

COATS & BURCHARD COMPANY

APPRAISERS

CHICAGO



March Thirty-First,
Nineteen Hundred Forty-Five.

MERCANTILE STORES COMPANY, INC.,

JERSEY CITY, NEW JERSEY

Gentlemen:

In accordance with our contract with you, we have prepared and are pleased to submit herewith our Annual Revision Report of properties located at---TOLEDO, OHIO---occupied by---THE LION DRY GOODS COMPANY the initial appraisal of which was dated March 31, 1937.

As a basis for this report we have used the detailed record of your property, and have considered all subsequent reports of changes as furnished by you.

The Reproductive Values shown in the previous appraisal have been adjusted to present day values, and the Sound or Depreciated Values have been determined after careful analysis and adjustment of the value shown for each classification in the original appraisal.

We hereby certify that in our opinion the Reproductive Values, Amount of Depreciation, Sound and Sound Insurable Values of these properties as a going concern are as of March 31, 1945, as follows:

	Reproductive Values	Amount of Depreciation	Sound Values	Sound Insurable Values
320-324 N. St. Clair St.	324,837.26	76,040.50	248,796.76	86,441.86
326-323 " " "	128,855.76	18,026.60	110,829.16	29,050.15
330 " " "	130,537.69	21,215.14	109,322.55	28,065.08
332-342 " " "	716,523.02	117,017.12	599,505.90	243,459.47
329-331 Summit St.	321,380.21	54,410.31	266,969.90	62,320.50
313-315 Adams St.	311,446.92	23,454.14	287,992.78	49,459.29
317-323 " "	478,264.03	39,724.78	438,539.25	43,760.32
137-155 S. Superior St.	266,528.13	62,104.35	204,423.78	140,637.39
Bridge	1,859.41	371.88	1,487.53	1,487.53
Grand Totals	\$2,680,232.43	412,364.82	2,267,867.61	684,681.59

The exhibits that follow show by Classifications the Reproductive Values, Accrued Depreciation, Sound Values and Insurable Values as of March 31, 1945.

We have included in this report the value of Land as shown in our Appraisal Report dated March 31, 1937, no effect being given to fluctuations in value.

This report is made in quadruplicate, the quadruplicate copy of which has been retained by us together with all original field notes, for your protection only, as future occasion may require.

Respectfully submitted,

COATS & BURCHARD COMPANY
Appraisers

By *FB Burch*
President.

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- SUMMARY BY LOCATIONS -

	Reproductive Values	Amount of Depreciation	Sound Values	Sound Insurable Values
320 - 324 N. St. Clair St.	324837.26	76040.50	248796.76	86441.86
326 - 328 " " " "	128855.76	18026.60	110829.16	29050.15
330 " " " "	130537.69	21215.14	109322.55	28065.08
332 - 342 " " " "	716523.02	117017.12	599505.90	243459.47
329 - 331 Summit St.	321380.21	54410.31	266969.90	62320.50
313 - 315 Adams St.	311446.92	23454.14	287992.78	49459.29
317 - 323 " "	478264.03	39724.78	438539.25	43760.32
137 - 155 S. Superior St.	266528.13	62104.35	204423.78	140637.39
Bridge	1859.41	371.88	1487.53	1487.53
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Grand Totals	\$2680232.43	412364.82	2267867.61	684681.59

3 2 0 - 3 2 4 N. S T. C L A I R S T.

- SUMMARY BY CLASSIFICATIONS -

	Reproductive Values	Amount of Depreciation	Sound Values	Sound Insurable Values
Land	156000.00	.00	156000.00	.00
<u>BUILDINGS AND APPURTENANCES</u>				
Buildings and Structures	139764.74	62894.13	76870.61	70994.95
Elevators	8510.38	3659.46	4850.92	4850.92
Sprinkler System	9732.92	4379.81	5353.11	5066.97
Electric Light and Power Wiring	2273.09	1000.16	1272.93	1272.93
Plumbing and Sewerage	3060.07	1468.83	1591.24	1417.42
Steam Heating System	5496.06	2638.11	2857.95	2838.67
Totals - Buildings and Appurtenances	168837.26	76040.50	92796.76	86441.86
Grand Totals	\$324837.26	76040.50	248796.76	86441.86

3 2 6 - 3 2 8 N. S T. C L A I R S T.

- SUMMARY BY CLASSIFICATIONS -

	Reproductive Values	Amount of Depreciation	Sound Values	Sound Insurable Values
Land	78000.00	.00	78000.00	.00
<u>BUILDINGS AND APPURTENANCES</u>				
Buildings and Structures	43635.22	15272.33	28362.89	24862.90
Sprinkler System	1887.92	736.29	1151.63	1042.17
Electric Light and Power Wiring	2311.06	785.76	1525.30	1525.30
Plumbing and Sewerage	1821.15	692.04	1129.11	959.55
Steam Heating System	1200.41	540.18	660.23	660.23
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Totals - Buildings and Appurtenances	50855.76	18026.60	32829.16	29050.15
Grand Totals	\$128855.76	18026.60	110829.16	29050.15

330 N. ST. CLAIR ST.

- SUMMARY BY CLASSIFICATIONS -

	Reproductive Values	Amount of Depreciation	Sound Values	Sound Insurable Values
Land	78000.00	.00	78000.00	.00
<u>BUILDINGS AND APPURTENANCES</u>				
Buildings and Structures	47799.71	19119.88	28679.83	25635.29
Sprinkler System	1874.97	731.24	1143.73	1047.80
Electruc Light and Power Wiring	1307 17	601.30	705.87	705.87
Plumbing and Sewerage	303.94	136.77	167.17	50.17
Steam Heating System	1251 90	625.95	625.95	625.95
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Totals - Buildings and Appurtenances	52537.69	21215.14	31322.55	28065.08
Grand Totals	\$130537.69	21215.14	109322.55	28065.08

332 - 342 N. ST. CLAIR ST.

- SUMMARY BY CLASSIFICATIONS -

	Reproductive Values	Amount of Depreciation	Sound Values	Sound Insurable Values
Land	336000.00	.00	336000.00	.00
<u>BUILDINGS AND APPURTENANCES</u>				
Buildings and Structures	293460.53	88038.16	205422.37	186621.95
Elevators	31913.32	10531.40	21381.92	21381.92
Sprinkler System	11610.62	4063.72	7546.90	6756.95
Electric Light and Power Wiring	8989.77	3595.91	5393.86	5393.86
Plumbing and Sewerage	12310.10	4677.84	7632.26	7274.30
Steam Heating System	20982.43	5497.74	15484.69	15469.40
Fire Lines	315.32	141.89	173.43	90.62
Gas Piping	940.93	470.46	470.47	470.47
Totals - Buildings and Appurtenances	380523.02	117017.12	263505.90	243459.47
Grand Totals	\$716523.02	117017.12	599505.90	243459.47

3 2 9 - 3 3 1 S U M M I T S T.

- SUMMARY BY CLASSIFICATIONS -

	Reproductive Values	Amount of Depreciation	Sound Values	Sound Insurable Values
Land	200500.00	.00	200500.00	.00
<u>BUILDINGS AND APPURTENANCES</u>				
Buildings and Structures	105462.05	47457.92	58004.13	54038.67
Elevators	3858.75	1929.37	1929.38	1929.38
Sprinkler System	3776.99	1699.65	2077.34	1893.40
Electric Light and Power Wiring	4731.99	1798.16	2933.83	2933.83
Steam Heating System	2777.98	1388.99	1388.99	1388.99
Fire Lines	63.96	31.98	31.98	31.98
Gas Piping	208.49	104.24	104.25	104.25
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Totals - Buildings and Appurtenances	120880.21	54410.31	66469.90	62320.50
Grand Totals	\$321380.21	54410.31	266969.90	62320.50

3 1 3 - 3 1 5 A D A M S S T.

- SUMMARY BY CLASSIFICATIONS -

	Reproductive Values	Amount of Depreciation	Sound Values	Sound Insurable Values
Land	235200.00	.00	235200.00	.00
<u>BUILDINGS AND APPURTENANCES</u>				
Buildings and Structures	69433.22	20829.97	48603.25	45367.00
Sprinkler System	1659.91	580.97	1078.94	1078.94
Electric Light and Power Wiring	1839.59	735.84	1103.75	1103.75
Plumbing and Sewerage	750.12	270.04	480.08	382.84
Steam Heating System	2330.21	932.08	1398.13	1398.13
Gas Piping	233.87	105.24	128.63	128.63
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Totals - Buildings and Appurtenances	76246.92	23454.14	52792.78	49459.29
Grand Totals	\$311446.92	23454.14	287992.78	49459.29

3 1 7 - 3 2 3 A D A M S S T.

- SUMMARY BY CLASSIFICATIONS -

	Reproductive Values	Amount of Depreciation	Sound Values	Sound Insurable Values
Land	390500.00	.00	390500.00	.00
<u>BUILDINGS AND APPURTENANCES</u>				
Buildings and Structures	78387.38	35274.32	43113.06	38940.49
Sprinkler System	2581.70	1161.77	1419.93	1419.93
Electric Light and Power Wiring	2175.61	979.02	1196.59	1196.59
Plumbing and Sewerage	280.69	140.34	140.35	33.99
Steam Heating System	4269.16	2134.58	2134.58	2134.58
Gas Piping	69.49	34.75	34.74	34.74
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Totals - Buildings and Appurtenances	87764.03	39724.78	48039.25	43760.32
Grand Totals	\$478264.03	39724.78	438539.25	43760.32

137 - 155 S. SUPERIOR ST.

- SUMMARY BY CLASSIFICATIONS -

	Reproductive Values	Amount of Depreciation	Sound Values	Sound Insurable Values
- 137-155 S. Superior St. -				
Land	36000.00	.00	36000.00	.00
- 137-147 S. Superior St. -				
<u>BUILDINGS AND APPURTENANCES</u>				
Buildings and Structures	56667.46	8500.12	48167.34	41560.79
Sprinkler System	2667.42	533.48	2133.94	2133.94
Electric Light and Power Wiring	3333.16	833.29	2499.87	2499.87
Plumbing and Sewerage	1101.20	330.36	770.84	770.84
Steam Heating System	2163.08	540.77	1622.31	1622.31
Ventilating System	1421.53	426.46	995.07	995.07
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Totals - 137-147 S. Superior St.	67353.85	11164.48	56189.37	49582.82
- 149-155 S. Superior St. -				
<u>BUILDINGS AND APPURTENANCES</u>				
Buildings and Structures	130898.76	39269.63	91629.13	71679.85
Elevators	8599.50	3095.82	5503.68	5503.68
Sprinkler System	8959.83	2687.95	6271.88	5401.28
Electric Light and Power Wiring	3938.21	1575.28	2362.93	2362.93
Plumbing and Sewerage	2113.88	845.55	1268.33	969.53
Steam Heating System	8664.10	3465.64	5198.46	5137.30
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Totals - 149-155 S. Superior St.	163174.28	50939.87	112234.41	91054.57
Grand Totals	\$266528.13	62104.35	204423.78	140637.39

B R I D G E

- SUMMARY BY CLASSIFICATIONS -

	<u>Reproductive Values</u>	<u>Amount of Depreciation</u>	<u>Sound Values</u>	<u>Sound Insurable Values</u>
<u>BUILDINGS AND APPURTENANCES</u>				
Bridge	1859.41	371.88	1487.53	1487.53
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Totals . . .	\$1859.41	371.88	1487.53	1487.53