

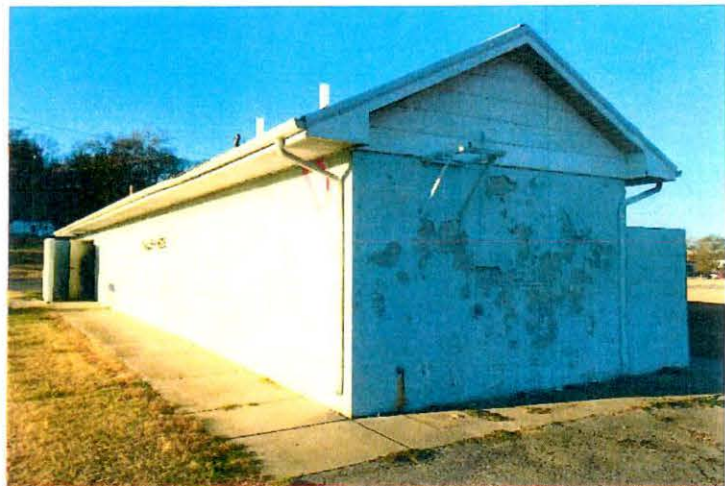


The Evaluation & Site Improvement Study that was conducted between fall 2015 and summer 2016 by Commonwealth Development Group, Inc. and Tennessee State University, identified several buildings in need of removal; these include: Walsh House, Sanitation Building, Volunteer Village, and Storage. (Identified in red on the attached site map).

All of these buildings have surpassed their useful life, are in various high levels of disrepair, and pose significant health and safety liabilities. Plans to remove these dilapidated structures have been presented to the Fairgrounds board of commissioners and there is agreement among all members that their removal is necessary to improve the appearance and functionality of the Fairgrounds site. The reclamation of the areas currently occupied by these buildings would open up valuable property space and remove eyesores that are currently unusable and would otherwise need very costly repairs.

Walsh House (Bathrooms) – out of service since approximately 2006

- Significant deterioration
- Poor location
- Valuable property space
- Significant fixture decay
- Insufficient lighting & security
- No revenue contribution to property



Sanitation Building

- Significant structure deterioration
- Severe roof leaks
- Poor location
- Valuable property space
- Inefficient HVAC units
- Inefficient & leaking plumbing fixtures
- Insufficient lighting & security
- Substantial infrastructure failure
- No revenue contribution to property



Volunteer Village

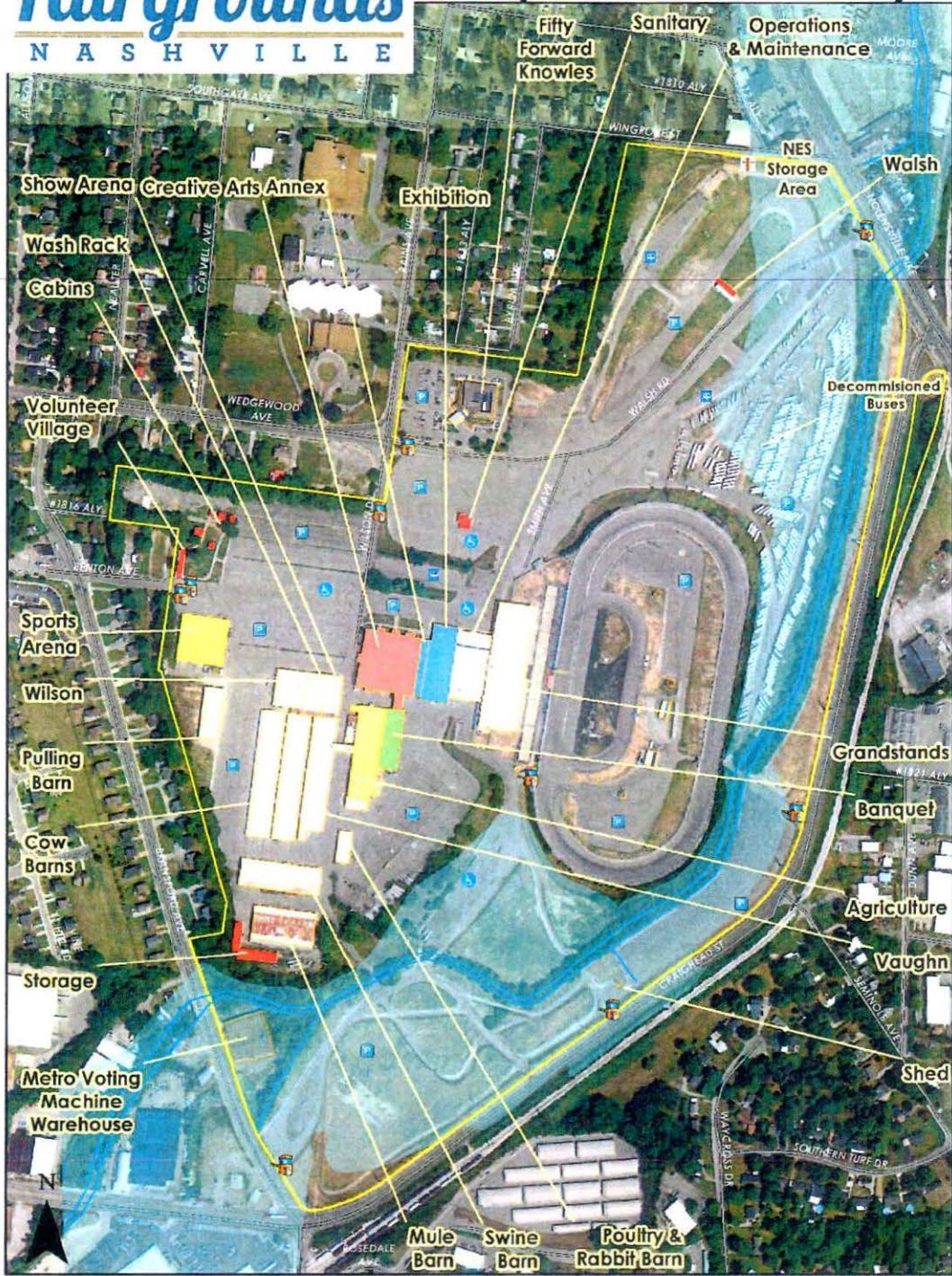
- Significant structure decay and termite damage
- Loss of energy & poor electrical
- Inefficient HVAC units
- Structure shifting/expanding
- Substantial door alignment issues
- Inefficient weather proofing
- Little to no revenue contribution to property



Storage Building

- Significant structural deterioration
- Substantial door alignment issues
- Insufficient lighting & security
- Dilapidated roof and gutter system
- No revenue contribution to property
- Valuable property space





Map Created by Dr. Regina L. Archer and Kyra M. Bryant 05.09.16

Property Map

Legend

- | | | |
|-----------------------|------------------|----------------------|
| — Street | Buildings | |
| — Browns Creek | ■ Agriculture | ■ Exhibition & Annex |
| ■ Fairground Property | ■ Banquet Hall | ■ Sports Arena |
| ■ Floodplain | ■ Creative Arts | ■ To Be Removed |