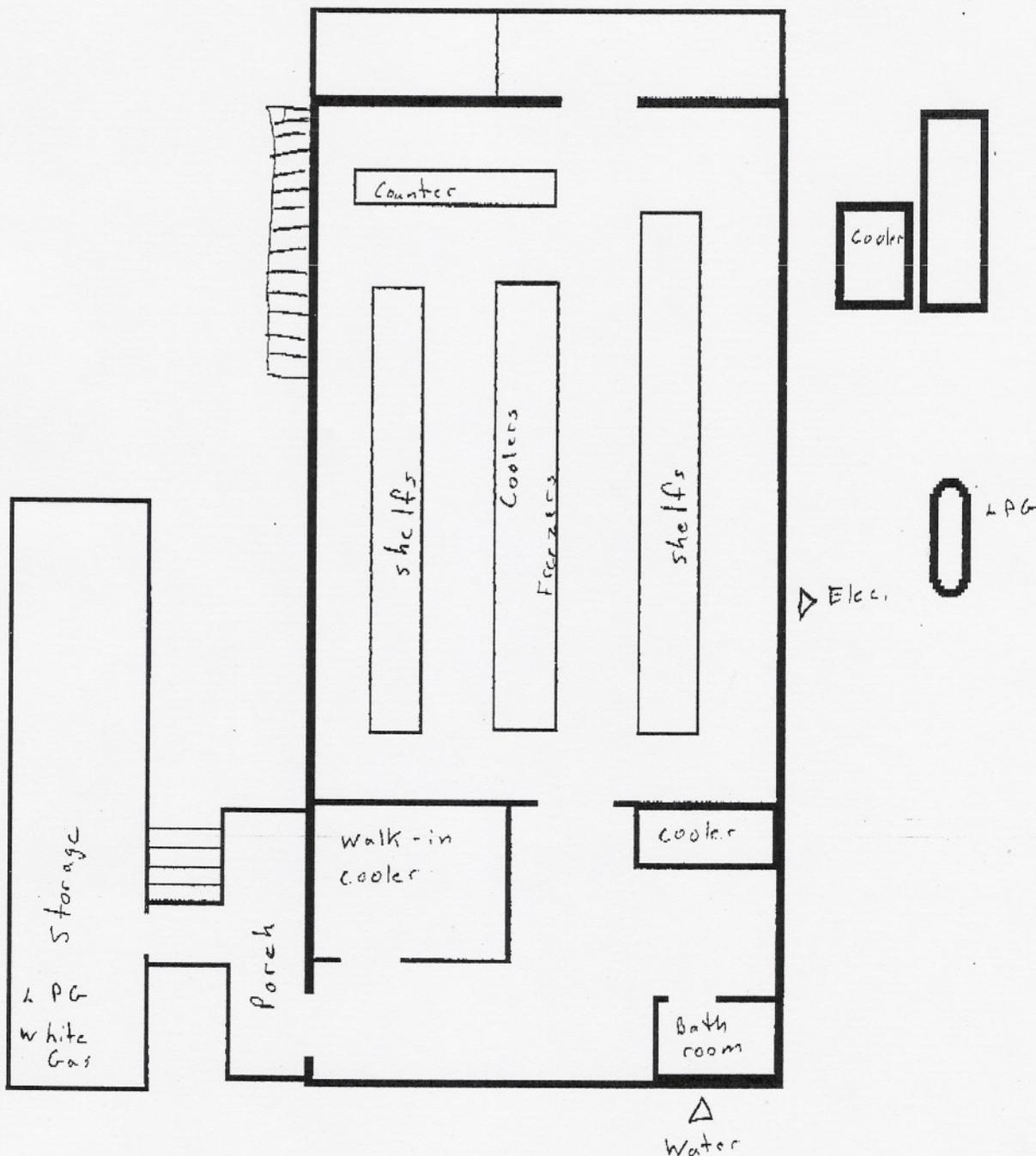
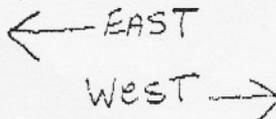
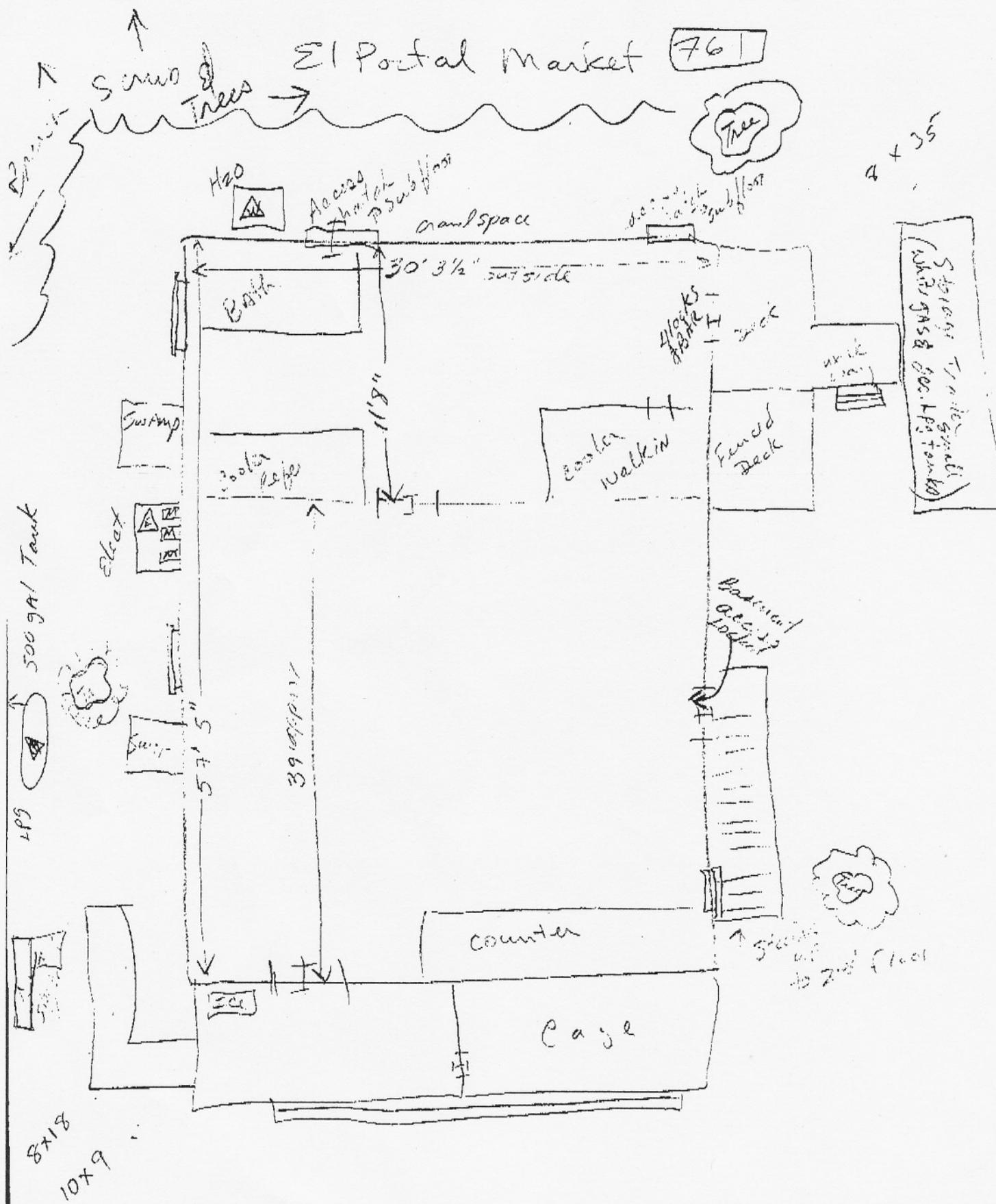
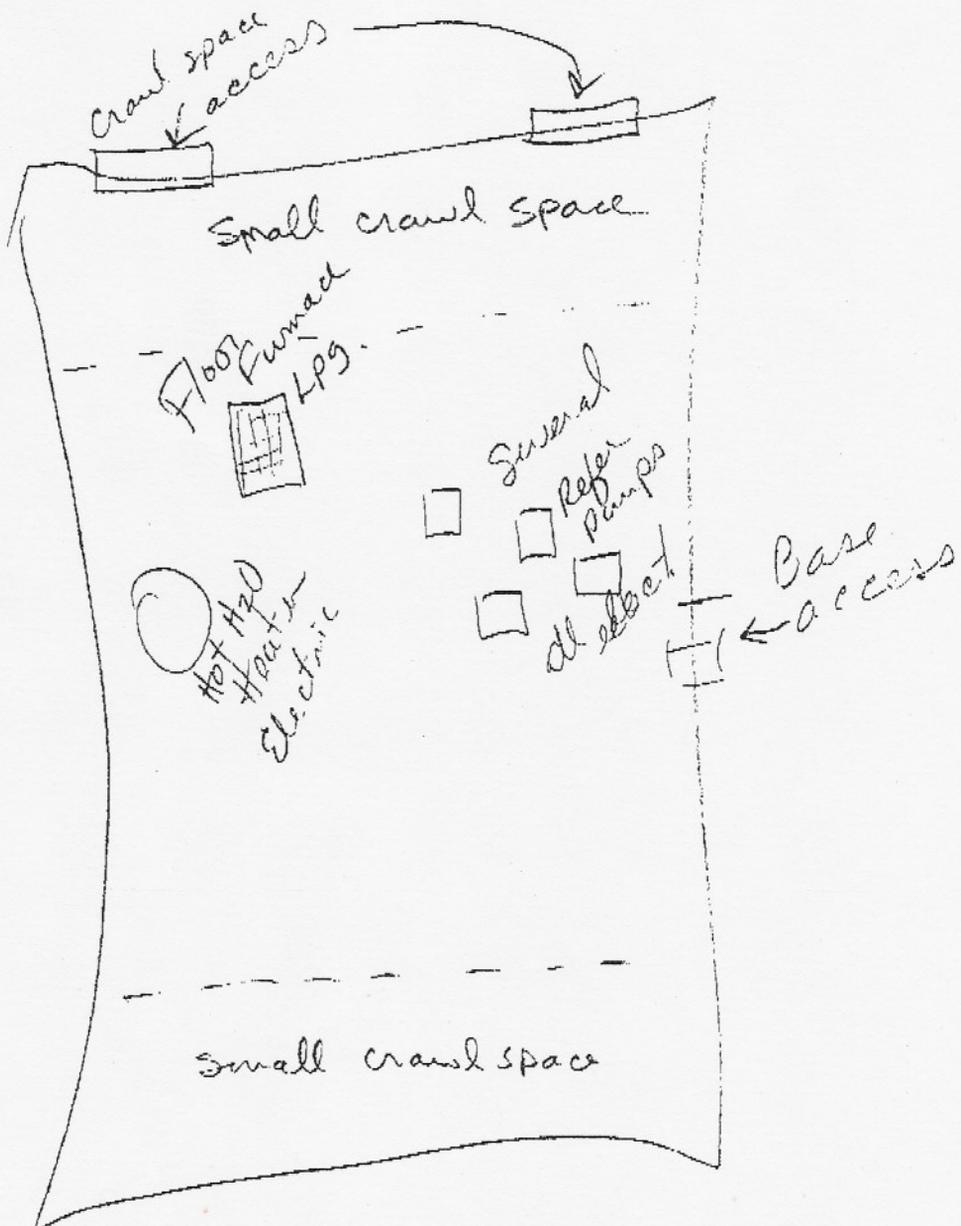


EP Market
10893 Hwy 140
Bld. # 761

Hwy 140

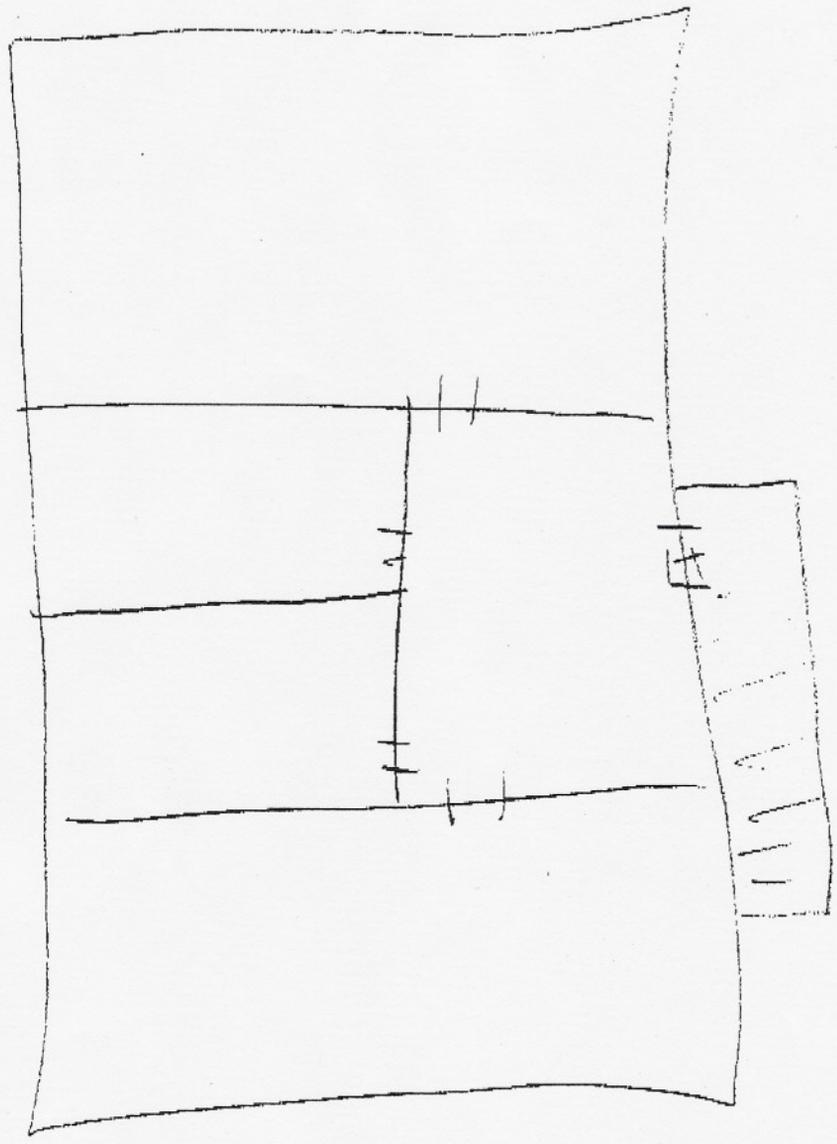






Basement

Wood Truss
Previous
to Searched 1968



up stairs
El portal Grocery Store

Toxic Items Carried at the El Portal Market

Air fresheners	Ammonia
Automotive additives	Bath oils
Bleach	Firestarter
Charcoal	All Purpose Cleaners
Rug cleaners	Tub & Tile cleaners
Bowl & Drain cleaners	Window cleaners
Household cleaners	Detergent, auto dishwasher
Detergent, laundry	Detergent, dish liquid
Fabric softner	Fireplace logs
Floor wax	Furniture polish
Insecticides & pesticides	Matches
Hand & bar soap	Spray starch
Tobacco	Acne aids
Allergy medicine	Antiseptic & first aid ointments
Aspirin	Astringents
Camping fuel	Sterno canned heat
Cough syrups	Cold & flu meds
Cosmetics	Skin creams
Deodorants	Ear medicine
Eye medicine	Hair dyes & lightners
Hair removers	Hair spray
Hemorrhoid aids	Home permanents
Household glues	Incense
Insect repellent	Kidney pills
Laxatives & anti-diarrhea meds	Lighters & fluid
Lotions & colognes	Mousse
Moth balls	Nail polish
Nail polish remover	Nasal decongestants
Lamp oil	Pest control items
Penetrating rubs	Rit dye
Shampoo & conditioners	Shaving products
Shoe polish	Sinus pain relievers
Sleep aids	Sore throat sprays
Suntan Lotions	Toothache remedies
Travel sickness aids	Vapor rubs
Wart removers	Wave set & gels
3 in 1 oil	WD 40

TX140I01

County of Mariposa
Valuation Inquiry

4/23/
13:08:~

Account ID, location ID : 190478
Account description . . : PI#MKT
Unsecured Account Number : 2700072800
Property address . . . : 10893 HIGHWAY 140
Owner name : CARTER ETAL, HUGH

Type year to view, press Enter.

Valuation year 08

Code Description	Current	Original	Exempt	Include
LAND LAND	51,759	51,759		Y
IMPV IMPROVEMENTS	8,619	8,619		Y
BPS BUSINESS PROP STATEMENT	2,890	2,890		Y
BFIX BUS PERS PROP FIXTURES	4,636	4,636		Y

Bottom

Total included: 67,904 67,904

Net included: 67,904 67,904

Year: 08 Total excluded: 0 0

F3=Exit F9=Valuation history F12=Cancel

NPSL

POSSESSORY INTEREST APPRAISAL RECORD

LESSEE VAUGHN, CARTER (ETAL) Fee Owner _____ P. I. # 27-000728
 Mailing Address _____ Property Address _____ Community EL PORTAL
 Permitted Use _____ Parcel _____
 Term _____ Desc MARKET

Assessment Year 98
 Appraiser & Date Bj 12/97

POSSESSORY INTEREST IN LAND-INDIRECT APPROACH

Indicated Value of Rights if Held in Perpetuity:	Cost						
	Mkt. Income						
Final Value of Rights if Held in Perpetuity							
Reversionary Value of Rights							
Years Deferred; Rate; Factor							
Present Value of Reversion							
Preliminary Possessory Interest Value							
Possessory Interest Value							

POSSESSORY INTEREST IN IMPROVEMENTS - INDIRECT APPROACH

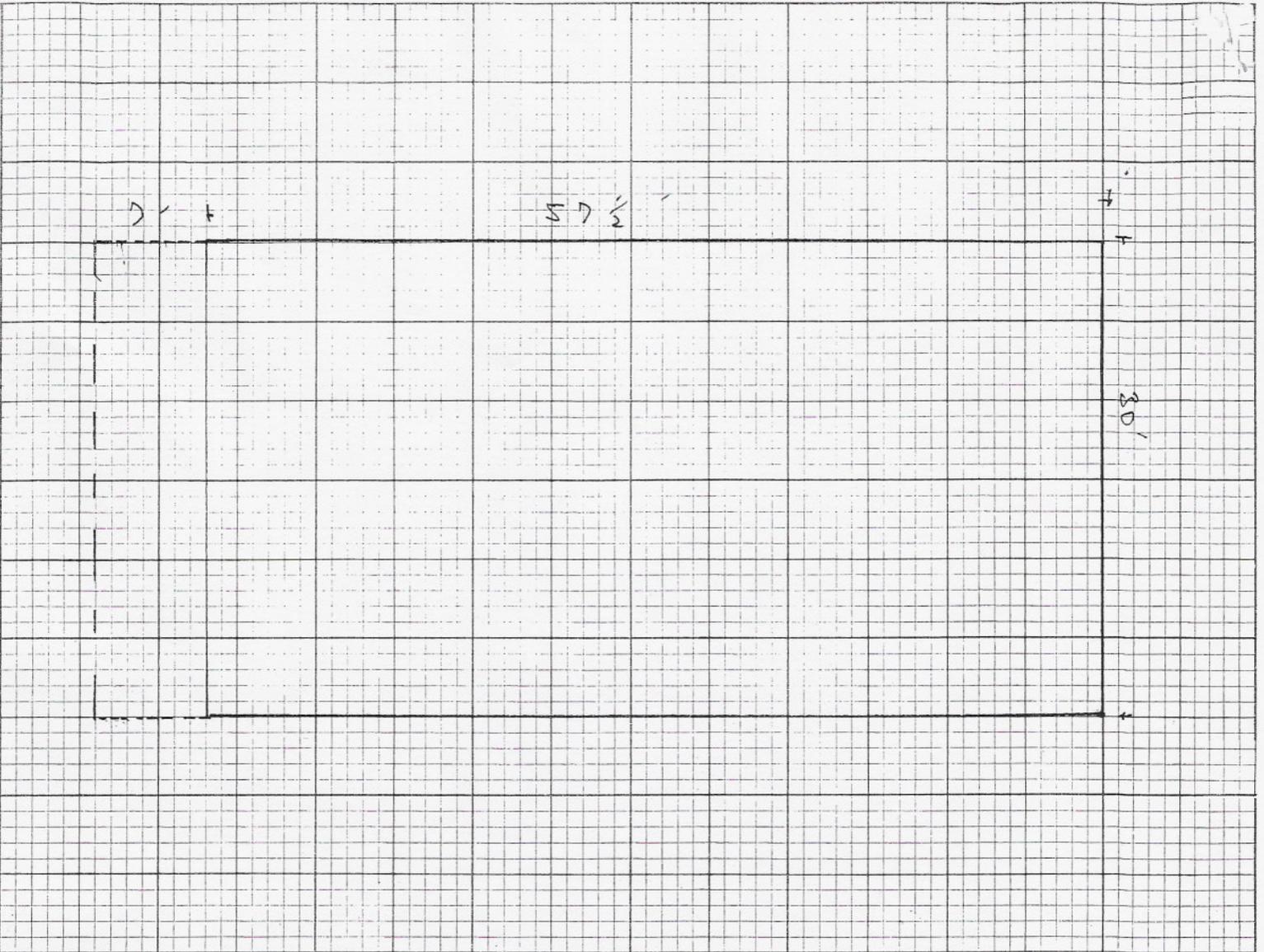
Indicated Value of Rights if Held in Perpetuity:	Cost						
	Mkt. Income						
Final Value of Rights if Held in Perpetuity							
Reversionary Value of Rights							
Years Deferred; Rate; Factor							
Present Value of Reversion							
Preliminary Possessory Interest Value							
Possessory Interest Value							

APPRAISAL

Total Possessory Interest Value	<u>50,593</u>						
Possessory Interest Value in Land	<u>43,369</u>						
Possessory Interest Value in Improvements	<u>7,224</u>						

ASSESSED VALUES

Possessory Interest in Land							
Possessory Interest in Improvements							
Total Possessory Interest							
Entered:	<u>FEB 23 1998</u>						



MISC. BLDG.	FOUND	CONS.	EXT.	ROOF	FLOOR	INT.	SIZE, ETC.
YARD IMP.							
CONSTRUCTION							
YARD IMP.							

COMPUTATIONS

30 x 57.5 = 1725 sq ft

Rend 30 x 7 = 210 sq ft

REMARKS

old store on quiet land. 11 ft stairs
 burned and gutted - used only for
 part. storage up to 8/28

October 2007

- Project established with the objective of performing repair and cyclic maintenance to the level where the new concessioner would have a presentable visitor service facility for the six year term of the concession contract. Immediate personal hazards (IPH) identified in Park Facility Management Division (PFMD) comprehensive condition assessment were also to be corrected. These were identified as grounding issues with receptacles in the restroom and storage/office area.
- Further survey was performed to validate PFMD condition assessment. The integrity of the floor covering was of most concern with correction of water infiltration on the east exterior elevation. In general the building needed repair and painting of several exterior and interior wall finishes. The porch deck needed replacement. System/component renewal (replacement) of plumbing, fixtures, mechanical and electrical systems was also needed. Discussed findings with Supervisor where decision was made to perform repair and let the capital improvement items go until major rehabilitation could be performed under the direction of park planning for the El Portal Administrative Area. The existing El Portal Market building was too small to continue to use as a general store/grocery concession operation.
- Initially both interior and exterior work was planned to be undertaken under one construction contract with six months proposed to perform the required scope of work. Further discussion lead to splitting the work into two phases so the park could complete the work before the first week in January 2008 when the new concession contract was to be executed and the new concessioner was to take occupancy. The urgency of shortening the construction period was further emphasized when public meetings in El Portal identified a high level of concern for the store being taken out of service.
- A 90 day construction period was discussed but quickly it was reduced to 60 days with only the repairs and cyclic maintenance to be performed. Even this left little time for the contractor and the park to perform required administrative and construction tasks typical of an organized effort to order materials, hire labor, prepare shop drawings, review safety plans, abate lead paint, review submittals and prepare change orders for unforeseen building conditions and mobilize.
- Work began on preparing project construction documents with photographs taken of work to be bid on under a construction contract.
- A draft of the scope of work was prepared and submitted to the Park Historic Architect for review and collaboration on a final draft. The Park Preservation Specialist was met on site for further consultation.