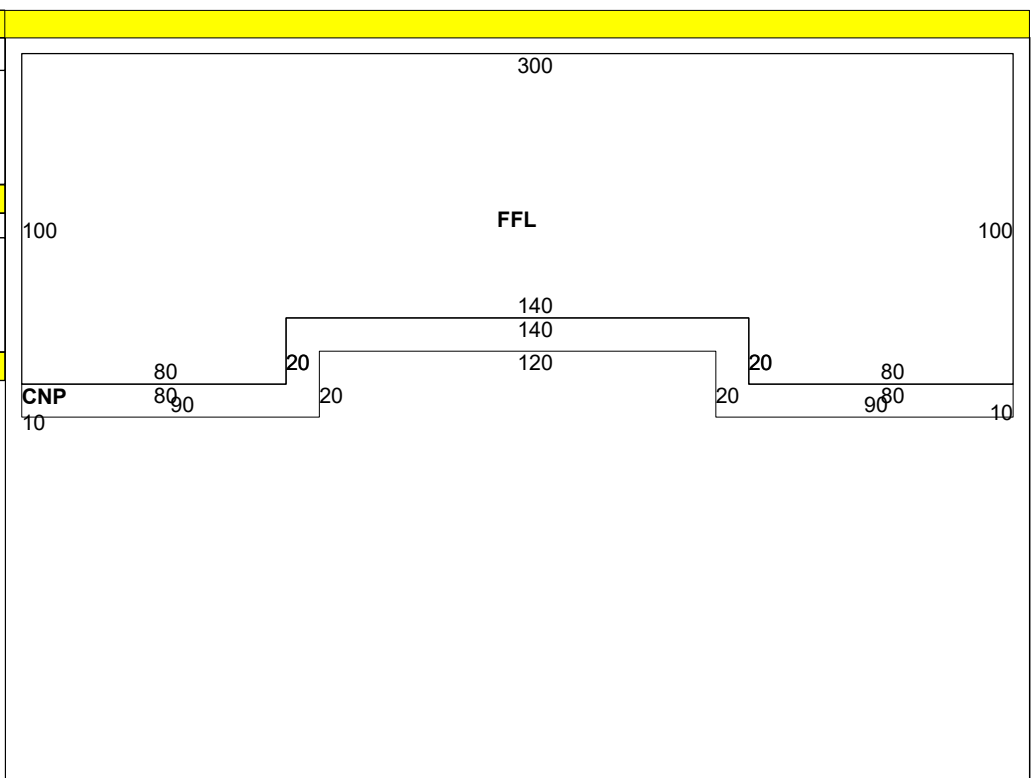


CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	95		REG SHOP CTR				
Model	94		COMMERCIAL				
Grade	AA		SUPERB				
Stories	1.00		1 STORY				
Occupancy	12						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	8		BRICK VENR				
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	365.7	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	78	11,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	3,400		10.19	34,630	
FFL	1ST FLOOR	27,200	27,200		203.70	5,540,773	
Ttl. Gross Liv/Lease Area:		27,200	30,600	27,370		5,575,404	



Property Location: 438-470 NORTH MAIN ST
Vision ID: 218

Account #224

MAP ID: 13/ 14/ D/ /

Bldg #: 2 of 3

Bldg Name:

Sec #: 1 of 1

Card 2 of 4

State Use: 323

Print Date: 12/14/2017 14:51

CURRENT OWNER

HERITAGE MZL LLC
C/O KATZ PROPERTIES LLC
254 WEST 31ST ST 4TH FL
NEW YORK, NY 10001
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_377454_2854927

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

323

18,736,500

18,736,500

COMM LAND

323

2,358,700

2,358,700

COMMERC.

323

340,200

340,200

COMMERC.

326

724,900

724,900

COMMERC.

326

53,600

53,600

Total

22,213,900

22,213,900

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

HERITAGE MZL LLC

19900/ 8

07/01/2013

U

1

27,270,073

1C

HERITAGE PARK II E + A LLC,

17979/ 537

09/10/2009

U

1

10

B

E AND A ACQUISITION TWO,LIMITED PARTNERS

10810/ 440

06/17/1999

U

1

14,525,000

J R S REALTY INC,

07581/ 0336

11/01/1990

U

1

1

B

TRANSAMERICAN NATURAL

06659/ 343

10/21/1987

U

1

1

I

GOOD HOPE

03463/ 0439

10/14/1969

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

323

18,260,000

2016

323

17,791,200

2015

323

17,791,200

2017

323

2,619,900

2016

323

2,393,400

2015

323

2,393,400

2017

323

340,200

2016

323

340,200

2015

323

340,200

2017

326

682,900

2016

326

663,500

2015

326

663,500

2017

326

53,600

2016

326

53,600

2015

326

53,600

Total:

21,956,600

Total:

21,241,900

Total:

21,241,900

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

323

BG

NOTES

440-42/PETCO-EMPORIUM-THE UPS
STORE-/446 STOP & SHOP/ OLYMPIA
SPORTS/448 GNC/H & R BLOCK/450 PANERA
BREAD PAINTING W/ A TWIST
DOG BATHS = 2 EXT FIX 2017

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

14,006,500

369,900

0

0

0

22,213,900

C

0

22,213,900

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

03/16/2017

317

15

PERMIT VISIT

04/29/2016

317

15

PERMIT VISIT

03/27/2015

317

15

PERMIT VISIT

06/02/2014

317

15

PERMIT VISIT

05/02/2014

317

15

PERMIT VISIT

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

2

323

SHOPCTR

MULT

0 SF

0.00

1.7100

E

1.0000

1.00

BG

1.00

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

13.22 AC

Total Land Value:

0

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			MIXED USE								
Exterior Wall 1	21		CONC BLOCK	Code	Description			Percentage				
Exterior Wall 2	23		GLASS	323	SHOPCTR			100				
Roof Structure	4		FLAT									
Roof Cover	11		MEMBRANE									
Interior Wall 1	1		DRYWALL									
Interior Wall 2				COST/MARKET VALUATION								
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:			198.46					
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	11											
#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-COMM			B	2	75,000.00	2001		1	AV	84	126,000
81	COOLER	EX	Extra Feature	B	496	46.00	2001	A	1	AV	84	19,200
82	FREEZER			B	192	69.00	2001	A	1	AV	84	11,100
82	FREEZER			B	823	69.00	2001	A	1	AV	84	47,700
81	COOLER	EX	Extra Feature	B	160	46.00	2001	G	1	GD	84	7,700
91	LOAD LEV	EX	Extra Feature	B	4	3,680.00	2001	A	1	AV	84	12,400
64	MEZ-FIN			B	2,360	27.60	2001	A	1	AV	84	54,700
60	A-T-M			B	1	28,750.00	2001	G	1	GD	84	30,200
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
CNP	CANOPY		0	5,572		9.94	55,371					
FFL	1ST FLOOR		83,662	83,662		198.46	16,603,611					
LDK	LOADING DK		0	784		19.74	15,480					
Ttl. Gross Liv/Lease Area:			83,662	90,018	84,019	16,674,458						

286

60

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Property Location: 438-470 NORTH MAIN ST

MAP ID: 13/ 14/ D/ /

Bldg Name:

State Use: 323

Vision ID: 218

Bldg #: 2 of 3

Sec #: 1 of 1

Card 3 of 4

Print Date: 12/14/2017 14:51

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, M VISION															
HERITAGE MZL LLC C/O KATZ PROPERTIES LLC 254 WEST 31ST ST 4TH FL NEW YORK, NY 10001 Additional Owners:														Description		Code		Appraised Value						Assessed Value											
SUPPLEMENTAL DATA																																			
Other ID:																																			
GIS ID: F_377454_2854927														ASSOC PID#																					
Total														22,213,900						22,213,900															
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:					
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:																APPRAISED VALUE SUMMARY																			
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch				Appraised Bldg. Value (Card) 14,006,500 Appraised XF (B) Value (Bldg) 369,900 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 22,213,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 22,213,900																	
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:									0						

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	2001	A	1	AV	84	5,800							
81	COOLER	EX	Extra Feature	B	504	46.00	2001	A	1	AV	84	19,500							
81	COOLER	EX	Extra Feature	B	592	46.00	2001	A	1	AV	84	22,900							
81	COOLER	EX	Extra Feature	B	60	46.00	2001	A	1	AV	84	2,300							
81	COOLER	EX	Extra Feature	B	120	46.00	2001	A	1	AV	84	4,600							
81	COOLER	EX	Extra Feature	B	150	46.00	2001	A	1	AV	84	5,800							
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				16,674,458								

No Photo On Record

No Photo On Record

Property Location: 390 NORTH MAIN ST
Vision ID: 218

Account #224

MAP ID: 13/ 14/ D/ /
Bldg #: 3 of 3

Bldg Name:
Sec #: 1 of 1

Card 4 of 4

State Use: 323
Print Date: 12/14/2017 14:51

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M
HERITAGE MZL LLC C/O KATZ PROPERTIES LLC 254 WEST 31ST ST 4TH FL NEW YORK, NY 10001 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
						COMMERC.	323	18,736,500	18,736,500	
						COMM LAND	323	2,358,700	2,358,700	
						COMMERC.	323	340,200	340,200	
SUPPLEMENTAL DATA						COMMERC.	326	724,900	724,900	VISION
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377454_2854927						COMMERC.	326	53,600	53,600	
						Total			22,213,900	

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	07/01/2013	U	1	27,270,073	1C	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
		17979/ 537	09/10/2009	U	1	10	B	2017	323	18,260,000	2016	323	17,791,200	2015	323	17,791,200	
		10810/ 440	06/17/1999	U	1	14,525,000		2017	323	2,619,900	2016	323	2,393,400	2015	323	2,393,400	
		07581/ 0336	11/01/1990	U	1	1	B	2017	323	340,200	2016	323	340,200	2015	323	340,200	
		06659/ 343	10/21/1987	U	1	1	I	2017	326	682,900	2016	326	663,500	2015	326	663,500	
		03463/ 0439	10/14/1969	U	1	0		2017	326	53,600	2016	326	53,600	2015	326	53,600	
Total:			21,956,600			Total:			21,241,900			Total:			21,241,900		

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									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch	
0001/A						323		BG	

NOTES									
NINETY-NINE RESTAURANT SUB DIV #845-INTERIOR REMODELED 2008, CHANGED TO VG. 1/19/2010 ALL PERMITS COMPLETE 2015 REMOVED ONE INTERIOR WALL BETWEEN BAR AND DINING, OTHER MINOR CHANGES NEW BOOTHS NEW LIGHTS & CEILING									

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	
									03/16/2017			317	15	PERMIT VISIT	
									04/29/2016			317	15	PERMIT VISIT	
									03/27/2015			317	15	PERMIT VISIT	
									06/02/2014			317	15	PERMIT VISIT	
									05/02/2014			317	15	PERMIT VISIT	

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	
3	326	RST/BAR	MULT				0	SF	0.00	1.7100	E	1.0000		1.00	BG			.00	0.00	0
Total Card Land Units:			0.00		AC	Parcel Total Land Area:			13.22 AC			Total Land Value:								0

A photograph of the exterior of a restaurant named "Ninety Nine". The building has a green horizontal-slat facade and a dark grey shingled roof. A prominent maroon sign above the central entrance displays the name "Ninety Nine" in white, with a stylized yellow and red logo between the words. The entrance features large glass windows and doors. To the left of the entrance, there is a blue handicapped parking sign. To the right, a "No Left Turn" sign is visible. The building is flanked by brick pillars. The foreground is a paved parking lot with yellow painted lines. A silver sedan is parked on the right side of the lot. In the background, there are trees and a tall flagpole with an American flag. A red timestamp "2008 10 16" is located in the bottom right corner of the image.A photograph of the exterior of a restaurant named "Ninety Nine". The building has a green horizontal-slat facade and a dark grey shingled roof. A prominent maroon sign above the central entrance displays the name "Ninety Nine" in white, with a stylized yellow and red logo between the words. The entrance features large glass windows and doors. To the left of the entrance, there is a blue handicapped parking sign. To the right, a "No Left Turn" sign is visible. The building is flanked by brick pillars. The foreground is a paved parking lot with yellow painted lines. A silver sedan is parked on the right side of the lot. In the background, there are trees and a tall flagpole with an American flag. A red timestamp "2008 10 16" is located in the bottom right corner of the image.A photograph of the exterior of a restaurant named "Ninety Nine". The building has a green facade with a dark brown roof. The entrance features large glass windows and doors. Above the entrance is a dark brown sign with the name "Ninety Nine" in white, with a stylized "9" logo. To the left of the entrance is a brick pillar. To the right of the entrance is another brick pillar. There are several small signs in the parking lot, including a "No Left Turn" sign and a "No Right Turn" sign. A silver car is parked on the right side of the parking lot. The date "2008 10 16" is printed in red in the bottom right corner.