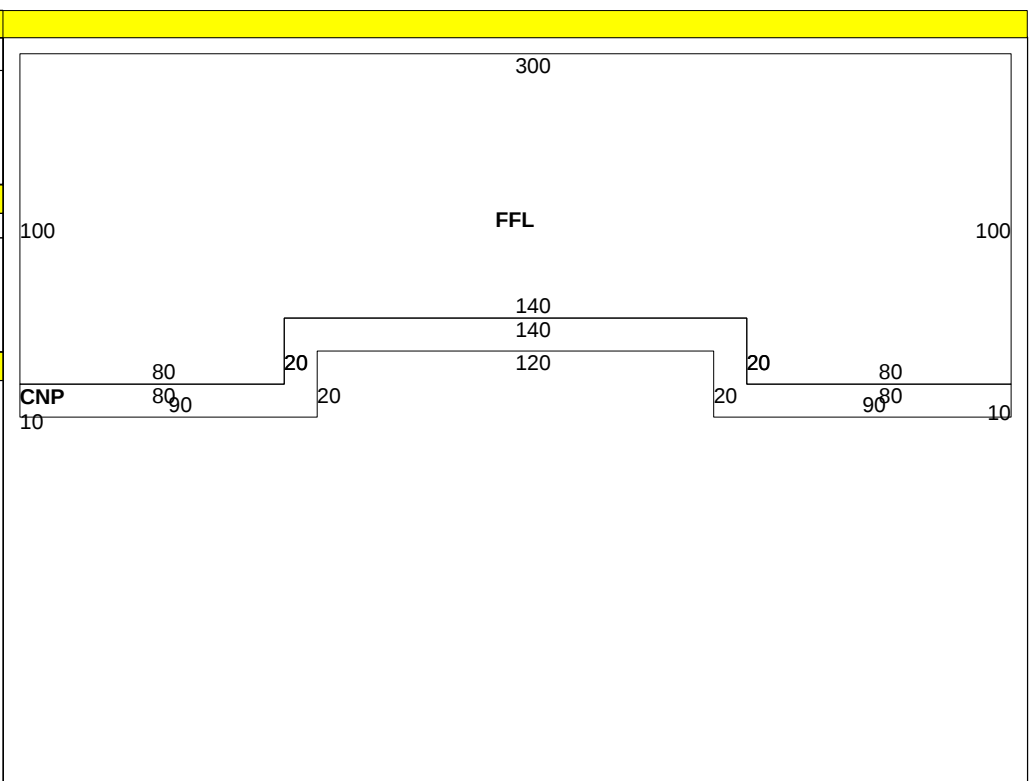


CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT									
HERITAGE MZL LLC C/O WINSLOW PROPERTY MANAGEM 80 HAYDEN AVE LEXINGTON, MA 02421 Additional Owners:								1 TYPCL												Description		Code	Appraised Value	Assessed Value		1006 AST LONGMEADOW, M		VISION	
																				COMMERC.		323	17,791,200	17,791,200					
																				COMM LAND		323	2,393,400	2,393,400					
																				COMMERC.		323	340,200	340,200					
																				COMMERC.		326	663,500	663,500					
COMMERC.		326	53,600	53,600		Total:		21,241,900		21,241,900																			
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE				V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
HERITAGE MZL LLC HERITAGE PARK II E + A LLC, E AND A ACQUISITION TWO,LIMITED PARTNERS J R S REALTY INC, TRANSAMERICAN NATURAL GOOD HOPE				19900/ 8 17979/ 537 10810/ 440 07581/ 0336 06659/ 343 03463/ 0439				07/01/2013 09/10/2009 06/17/1999 11/01/1990 10/21/1987 10/14/1969				U	I	27,270,073 10 14,525,000 1 1 0				1C B B I	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
																			2014	B	9,649,300	2013	B	9,906,700	2012	B	9,979,300		
																			2014	L	2,276,300	2013	L	2,276,300	2012	L	2,276,300		
																			2014	O	386,200	2013	O	391,300	2012	O	396,400		
																			Total:		12,311,800		Total:		12,574,300		Total:		12,652,000
EXEMPTIONS				OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.																	
Total:																													
ASSESSING NEIGHBORHOOD																Appraised Bldg. Value (Card) 4,174,300 Appraised XF (B) Value (Bldg) 11,700 Appraised OB (L) Value (Bldg) 340,200 Appraised Land Value (Bldg) 2,393,400 Special Land Value 0 Total Appraised Parcel Value 21,241,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 21,241,900													
NBHD/ SUB				NBHD Name				Street Index Name				Tracing												Batch					
0001/A												323												BG					
NOTES																													
HERITAGE PARK PLAZA=416 DOLLAR TREE/418 VACANT/420 COST CUT/422 ICHIBAN ASIAN CUISINE RESTAURANT-/424 RED CARPET NAILS/426 KENS/428 GAME STOP/430 - EDIBLE ARR/432 SALLY BEAUTY SUPPLY/434 ASPEN DENTAL/436 LETS YO, OLYMPIA																													
SPORTS. 2013 SALE NAL C=PURCHASED PROPERTY AND BUSINESS INVESTMENT AND GOODWILL.																													
BUILDING PERMIT RECORD																VISIT/ CHANGE HISTORY													
Permit ID		Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments				Date		Type	IS	ID	Cd.	Purpose/Result						
201402297		08/18/2014		6	SIGN		220			0			SONIC URGENT CARE				06/02/2014				317	15	PERMIT VISIT						
201402071		07/03/2014		6	SIGN		4,500			0			SONIC URGENT CARE				05/02/2014				317	15	PERMIT VISIT						
201402080		07/01/2014		7	REMODEL		117,250			0			INT/EXT REMODEL				06/28/2013				317	15	PERMIT VISIT						
201400549		03/12/2014		6	SIGN		3,194		06/02/2014	100	06/02/2014		PAINTING WITH A TW				06/28/2013				317	15	PERMIT VISIT						
201400182		03/01/2014		6	SIGN		215		06/02/2014	100	06/02/2014		SONIC URGENT CARE,				06/28/2013				317	15	PERMIT VISIT						
201302310		01/24/2014		7	REMODEL		5,000		05/02/2014	100	05/02/2014		MEDIK EXPRESS INTE																
201302565		10/18/2013		7	REMODEL		141,883		05/02/2014	100	05/02/2014		MEDIK EXPRESS INTE																
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value						
1	323	SHOPCTR			MULT				435,600	SF	2.48	1.4200	E	1.0000	1.00	BG	1.00			INT1		1.50	5.28	2,300,000					
1	323	SHOPCTR			MULT				3.22	AC	58,000.00	1.0000	0	1.0000	0.50	BG	1.00	WET4				1.00	29,000.00	93,400					
Total Card Land Units:									13.22	AC	Parcel Total Land Area:				13.22	AC	Total Land Value:									2,393,400			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	95		REG SHOP CTR				
Model	94		COMMERCIAL				
Grade	AA		SUPERB				
Stories	1.00		1 Story				
Occupancy	12						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	8		BRICK VENR				
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	8		PLYWD PANL				
Interior Wall 2	1		DRYWALL				
Interior Floor 1	4		CARPET				
Interior Floor 2	14		ASPHL TILE				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	323		SHOPCTR				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	28						
Extra Fixtures	19						
#Heat Sys	12						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	A		ABV AVG				
Wall Height	12						
FBM Quality							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
85	PAVING			L	365,701	1.61	1995	A		AV	55	323,800
77	LITE-SIN			L	5	690.00	1995	A		AV	55	1,900
78	LITE-DBL			L	18	920.00	1994	A		AV	55	9,100
84	SIGN-ILU			L	82	40.25	1994	V		GD	70	3,500
84	SIGN-ILU			L	44	40.25	2002	V		GD	70	1,900
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
62	S-D BOX			B	336	57.50	1995	P	1	AV	81	11,700

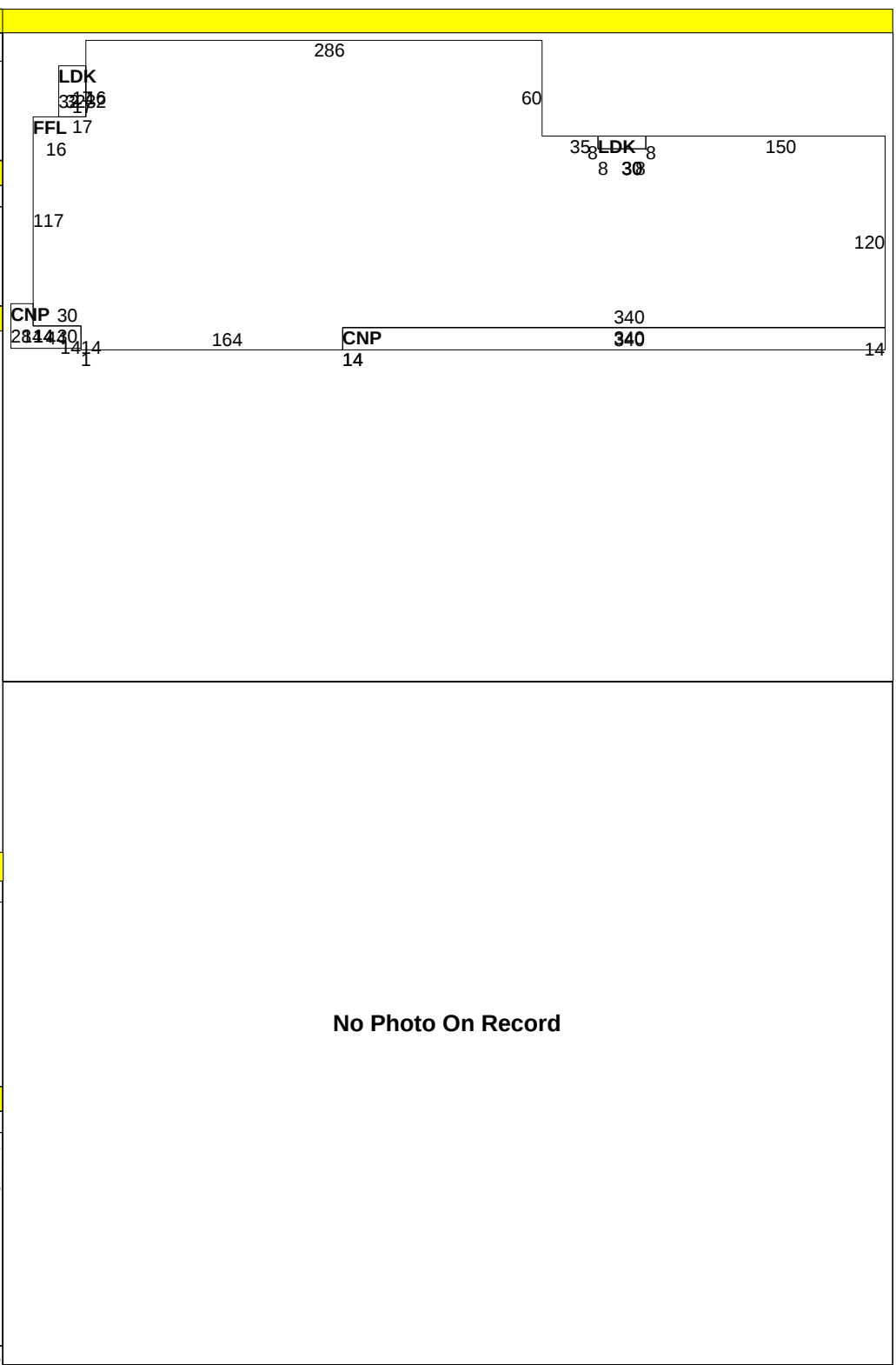
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	3,400		9.41	32,009	
FFL	1ST FLOOR	27,200	27,200		188.29	5,121,442	
Ttl. Gross Liv/Lease Area:		27,200	30,600	27,370		5,153,450	



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	95		REG SHOP CTR				
Model	94		COMMERCIAL				
Grade	AA		SUPERB				
Stories	1.00		1 Story				
Occupancy	10						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	23		GLASS				
Roof Structure	4		FLAT				
Roof Cover	11		MEMBRANE				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	323		SHOPCTR				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	17						
Extra Fixtures	9						
#Heat Sys	10						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	A		ABV AVG				
Wall Height	12						
FBM Quality							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SPR	SPRINKLER			L	1	1.00		Null	A	AV	55	0
61	ELEV-COMME			B	2	75,000.00	2000		1	AV	86	129,000
81	COOLER	EX	Extra Feature	B	496	46.00	2000	A	1	AV	86	19,600
82	FREEZER			B	192	69.00	2000	A	1	AV	86	11,400
82	FREEZER			B	823	69.00	2000	A	1	AV	86	48,800
81	COOLER	EX	Extra Feature	B	160	46.00	2000	G	1	GD	86	7,900
91	LOAD LEV	EX	Extra Feature	B	4	3,680.00	2000	A	1	AV	86	12,700
64	MEZ-FIN			B	2,360	27.60	2000	A	1	AV	86	56,000
60	A-T-M			B	1	28,750.00	2000	G	1	GD	86	30,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	5,572		9.17	51,072	
FFL	1ST FLOOR	83,662	83,662		183.05	15,314,505	
LDK	LOADING DK	0	784		18.21	14,278	
Ttl. Gross Liv/Lease Area:		83,662	90,018	84,019		15,379,854	



CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT										1006 AST LONGMEADOW, MA VISION			
HERITAGE MZL LLC C/O WINSLOW PROPERTY MANAGEMENT 80 HAYDEN AVE LEXINGTON, MA 02421 Additional Owners:																				Description		Code		Appraised Value		Assessed Value					
										SUPPLEMENTAL DATA																					
Other ID:																															
GIS ID: F_377454_2854927																						Total		21,241,900		21,241,900					
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
															Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
															Total:				Total:				Total:								
EXEMPTIONS						OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description				Amount		Code	Description				Number											Amount	Comm. Int.						
Total:																															
ASSESSING NEIGHBORHOOD														APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 13,226,700 Appraised XF (B) Value (Bldg) 378,500 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 21,241,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 21,241,900																	
NBHD/ SUB		NBHD Name				Street Index Name				Tracing														Batch							
0001/A										323														BG							
NOTES																															
BUILDING PERMIT RECORD														VISIT/ CHANGE HISTORY																	
Permit ID		Issue Date		Type	Description			Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date	Type	IS	ID	Cd.	Purpose/Result								
LAND LINE VALUATION SECTION																															
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value							
Total Card Land Units:										0.00	AC	Parcel Total Land Area:					13.22	AC	Total Land Value:												

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)														
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description											
					MIXED USE														
					Code	Description			Percentage										
					323	SHOPCTR			100										
			COST/MARKET VALUATION																
					Cost Trend Factor														
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																			
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value							
81	COOLER	EX	Extra Feature	B	150	46.00	2000	A	1	AV	86	5,900							
81	COOLER	EX	Extra Feature	B	504	46.00	2000	A	1	AV	86	19,900							
81	COOLER	EX	Extra Feature	B	592	46.00	2000	A	1	AV	86	23,400							
81	COOLER	EX	Extra Feature	B	60	46.00	2000	A	1	AV	86	2,400							
81	COOLER	EX	Extra Feature	B	120	46.00	2000	A	1	AV	86	4,700							
81	COOLER	EX	Extra Feature	B	150	46.00	2000	A	1	AV	86	5,900							
BUILDING SUB-AREA SUMMARY SECTION																			
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value								
Ttl. Gross Liv/Lease Area:				0		0	0					15,379,854							

No Photo On Record

No Photo On Record

VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	74		RESTAURANT				
Model	94		COMMERCIAL				
Grade	AA		SUPERB				
Stories	1.00		1 Story				
Occupancy	1						
Exterior Wall 1	2		CLAPBOARD				
Exterior Wall 2							
Roof Structure	2		HIP				
Roof Cover	9		METAL				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	6		CERAMIC TL				
Interior Floor 2							
Heating Fuel	1		OIL				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
FBM Use	326		RST/BAR				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	2						
Extra Fixtures	11						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
78	LITE-DBL			L	1	920.00	1997	G		GD	70	800
85	PAVING			L	35,000	1.61	1997	G		GD	70	49,300
77	LITE-SIN			L	2	690.00	1997	G		GD	70	1,200
84	SIGN-ILU			L	44	40.25	2008	V		VG	85	2,300
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
81	COOLER	EX	Extra Feature	B	136	46.00	2007	G	1	GD	93	7,300
81	COOLER	EX	Extra Feature	B	160	46.00	2007	G	1	GD	93	8,600
82	FREEZER			B	180	69.00	2007	G	1	GD	93	14,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
EFP	ENCL PORCH	0	240		36.92	8,861
FFL	1ST FLOOR	5,460	5,460		123.07	671,954
Ttl. Gross Liv/Lease Area:		5,460	5,700	5,532		680,815

