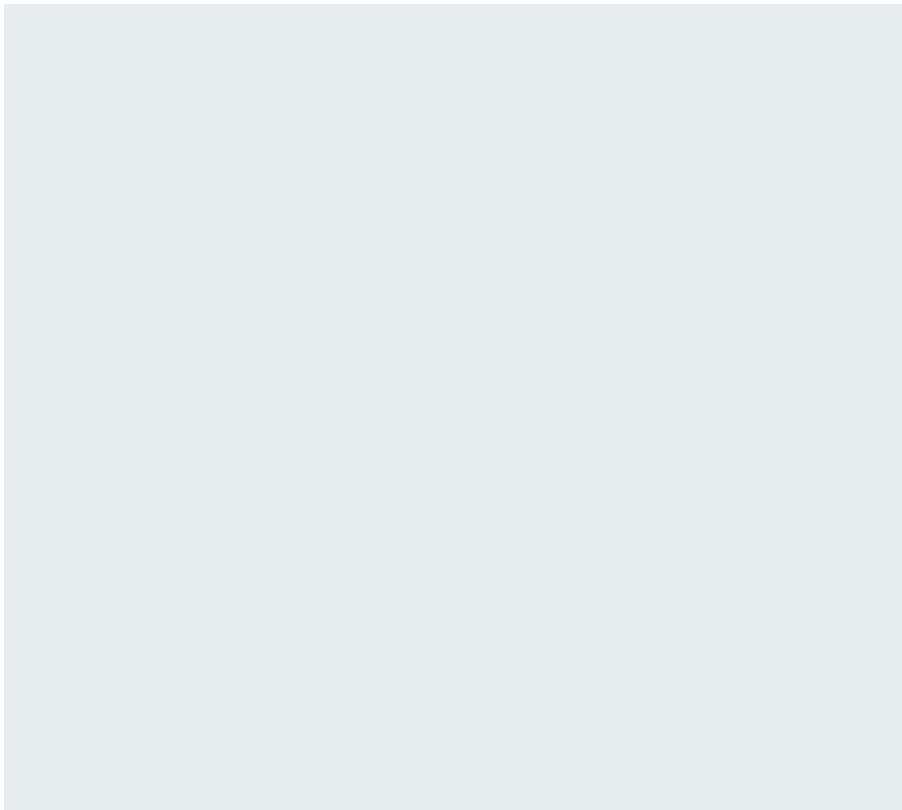


APPENDIX A

PROPERTY CONDITIONS ANALYSIS



This appendix expands on the existing conditions map describing properties that require minor to major improvements. A summary of general issues are noted below (by area) with the subsequent pages showing each of the properties that require minor/major improvements.

Area A: These properties include worn paint on walls, discolored entrance canopy that needs a minor improvement, such as painting and staining.

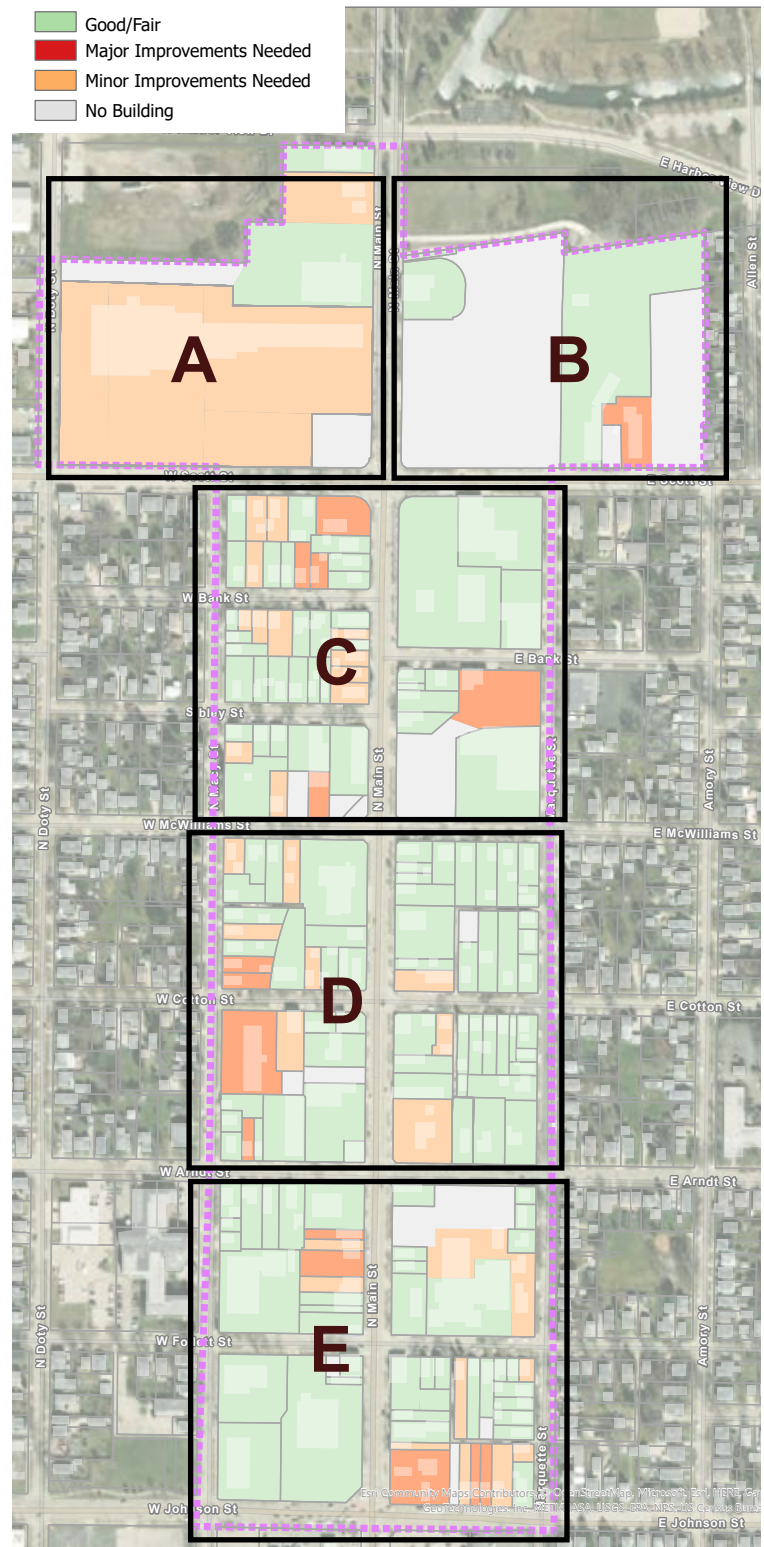
Area B: Property requires major improvement due to dilapidated roof eaves, discolored walls, and faded paint on doors and windows. Likely redevelopment site, but could be reused if window/doors are replaced, roof eave fixed and walls painted.

Area C: Most of the properties between W Scott Street to W McWilliams Street require minor maintenance, including faded cladding material or paint on cladding, discolored foundation, and wearing stain/paint on front porch/stair. These properties could be improved with paint/stain reapplication.

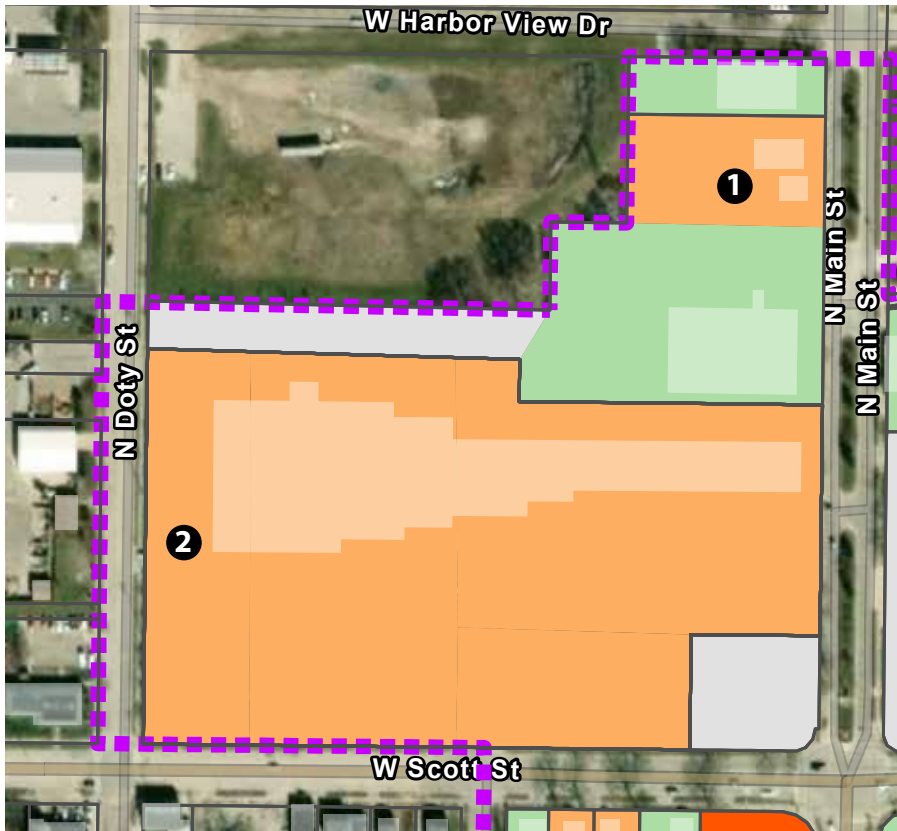
Some properties require a bit more maintenance with peeling paint on cladding and window, and peeling and unmatched paint on the wall (major improvements needed). These properties may require cladding/siding replacement.

Area D: Some properties in this area are characterized by faded cladding material (or faded paint on cladding), dilapidated wooden stairs and entrance porch. Those needing major improvements include missing building components (such as roof shingles), unmatched wall paint, missing mortar and insightful window covers.

Area E: The commercial property requires major maintenance with repairs to cracks in the pavement and faded paint on the building's walls and claddings. Most of the residential buildings requires minor maintenance requiring painting or staining of wood/metal siding and stairs/porches.



Area A: W Harbor View Drive to W Scott Street

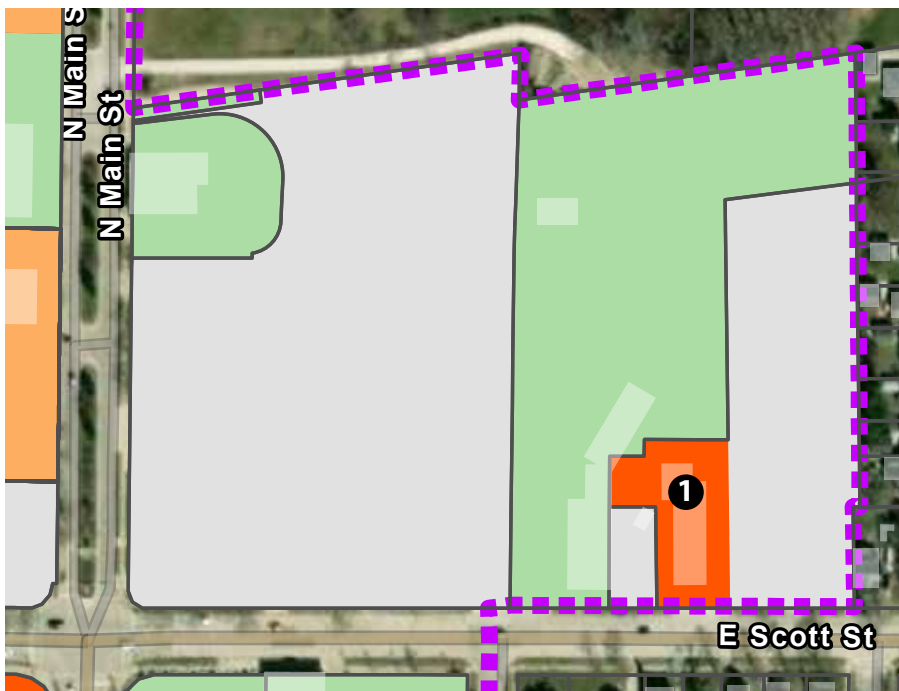


520 N Main St
Minor Improvements Needed



13 W Scott St
Minor Improvements Needed

Area B: E Harbor View Drive to E Scott Street



69 E Scott St
Major Improvements Needed

Area C: W Scott Street to W McWilliams Street



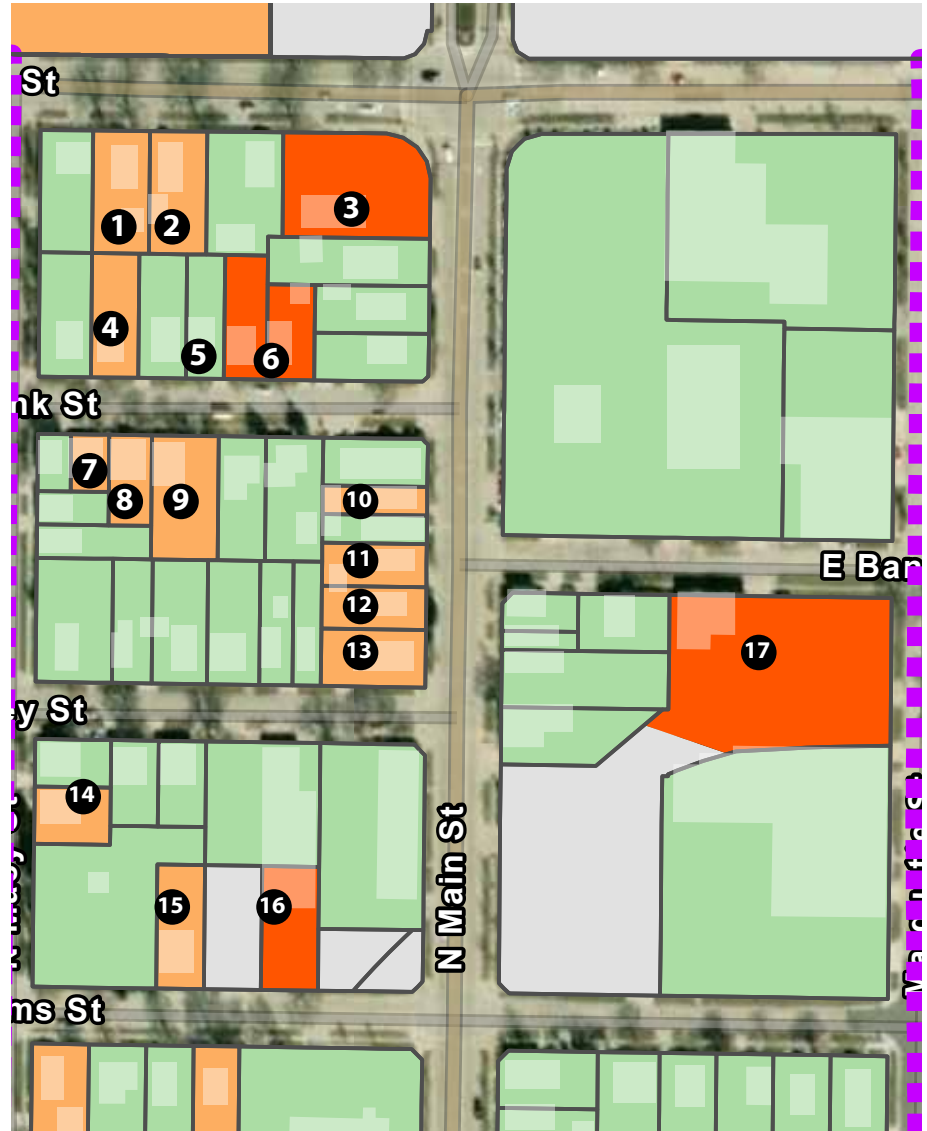
34 W Scott St
Minor Improvements Needed



30 W Scott St
Minor Improvements Needed



446 N Main St
Major Improvements Needed



37 W Bank St
Minor Improvements Needed



29 W Bank St
Major Improvements Needed



6
15 W Bank St
Major Improvements Needed



7
38 W Bank St
Minor Improvements Needed



8
34 W Bank St
Minor Improvements Needed



9
30 W Bank St
Minor Improvements Needed



10
412 N Main St
Minor Improvements Needed



11
408 N Main St
Minor Improvements Needed



12
402 N Main St
Minor Improvements Needed



13
398 N Main St
Minor Improvements Needed



14
377 N Macy St
Minor Improvements Needed



15
35 W McWilliams St
Minor Improvements Needed



16
17 W McWilliams St
Major Improvements Needed



17
365 N Main St
Major Improvements Needed

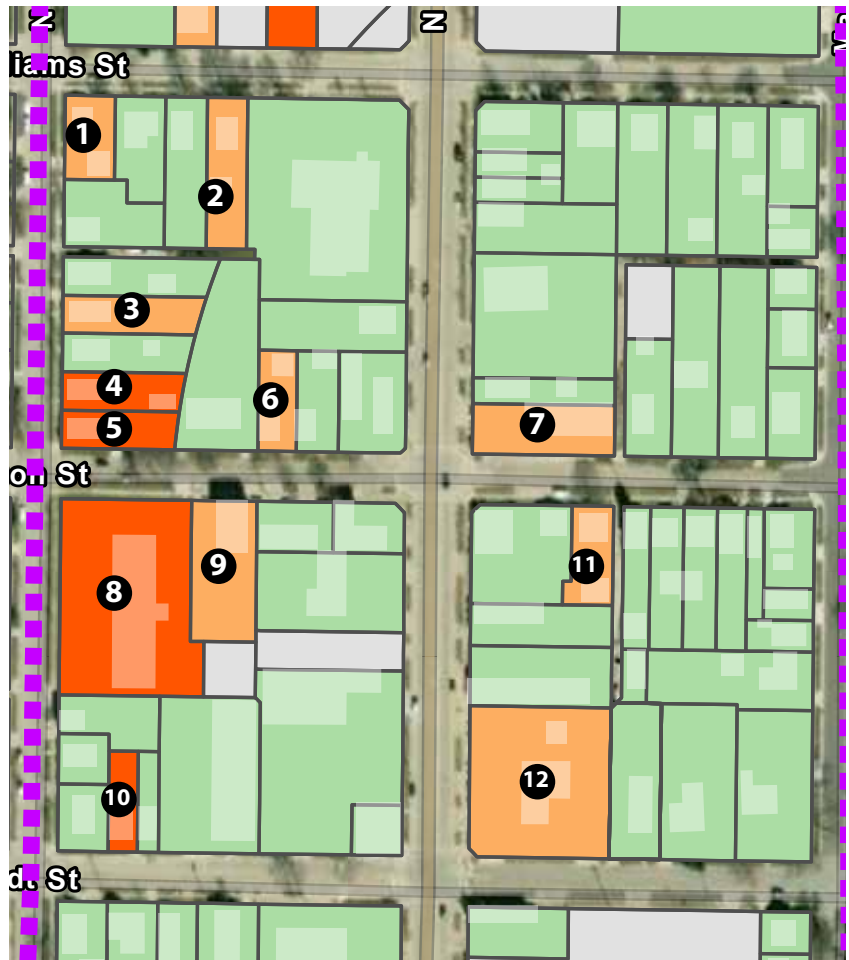
Area D: W McWilliams Street to W Arndt Street



40 W McWilliams St
Minor Improvements Needed



26 W McWilliams St
Minor Improvements Needed



333 N Macy St
Minor Improvements Needed



323 N Macy St
Major Improvements Needed



321 N Macy St
Major Improvements Needed



17 W Cotton St
Minor Improvements Needed



317 N Main St
Minor Improvements Needed



289 N Macy St
Major Improvements Needed



24 W Cotton St
Minor Improvements Needed



33 W Arndt St
Major Improvements Needed



16 E Cotton St
Minor Improvements Needed



269 N Main St
Minor Improvements Needed

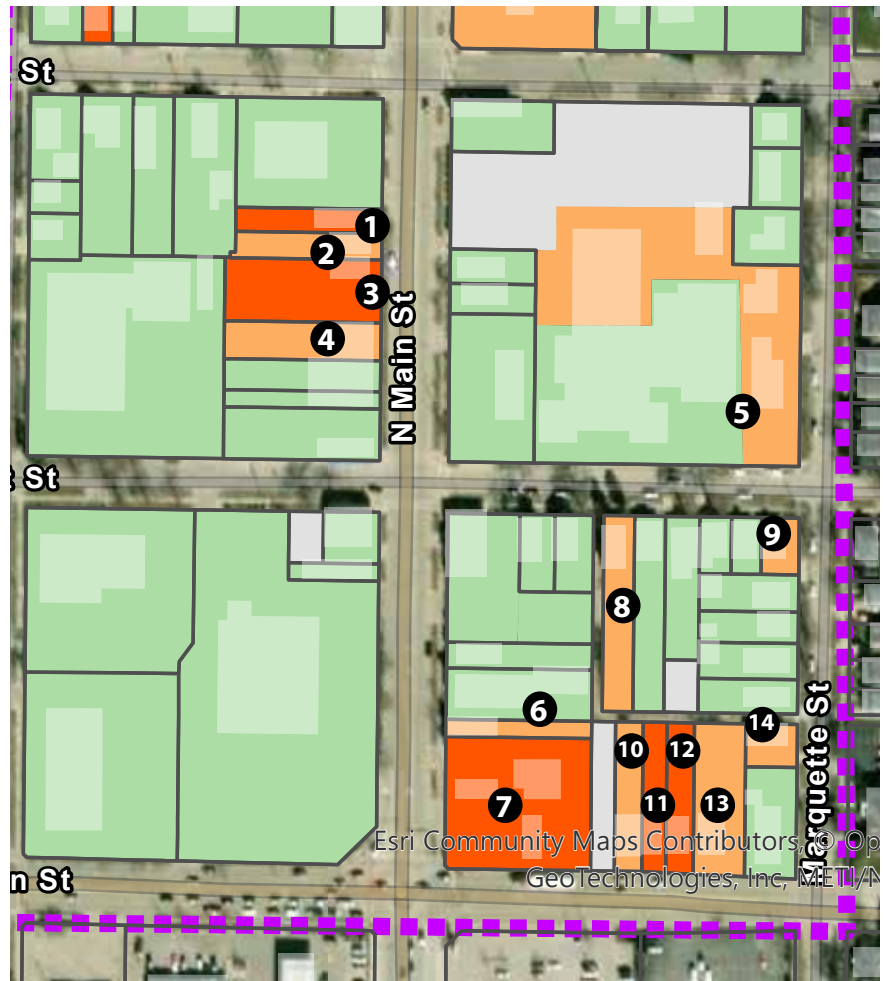
Area E: W Arndt Street to W Johnson Street



250 N Main St
Major Improvements Needed



246 N Main St
Minor Improvements Needed



244 N Main St
Major Improvements Needed



234 N Main St
Minor Improvements Needed



37 E Follett St
Minor Improvements Needed



191 N Main St
Minor Improvements Needed



171 N Main St
Major Improvements Needed



22 E Follett St
Minor Improvements Needed



42 E Follett St
Minor Improvements Needed



23 E Johnson St
Minor Improvements Needed



25 E Johnson St
Major Improvements Needed



27 E Johnson St
Major Improvements Needed



33 E Johnson St
Minor Improvements Needed



190 Marquette St
Minor Improvements Needed