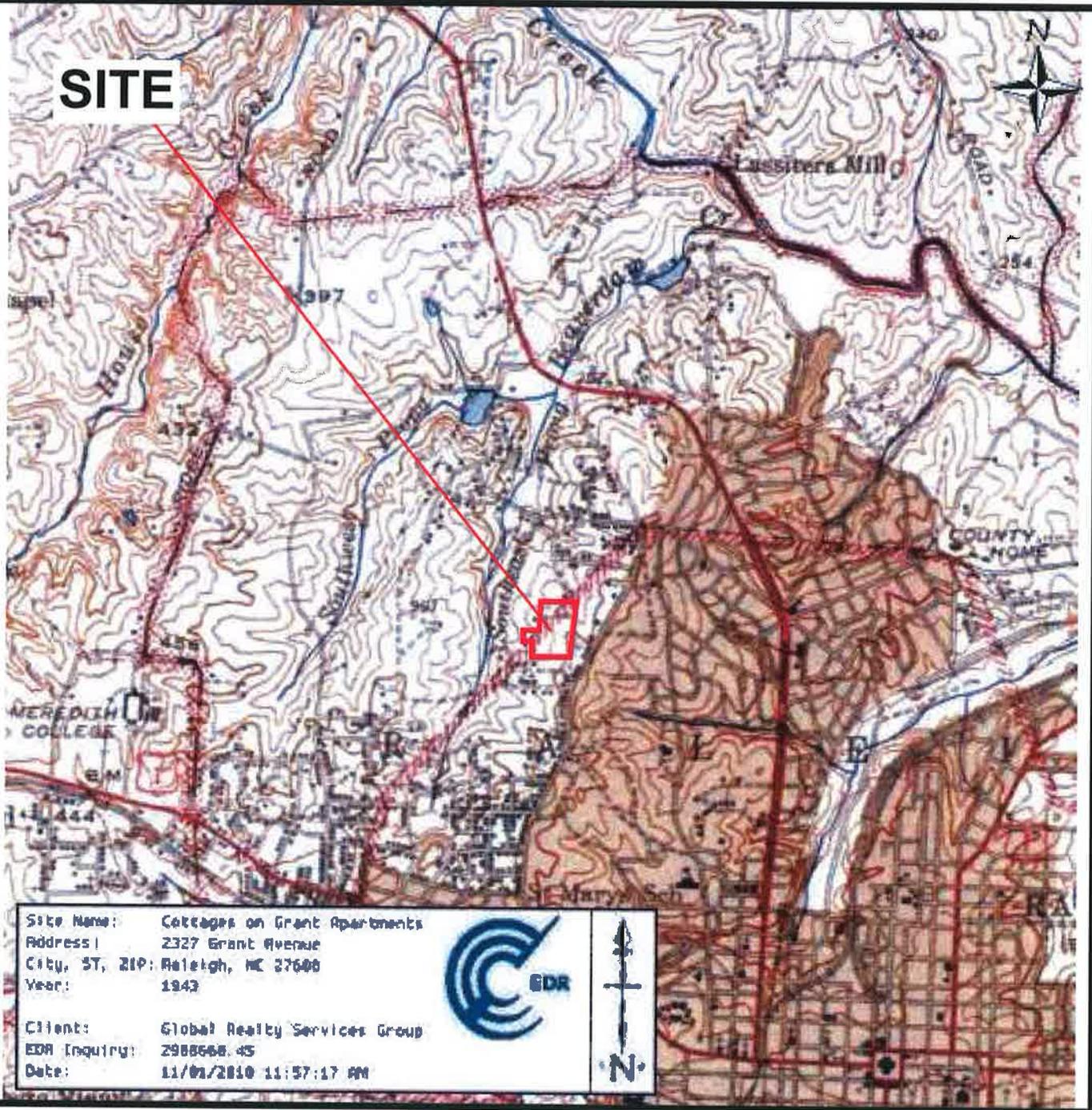
**GRS**  
G R O U P

1951 Topographic Map  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner

DATE: 11/11/2010

**SITE**



Site Name: Cottages on Grant Apartments  
Address: 2327 Grant Avenue  
City, ST, ZIP: Raleigh, NC 27608  
Year: 1943  
Client: Global Realty Services Group  
EDR Inquiry: 2988668.45  
Date: 11/01/2010 11:57:17 AM



**GRS**  
G R O U P

1943 Topographic Map  
Cottages on Grant Apartments  
2327 Grant Avenue  
Raleigh, NC

DRAWN BY: Cathy Warner  
DATE: 11/11/2010