

THE FULLER BUILDING, LLC

223 SOUTH BURDICK STREET
KALAMAZOO MI 49007

This building is a brick structure with an interior wood frame. The building was built +/- 1880. It has three Floors and a Lower Level. It has a sloped flat roof with built up, hot tar roofing. It drains to one large, roof drain within the building and into the City Storm in Farmers' Alley. Sewage and electrical come out of Farmers' Alley to the east.

The first two floors are Retail. The two shops are both part of Kazoo in the Mitten. The shops are heated and air conditioned by two furnaces near the parking lot. One side of L Level is $\frac{3}{4}$ finished. The south side has wonderful stone walls and a beautiful old boiler. The Third Floor is original 1880's apartments and rooms to rent.

The Parking Lot holds 23 cars off Farmers' Alley.

Areas: First Floor =	4,293 sq. ft. (gross)
Second Floor =	3,664
Third Floor =	3,664
<u>L. Level =</u>	<u>4,000</u>
Total =	15,620 sq. ft.

The Land area = 11,620 sq. ft.

The Property is located on the Downtown Kalamazoo Mall across from Gazelle Sports, near shopping and many restaurants. It is one block south of the Radisson Hotel. The two properties to the north are 3 unit condo project and a church. The property to the south is a Peregrine Property and is mixed use. To the east is a Weiner Property of mixed use. The property is one block from the new Medical School.

PATRICIA C. HIRSCH, MANAGER, NELSON B. NAVE, MEMBER

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 06-15-387-214

Land Situated in the State of Michigan, County of Kalamazoo, City of Kalamazoo.

Commencing at the Northeast corner of Burdick Street and South Street; thence Northerly along the Easterly line of Burdick Street 115 feet to the center of a wall and the place of beginning of the land hereinafter described; thence Easterly parallel to the Northerly line of South Street and along the center of said wall, as described in Liber 70 of Deeds Page 6 and Liber 145 of Deeds Page 172, 155.66 feet to the end of said wall; thence Northerly 0.5 feet; thence Easterly parallel to the Northerly line of South Street, 75.2 feet to the Westerly line of Farmers Avenue (said point being 11 5.5 feet Northerly of the North line of South Street); thence Northerly along the Westerly line of Farmers Avenue 67.14 feet to the center of a wall; thence Westerly along the center of said wall 131.11 feet; thence Northerly 1 foot; thence Westerly along the center of a wall as described in Liber 56 of Deeds Page 606, 4.22 feet to a point that is 95.64 feet East of the Easterly line of Burdick Street and the center of a North and South wall as described in Liber 136 of Deeds Page 574; thence Southerly along the center of said wall, 22.82 feet to the center of and East and West wall as described in Liber 59 of Deeds Page 509; thence Westerly along the center of said wall, 95.55 feet to the Easterly line of Burdick Street; thence Southerly along the Easterly line of Burdick Street, 44.93 feet to the place of beginning.

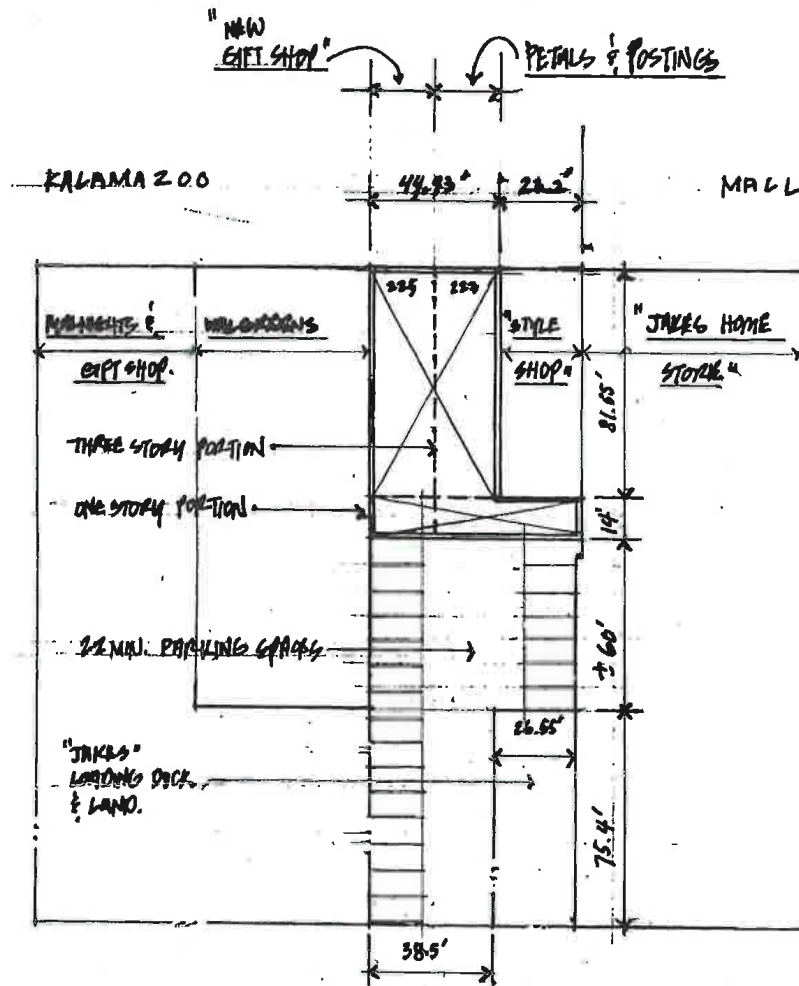
ALSO: A parcel of land situated in the Southwest quarter of Section 15, Town 2 South, Range 11 West, being more particularly described as follows: Commencing at the Northeast corner of Burdick Street and South Street; thence Northerly 159.93 feet along the East line of Burdick Street to the center of 12" brick wall; thence Easterly 95.55 feet along the center of said wall to the center of a wall as described in Liber 136 of Deeds Page 574 and the place of beginning; thence Northerly 22.82 feet along the center of said wall to the center of a wall as described in Liber 56 of Deeds Page 606 at a point 95.64 feet east of the East line of Burdick Street; thence Westerly 14.0 feet along the center of said wall to the center of a wall; thence Southerly 22.8 feet along the center of said wall to the center of said 12" brick wall; thence Easterly 14.0 feet along the center of said wall to the place of beginning.

EXCEPT: A parcel of land situated in the Southwest quarter of Section 15, Town 2 South, Range 11 West, being more particularly described as follows: Commencing at the Northwest corner of South Street and Farmers Avenue; thence North 156.09 feet along the West line of Farmers Avenue to the place of beginning; thence continuing North 26.55 feet to the center of a 12" brick wall; thence North 89°53' West, 75.40 feet along the center of said wall; thence South 26.55 feet parallel with Farmers Avenue; thence South 89°53' East 75.40 feet to the place of beginning.

Seller Initials: PCH

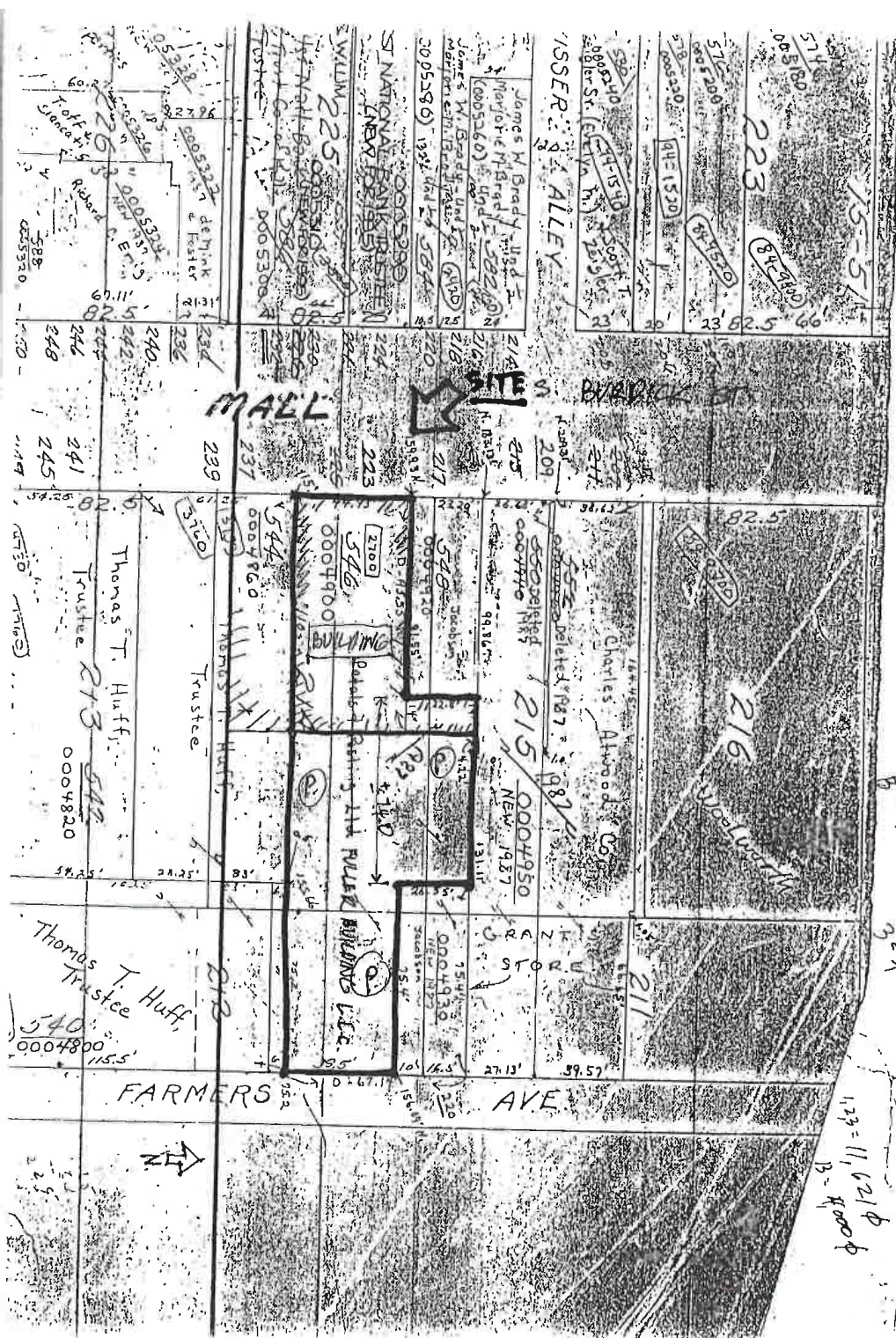
Agent

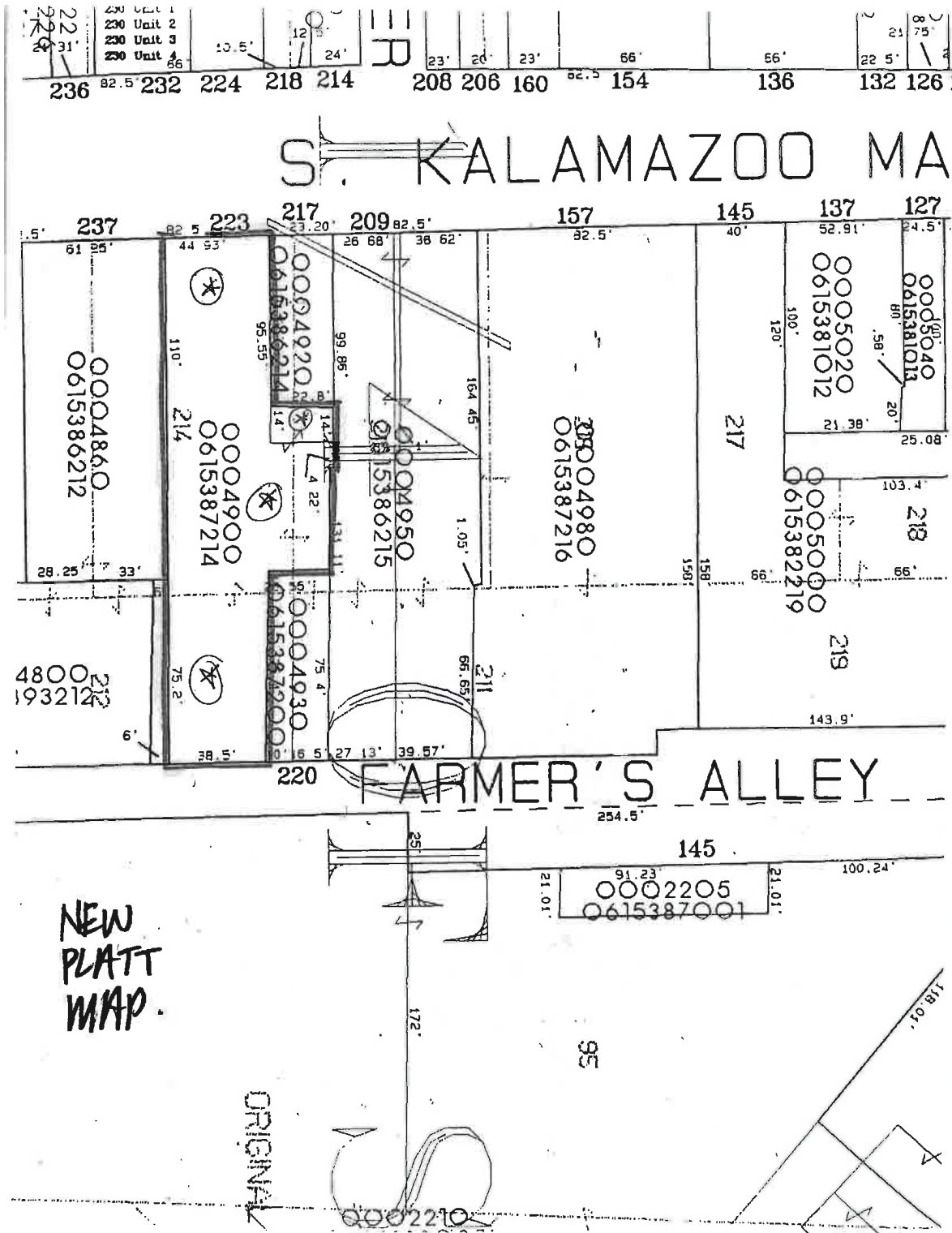
Initials: _____



THE FULLER BUILDING : BUILDING & LAND
 SCALE: 1" = 50' 4.23.15

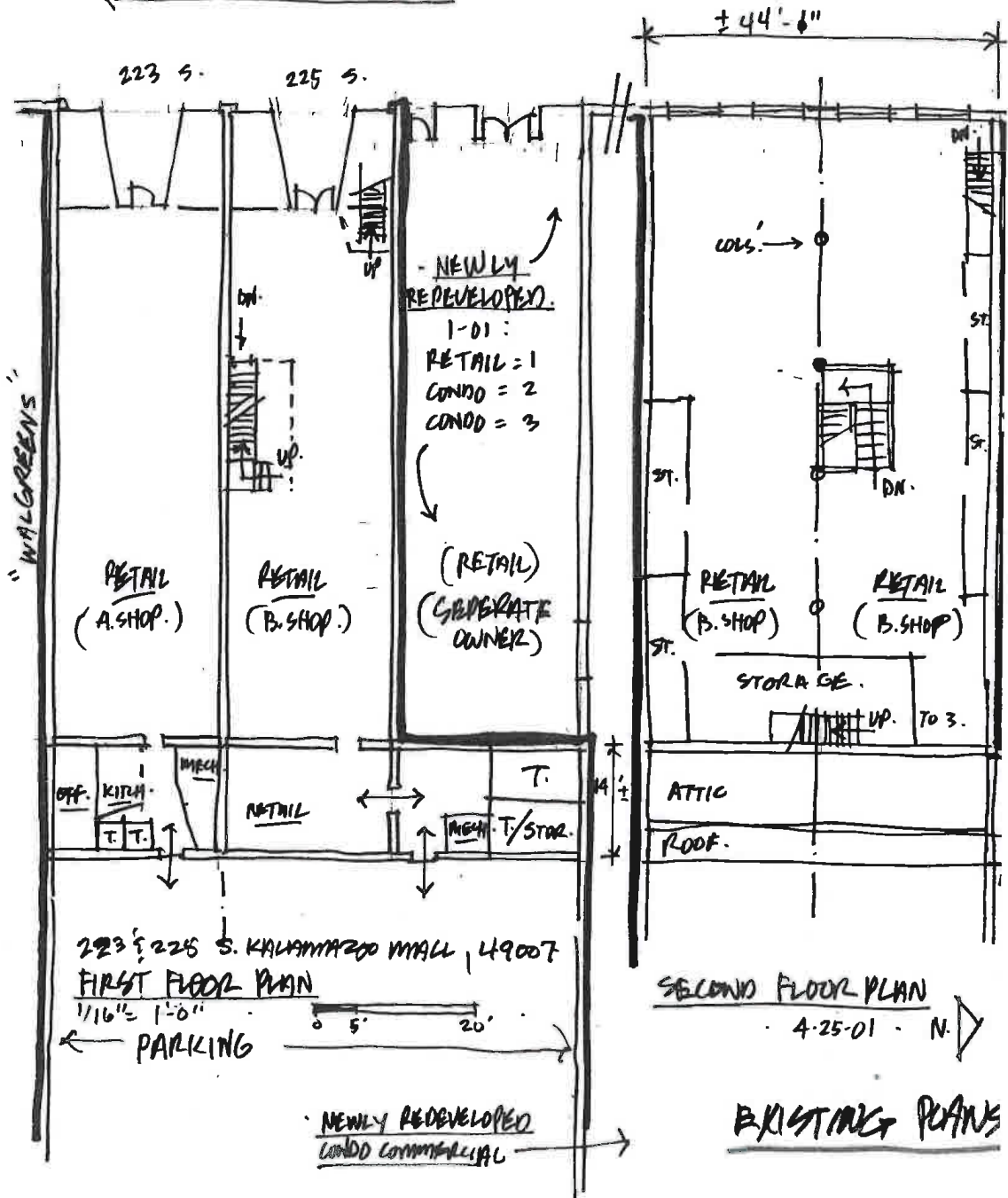


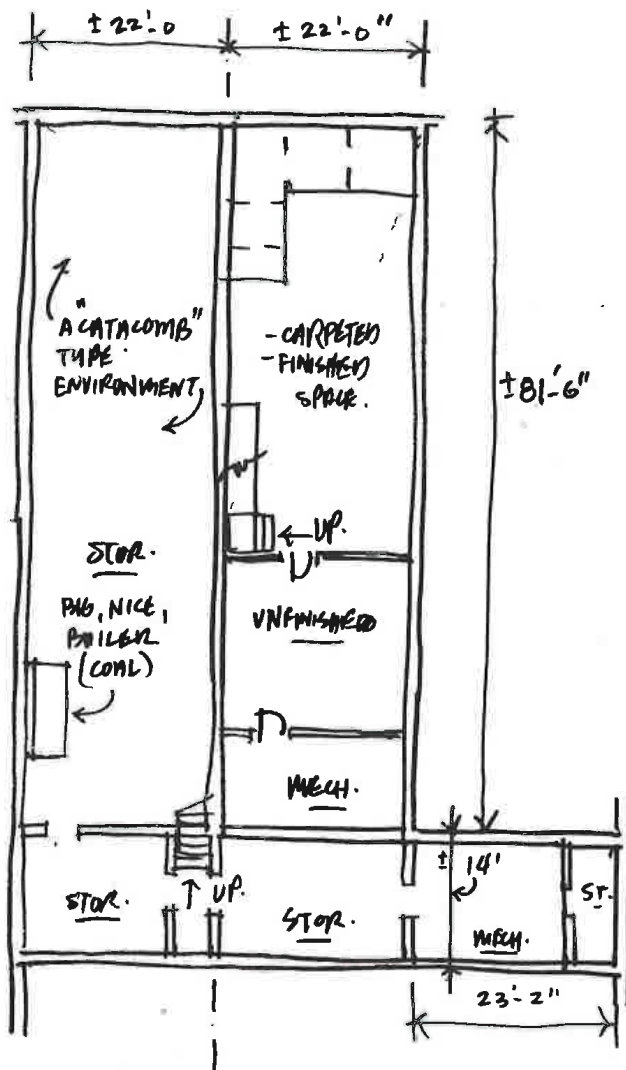
$$1,23 = 11,621 \phi$$




EXISTING

← THE KALAMAZOO MALL



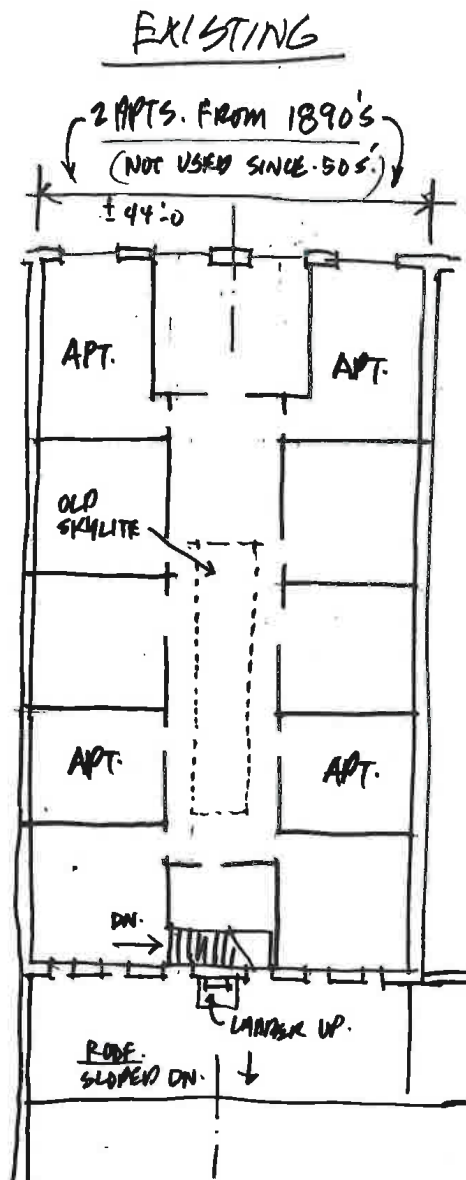


BASMENT FLOOR PLAN

$1/16" = 1'-0"$

0 5' 20'

N. $\triangleright$



THIRD FLOOR PLAN

EXISTING PLANS







FULLER THEATRE **JOHN CORT** One Night,
Thurs., Nov. 6
OFFERS A FEAST OF FUN AND FRIVOLITY

LISTEN LESTER!



DAINTIEST, DANCIEST CHORUS EVER SEEN ON ANY STAGE





"Mother, may I go out to swim?" "Yes, my darling daughter, Put on your nicest bathing suit. But don't go near the water."



A
felicitous
music
festival

A
multitude
of beautiful
girls

Charity began at home



They toil not neither do they swim, but Oh, say, how they can dance!