

State Use 323  
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# VISION

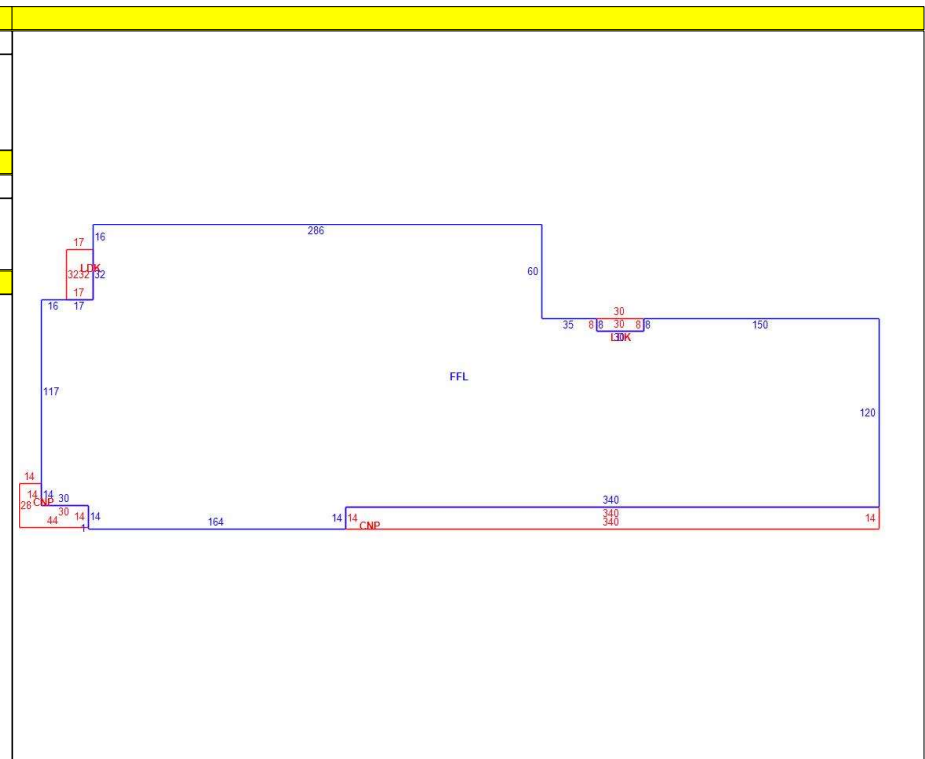
An aerial photograph of a Panera Bread restaurant located at the corner of a street intersection. The building features a prominent green sign with the Panera Bread logo and name. A large parking lot is visible to the left of the building, and a street with a 'STOP' sign and a '10' speed limit sign runs alongside it. The surrounding area includes other commercial buildings and trees. The date '2008 10 26' is printed in red in the bottom right corner.

| CURRENT OWNER                                                                                                                                                       |            | TOPO              |             | UTILITIES         |            | STRT / ROAD |                                 | LOCATION   |            | CURRENT ASSESSMENT |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                | <div>1006</div> <div>EAST LONGMEADOW, MA</div> <div>VISION</div> |            |          |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|-------------|-------------------|------------|-------------|---------------------------------|------------|------------|--------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------|-----|---------------|----------------|------------------------------------------------------------------|------------|----------|--|
| HERITAGE MZL LLC<br>C/O KATZ PROPERTIES LLC<br>254 WEST 31ST ST 4TH FL<br><br>NEW YORK NY 10001                                                                     |            |                   |             | 1                 | TYPCL      |             |                                 |            |            | Description        | Code       | Appraised                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessed   |                                |     |               |                |                                                                  |            |          |  |
|                                                                                                                                                                     |            |                   |             |                   |            |             |                                 |            |            | COMMERC.           | 323        | 19,283,300                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 19,283,300 |                                |     |               |                |                                                                  |            |          |  |
|                                                                                                                                                                     |            |                   |             |                   |            |             |                                 |            |            | COMM LAND          | 323        | 2,428,400                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2,428,400  |                                |     |               |                |                                                                  |            |          |  |
|                                                                                                                                                                     |            | SUPPLEMENTAL DATA |             |                   |            |             | COMMERC.                        | 323        | 340,200    | 340,200            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| Alt Prcl ID                                                                                                                                                         |            |                   |             |                   | Received   |             | COMMERC.                        | 326        | 744,200    | 744,200            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| SP Permit                                                                                                                                                           |            |                   |             |                   | NIA        |             | COMMERC.                        | 326        | 53,600     | 53,600             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| Chapter La                                                                                                                                                          |            |                   |             |                   | Field 8    |             |                                 |            |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| OC Dates                                                                                                                                                            |            |                   |             |                   | Field 9    |             |                                 |            |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| In+Ex FY                                                                                                                                                            |            |                   |             |                   | Field 10   |             |                                 |            |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| Mailed                                                                                                                                                              |            |                   |             |                   |            |             |                                 |            |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| GIS ID F_377454_2854927                                                                                                                                             |            |                   |             |                   | Assoc Pid# |             | Total                           |            | 22,849,700 |                    | 22,849,700 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| RECORD OF OWNERSHIP                                                                                                                                                 |            |                   |             | BK-VOL/PAGE       |            | SALE DATE   |                                 | Q/U V/I    |            | SALE PRICE         |            | VC                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            | PREVIOUS ASSESSMENTS (HISTORY) |     |               |                |                                                                  |            |          |  |
| HERITAGE MZL LLC<br>HERITAGE PARK II E + A LLC,<br>E AND A ACQUISITION TWO,LIMITED PART<br>J R S REALTY INC,<br>TRANSAMERICAN NATURAL                               |            |                   |             | 19900             | 0008       | 07-01-2013  | U                               | I          | 27,270,073 | 1                  |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
|                                                                                                                                                                     |            |                   |             | 17979             | 0537       | 09-10-2009  | U                               | I          | 10         | 1B                 | 2019       | 323                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 18,680,700 | 2018                           | 323 | 18,736,500    | 2017           | 323                                                              | 18,260,000 |          |  |
|                                                                                                                                                                     |            |                   |             | 10810             | 0440       | 06-17-1999  | U                               | I          | 14,525,000 |                    |            | 323                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2,358,700  |                                | 323 | 2,358,700     |                | 323                                                              | 2,619,900  |          |  |
|                                                                                                                                                                     |            |                   |             | 07581             | 0336       | 11-01-1990  | U                               | I          | 1          | 1B                 |            | 323                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 340,200    |                                | 323 | 340,200       |                | 323                                                              | 340,200    |          |  |
|                                                                                                                                                                     |            |                   |             | 06659             | 0343       | 10-21-1987  | U                               | I          | 1          | 1I                 |            | 326                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 724,900    |                                | 326 | 724,900       |                | 326                                                              | 682,900    |          |  |
|                                                                                                                                                                     |            |                   |             |                   |            |             |                                 |            |            | Total              |            | 22158100                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            | Total                          |     | 22213900      |                | Total                                                            |            | 21956600 |  |
| EXEMPTIONS                                                                                                                                                          |            |                   |             | OTHER ASSESSMENTS |            |             |                                 |            |            |                    |            | This signature acknowledges a visit by a Data Collector or Assessor                                                                                                                                                                                                                                                                                                                                                                                               |            |                                |     |               |                |                                                                  |            |          |  |
| Year                                                                                                                                                                | Code       | Description       |             | Amount            |            | Code        | Description                     |            | Number     | Amount             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            | Comm Int |  |
|                                                                                                                                                                     |            |                   |             |                   |            |             |                                 |            |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| Total                                                                                                                                                               |            |                   |             | 0.00              |            |             |                                 |            |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| ASSESSING NEIGHBORHOOD                                                                                                                                              |            |                   |             |                   |            |             |                                 |            |            |                    |            | <div>Appraised Bldg. Value (Card)</div> <div>19,616,400</div> <div>Appraised Xf (B) Value (Bldg)</div> <div>411,100</div> <div>Appraised Ob (B) Value (Bldg)</div> <div>393,800</div> <div>Appraised Land Value (Bldg)</div> <div>2,428,400</div> <div>Special Land Value</div> <div>0</div> <div>Total Appraised Parcel Value</div> <div>22,849,700</div> <div>Valuation Method</div> <div>C</div> <div>Total Appraised Parcel Value</div> <div>22,849,700</div> |            |                                |     |               |                |                                                                  |            |          |  |
| Nbhd                                                                                                                                                                |            | Nbhd Name         |             | B                 |            | Tracing     |                                 | Batch      |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| 0001                                                                                                                                                                |            |                   |             |                   |            | 323         |                                 | BG         |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| NOTES                                                                                                                                                               |            |                   |             |                   |            |             |                                 |            |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| 440-42/PETCO-EMPORIUM-THE UPS<br>STORE-/446 STOP & SHOP/ OLYMPIA<br>SPORTS/448 GNC/SONIC CARE/450 PANERA<br>BREAD PAINTING W/ A TWIST<br>DOG BATHS = 2 EXT FIX 2017 |            |                   |             |                   |            |             |                                 |            |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| BUILDING PERMIT RECORD                                                                                                                                              |            |                   |             |                   |            |             |                                 |            |            |                    |            | VISIT / CHANGE HISTORY                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |                                |     |               |                |                                                                  |            |          |  |
| Permit Id                                                                                                                                                           | Issue Date | Type              | Description | Amount            | Insp Date  | % Comp      | Date Comp                       | Comments   |            |                    |            | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Id         | Type                           | Is  | Cd            | Purpose/Result |                                                                  |            |          |  |
|                                                                                                                                                                     |            |                   |             |                   |            |             |                                 |            |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| LAND LINE VALUATION SECTION                                                                                                                                         |            |                   |             |                   |            |             |                                 |            |            |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                |     |               |                |                                                                  |            |          |  |
| B                                                                                                                                                                   | Use Code   | Description       | Zone        | Land Type         | Land Units | Unit Price  | I. Factor                       | Site Index | Cond.      | Nbhd.              | Nbhd Adj   | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            | Location Adjustment            |     | Adj Unit Pric | Land Value     |                                                                  |            |          |  |
| 2                                                                                                                                                                   | 323        | SHOPCTR           | MUL         | SITE              | 0 SF       | 0.00        | 1.71000                         | E          | 1.00       | BG                 | 1.000      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            | 0                              |     | 0.00          | 0              |                                                                  |            |          |  |
| Total Card Land Units                                                                                                                                               |            |                   |             |                   | 0.000      | AC          | Parcel Total Land Area: 13.2200 |            |            |                    |            | Total Land Value                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                                |     |               | 2,428,400      |                                                                  |            |          |  |

| CONSTRUCTION DETAIL |       |              | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|-------|--------------|---------------------------------|----|-------------|
| Element             | Cd    | Description  | Element                         | Cd | Description |
| Style:              | 95    | REG SHOP CTR |                                 |    |             |
| Model               | 94    | COMMERCIAL   |                                 |    |             |
| Grade               | AA    | SUPERB       |                                 |    |             |
| Stories             | 1.00  | 1 STORY      |                                 |    |             |
| Occupancy           | 10.00 |              |                                 |    |             |
| 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      | 11    |              |                                 |    |             |
| #Heat Sys           | 10    |              |                                 |    |             |
| Frame               | 2     | STEEL        |                                 |    |             |
| Bath Style          | A     | AVERAGE      |                                 |    |             |
| Foundation          | 6     | SLAB         |                                 |    |             |
| Partitions          | A     | ABV AVG      |                                 |    |             |
| Wall Height         | 12.00 |              |                                 |    |             |
| FBM Quality         |       |              |                                 |    |             |
| Kitchens            | 2     |              |                                 |    |             |

| MIXED USE |             |            |
|-----------|-------------|------------|
| Code      | Description | Percentage |
| 323       | SHOPCTR     | 100        |
|           |             | 0          |
|           |             | 0          |

| COST / MARKET VALUATION  |  |            |
|--------------------------|--|------------|
| RCN                      |  | 17,228,984 |
| Year Built               |  | 1994       |
| Effective Year Built     |  | 2002       |
| Depreciation Code        |  | GD         |
| Remodel Rating           |  |            |
| Year Remodeled           |  |            |
| Depreciation %           |  | 16         |
| Functional Obsol         |  |            |
| External Obsol           |  |            |
| Trend Factor             |  | 1          |
| Condition                |  |            |
| Condition %              |  |            |
| Percent Good             |  | 84         |
| Cns Sect Rcnd            |  | 14,472,300 |
| Dep % Ovr                |  |            |
| Dep Ovr Comment          |  |            |
| Misc Imp Ovr             |  |            |
| Misc Imp Ovr Comment     |  |            |
| Cost to Cure Ovr         |  |            |
| Cost to Cure Ovr Comment |  |            |



**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Good | Grade | Grade Adj | Appr. Value |
|------|-------------|-----|-------|------------|--------|----------|--------|-------|-----------|-------------|
| 61   | ELEV-COMME  | B   | 2     | 75000.00   | 2002   | AV       | 84     |       | 0.00      | 126,000     |
| 81   | COOLER      | B   | 496   | 46.00      | 2002   | AV       | 84     | A     | 1.00      | 19,200      |
| 82   | FREEZER     | B   | 192   | 69.00      | 2002   | AV       | 84     | A     | 1.00      | 11,100      |
| 82   | FREEZER     | B   | 823   | 69.00      | 2002   | AV       | 84     | A     | 1.00      | 47,700      |
| 81   | COOLER      | B   | 160   | 46.00      | 2002   | GD       | 84     | G     | 1.25      | 7,700       |
| 91   | LOAD LEV    | B   | 4     | 3680.00    | 2002   | AV       | 84     | A     | 1.00      | 12,400      |
| 64   | MEZ-FIN     | B   | 2,360 | 27.60      | 2002   | AV       | 84     | A     | 1.00      | 54,700      |
| 60   | A-T-M       | B   | 1     | 28750.00   | 2002   | GD       | 84     | G     | 1.25      | 30,200      |
| 81   | COOLER      | B   | 150   | 46.00      | 2002   | AV       | 84     | A     | 1.00      | 5,800       |
| 81   | COOLER      | B   | 504   | 46.00      | 2002   | AV       | 84     | A     | 1.00      | 19,500      |

**BUILDING SUB-AREA SUMMARY SECTION**

| Code                       | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------|-------------|------------|----------|-----------|----------------|
| CNP                        | CANOPY      | 0           | 5,572      |          | 10.27     | 57,212         |
| FLL                        | 1ST FLOOR   | 83,662      | 83,662     |          | 205.06    | 17,155,780     |
| LDK                        | LOADING DK  | 0           | 784        |          | 20.40     | 15,995         |
| Ttl Gross Liv / Lease Area |             | 83,662      | 90,018     | 84,019   |           | 17,228,987     |

| CURRENT OWNER                                                                                           |            | TOPO              |             | UTILITIES                                                           |            | STRT / ROAD             |             | LOCATION                                                            |       | CURRENT ASSESSMENT |                  |                                                                                                                                                                                                                                                                                                                 |            | <div>1006</div> <div>EAST LONGMEADOW, MA</div> <div>VISION</div> |      |               |                |       |            |          |      |            |
|---------------------------------------------------------------------------------------------------------|------------|-------------------|-------------|---------------------------------------------------------------------|------------|-------------------------|-------------|---------------------------------------------------------------------|-------|--------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------|------|---------------|----------------|-------|------------|----------|------|------------|
| HERITAGE MZL LLC<br>C/O KATZ PROPERTIES LLC<br>254 WEST 31ST ST 4TH FL<br><br>NEW YORK NY 10001         |            |                   |             | 1                                                                   | TYPCL      |                         |             |                                                                     |       | Description        | Code             | Appraised                                                                                                                                                                                                                                                                                                       | Assessed   |                                                                  |      |               |                |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       | COMMERC.           | 323              | 19,283,300                                                                                                                                                                                                                                                                                                      | 19,283,300 |                                                                  |      |               |                |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       | COMM LAND          | 323              | 2,428,400                                                                                                                                                                                                                                                                                                       | 2,428,400  |                                                                  |      |               |                |       |            |          |      |            |
|                                                                                                         |            | SUPPLEMENTAL DATA |             |                                                                     |            |                         |             |                                                                     |       | COMMERC.           | 323              | 340,200                                                                                                                                                                                                                                                                                                         | 340,200    |                                                                  |      |               |                |       |            |          |      |            |
| Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br><br>GIS ID F_377454_2854927 |            |                   |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |            |                         |             |                                                                     |       | COMMERC.           | 326              | 744,200                                                                                                                                                                                                                                                                                                         | 744,200    |                                                                  |      |               |                |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       | COMMERC.           | 326              | 53,600                                                                                                                                                                                                                                                                                                          | 53,600     |                                                                  |      |               |                |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       | Total              |                  | 22,849,700                                                                                                                                                                                                                                                                                                      |            | 22,849,700                                                       |      |               |                |       |            |          |      |            |
| RECORD OF OWNERSHIP                                                                                     |            |                   |             | BK-VOL/PAGE                                                         |            | SALE DATE               |             | Q/U V/I                                                             |       | SALE PRICE         |                  | VC                                                                                                                                                                                                                                                                                                              |            | PREVIOUS ASSESSMENTS (HISTORY)                                   |      |               |                |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            | Year                                                             | Code | Assessed      | Year           | Code  | Assessed   | Year     | Code | Assessed   |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            | 2019                                                             | 323  | 18,680,700    | 2018           | 323   | 18,736,500 | 2017     | 323  | 18,260,000 |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  | 323  | 2,358,700     |                | 323   | 2,358,700  |          | 323  | 2,619,900  |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  | 323  | 340,200       |                | 323   | 340,200    |          | 323  | 340,200    |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  | 326  | 724,900       |                | 326   | 724,900    |          | 326  | 682,900    |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       | Total              |                  | 22158100                                                                                                                                                                                                                                                                                                        |            | Total                                                            |      | 22213900      |                | Total |            | 21956600 |      |            |
| EXEMPTIONS                                                                                              |            |                   |             | OTHER ASSESSMENTS                                                   |            |                         |             | This signature acknowledges a visit by a Data Collector or Assessor |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
| Year                                                                                                    | Code       | Description       |             | Amount                                                              |            | Code                    | Description |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      | Number     |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
| Total                                                                                                   |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
| ASSESSING NEIGHBORHOOD                                                                                  |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  | <div>Appraised Bldg. Value (Card)19,616,400</div> <div>Appraised Xf (B) Value (Bldg)411,100</div> <div>Appraised Ob (B) Value (Bldg)393,800</div> <div>Appraised Land Value (Bldg)2,428,400</div> <div>Special Land Value0</div> <div>Total Appraised Parcel Value22,849,700</div> <div>Valuation MethodC</div> |            |                                                                  |      |               |                |       |            |          |      |            |
| Nbhd                                                                                                    |            | Nbhd Name         |             | B                                                                   |            | Tracing                 |             | Batch                                                               |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
| 0001                                                                                                    |            |                   |             |                                                                     |            |                         |             | BG                                                                  |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
| NOTES                                                                                                   |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  | Total Appraised Parcel Value                                                                                                                                                                                                                                                                                    |            |                                                                  |      | 22,849,700    |                |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
| BUILDING PERMIT RECORD                                                                                  |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  | VISIT / CHANGE HISTORY                                                                                                                                                                                                                                                                                          |            |                                                                  |      |               |                |       |            |          |      |            |
| Permit Id                                                                                               | Issue Date | Type              | Description | Amount                                                              | Insp Date  | % Comp                  | Date Comp   | Comments                                                            |       |                    |                  | Date                                                                                                                                                                                                                                                                                                            | Id         | Type                                                             | Is   | Cd            | Purpose/Result |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
| LAND LINE VALUATION SECTION                                                                             |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
| B                                                                                                       | Use Code   | Description       | Zone        | Land Type                                                           | Land Units | Unit Price              | I. Factor   | Site Index                                                          | Cond. | Nbhd.              | Nhbd Adj         | Notes                                                                                                                                                                                                                                                                                                           |            | Location Adjustment                                              |      | Adj Unit Pric | Land Value     |       |            |          |      |            |
|                                                                                                         |            |                   |             |                                                                     |            |                         |             |                                                                     |       |                    |                  |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      |               |                |       |            |          |      |            |
| Total Card Land Units                                                                                   |            |                   |             |                                                                     |            | Parcel Total Land Area: |             |                                                                     |       |                    | Total Land Value |                                                                                                                                                                                                                                                                                                                 |            |                                                                  |      | 2,428,400     |                |       |            |          |      |            |





Property Location 406-436 NORTH MAIN ST  
Vision ID 218 Account # 224

Map ID 13/ 14/ D/ /  
Bldg # 3

Bldg Name  
Sec # 1 of 1 Card # 4 of 4

State Use 323  
Print Date 12/18/2019 9:12:18 A

| CURRENT OWNER                                                                                                                                                                                                                        |            | TOPO              |             | UTILITIES         |                                                                     | STRT / ROAD |                                 | LOCATION                |            | CURRENT ASSESSMENT |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                | 1006<br>EAST<br>LONGMEADOW, MA<br><br><b>VISION</b> |            |          |  |          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|-------------|-------------------|---------------------------------------------------------------------|-------------|---------------------------------|-------------------------|------------|--------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------|---------------|------------|----------------|-----------------------------------------------------|------------|----------|--|----------|--|
| HERITAGE MZL LLC<br>C/O KATZ PROPERTIES LLC<br>254 WEST 31ST ST 4TH FL<br><br>NEW YORK NY 10001                                                                                                                                      |            |                   |             | 1                 | TYPCL                                                               |             |                                 |                         |            | Description        | Code       | Appraised                                                                                                                                                                                                                                                                                                                             | Assessed            |                                |               |            |                |                                                     |            |          |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             |                   |                                                                     |             |                                 |                         |            | COMMERC.           | 323        | 19,283,300                                                                                                                                                                                                                                                                                                                            | 19,283,300          |                                |               |            |                |                                                     |            |          |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             |                   |                                                                     |             |                                 |                         |            | COMM LAND          | 323        | 2,428,400                                                                                                                                                                                                                                                                                                                             | 2,428,400           |                                |               |            |                |                                                     |            |          |  |          |  |
|                                                                                                                                                                                                                                      |            | SUPPLEMENTAL DATA |             |                   |                                                                     |             | COMMERC.                        | 323                     | 340,200    | 340,200            |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  |          |  |
| Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID F_377454_2854927                                                                                                                                  |            |                   |             |                   | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |             |                                 |                         | COMMERC.   | 326                | 744,200    | 744,200                                                                                                                                                                                                                                                                                                                               |                     |                                |               |            |                |                                                     |            |          |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             |                   |                                                                     |             |                                 |                         | COMMERC.   | 326                | 53,600     | 53,600                                                                                                                                                                                                                                                                                                                                |                     |                                |               |            |                |                                                     |            |          |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             |                   |                                                                     |             |                                 |                         | Total      |                    | 22,849,700 |                                                                                                                                                                                                                                                                                                                                       | 22,849,700          |                                |               |            |                |                                                     |            |          |  |          |  |
| RECORD OF OWNERSHIP                                                                                                                                                                                                                  |            |                   |             | BK-VOL/PAGE       |                                                                     | SALE DATE   |                                 | Q/U V/I                 |            | SALE PRICE         |            | VC                                                                                                                                                                                                                                                                                                                                    |                     | PREVIOUS ASSESSMENTS (HISTORY) |               |            |                |                                                     |            |          |  |          |  |
| HERITAGE MZL LLC<br>HERITAGE PARK II E + A LLC,<br>E AND A ACQUISITION TWO,LIMITED PART<br>J R S REALTY INC,<br>TRANSAMERICAN NATURAL                                                                                                |            |                   |             | 19900             | 0008                                                                | 07-01-2013  | U                               | I                       | 27,270,073 | 1                  | 1B         | Year                                                                                                                                                                                                                                                                                                                                  | Code                | Assessed                       | Year          | Code       | Assessed       | Year                                                | Code       | Assessed |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             | 17979             | 0537                                                                | 09-10-2009  | U                               | I                       | 10         | 2019               |            | 323                                                                                                                                                                                                                                                                                                                                   | 18,680,700          | 2018                           | 323           | 18,736,500 | 2017           | 323                                                 | 18,260,000 |          |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             | 10810             | 0440                                                                | 06-17-1999  | U                               | I                       | 14,525,000 |                    |            | 323                                                                                                                                                                                                                                                                                                                                   | 2,358,700           |                                | 323           | 2,358,700  |                | 323                                                 | 2,619,900  |          |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             | 07581             | 0336                                                                | 11-01-1990  | U                               | I                       | 1          |                    |            | 323                                                                                                                                                                                                                                                                                                                                   | 340,200             |                                | 323           | 340,200    |                | 323                                                 | 340,200    |          |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             | 06659             | 0343                                                                | 10-21-1987  | U                               | I                       | 1          | 1I                 |            | 326                                                                                                                                                                                                                                                                                                                                   | 724,900             |                                | 326           | 724,900    |                | 326                                                 | 682,900    |          |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             |                   |                                                                     |             |                                 |                         |            |                    |            | Total                                                                                                                                                                                                                                                                                                                                 |                     | 22158100                       |               | Total      |                | 22213900                                            |            | Total    |  | 21956600 |  |
| EXEMPTIONS                                                                                                                                                                                                                           |            |                   |             | OTHER ASSESSMENTS |                                                                     |             |                                 |                         |            |                    |            | This signature acknowledges a visit by a Data Collector or Assessor                                                                                                                                                                                                                                                                   |                     |                                |               |            |                |                                                     |            |          |  |          |  |
| Year                                                                                                                                                                                                                                 | Code       | Description       |             | Amount            |                                                                     | Code        | Description                     |                         | Number     | Amount             |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  | Comm Int |  |
|                                                                                                                                                                                                                                      |            |                   |             |                   |                                                                     |             |                                 |                         |            |                    |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  |          |  |
| Total                                                                                                                                                                                                                                |            |                   |             | 0.00              |                                                                     |             |                                 |                         |            |                    |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  |          |  |
| ASSESSING NEIGHBORHOOD                                                                                                                                                                                                               |            |                   |             |                   |                                                                     |             |                                 |                         |            |                    |            | APPRAISED VALUE SUMMARY<br>Appraised Bldg. Value (Card) 19,616,400<br>Appraised Xf (B) Value (Bldg) 411,100<br>Appraised Ob (B) Value (Bldg) 393,800<br>Appraised Land Value (Bldg) 2,428,400<br>Special Land Value 0<br>Total Appraised Parcel Value 22,849,700<br>Valuation Method C<br><br>Total Appraised Parcel Value 22,849,700 |                     |                                |               |            |                |                                                     |            |          |  |          |  |
| Nbhd                                                                                                                                                                                                                                 |            | Nbhd Name         |             | B                 |                                                                     | Tracing     |                                 | Batch                   |            |                    |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  |          |  |
| 0001                                                                                                                                                                                                                                 |            |                   |             |                   |                                                                     | 323         |                                 | BG                      |            |                    |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  |          |  |
| NOTES                                                                                                                                                                                                                                |            |                   |             |                   |                                                                     |             |                                 |                         |            |                    |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  |          |  |
| NINETY-NINE RESTAURANT SUB DIV<br>#845-INTERIOR REMODELED 2008, CHANGED<br>TO VG. 1/19/2010 ALL PERMITS COMPLETE<br>2015 REMOVED ONE INTERIOR WALL BETWEEN<br>BAR AND DINING, OTHER MINOR CHANGES<br>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                                                                                                                                                                                                                                                                                                                                  | Id                  | Type                           | Is            | Cd         | Purpose/Result |                                                     |            |          |  |          |  |
| 201900080                                                                                                                                                                                                                            | 01-09-2019 | 42                |             | 1,200             | 06-10-2019                                                          | 100         | 06-10-2019                      | 99 RESTAURANT REPAIRS T |            |                    |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             |                   |                                                                     |             |                                 |                         |            |                    |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  |          |  |
|                                                                                                                                                                                                                                      |            |                   |             |                   |                                                                     |             |                                 |                         |            |                    |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  |          |  |
| LAND LINE VALUATION SECTION                                                                                                                                                                                                          |            |                   |             |                   |                                                                     |             |                                 |                         |            |                    |            |                                                                                                                                                                                                                                                                                                                                       |                     |                                |               |            |                |                                                     |            |          |  |          |  |
| B                                                                                                                                                                                                                                    | Use Code   | Description       | Zone        | Land Type         | Land Units                                                          | Unit Price  | I. Factor                       | Site Index              | Cond.      | Nbhd.              | Nbhd Adj   | Notes                                                                                                                                                                                                                                                                                                                                 | Location Adjustment |                                | Adj Unit Pric | Land Value |                |                                                     |            |          |  |          |  |
| 3                                                                                                                                                                                                                                    | 326        | RST/BAR           | MUL         | SITE              | 0 SF                                                                | 0.00        | 1.71000                         | E                       | 1.00       | BG                 | 1.000      |                                                                                                                                                                                                                                                                                                                                       |                     | 0                              | 0.00          | 0          |                |                                                     |            |          |  |          |  |
| Total Card Land Units                                                                                                                                                                                                                |            |                   |             |                   | 0.000                                                               | AC          | Parcel Total Land Area: 13.2200 |                         |            |                    |            | Total Land Value                                                                                                                                                                                                                                                                                                                      |                     |                                |               |            | 2,428,400      |                                                     |            |          |  |          |  |

| CONSTRUCTION DETAIL |       |             |         |    |             | CONSTRUCTION DETAIL (CONTINUED) |  |  |  |  |  |
|---------------------|-------|-------------|---------|----|-------------|---------------------------------|--|--|--|--|--|
| Element             | Cd    | Description | Element | Cd | Description |                                 |  |  |  |  |  |
| Style:              | 74    | RESTAURANT  |         |    |             |                                 |  |  |  |  |  |
| Model               | 94    | COMMERCIAL  |         |    |             |                                 |  |  |  |  |  |
| Grade               | AA    | SUPERB      |         |    |             |                                 |  |  |  |  |  |
| Stories             | 1.00  | 1 STORY     |         |    |             |                                 |  |  |  |  |  |
| Occupancy           | 1.00  |             |         |    |             |                                 |  |  |  |  |  |
| 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            |       |             |         |    |             |                                 |  |  |  |  |  |
| Bldg 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         | 12.00 |             |         |    |             |                                 |  |  |  |  |  |
| FBM Quality         |       |             |         |    |             |                                 |  |  |  |  |  |
| Kitchens            | 1     |             |         |    |             |                                 |  |  |  |  |  |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |     |        |            |        |          |        |       |           |             |
|--------------------------------------------------------------------|-------------|-----|--------|------------|--------|----------|--------|-------|-----------|-------------|
| Code                                                               | Description | L/B | Units  | Unit Price | Yr Blt | Cond. Cd | % Good | Grade | Grade Adj | Appr. Value |
| 81                                                                 | COOLER      | B   | 136    | 46.00      | 2010   | GD       | 92     | G     | 1.25      | 7,200       |
| 81                                                                 | COOLER      | B   | 160    | 46.00      | 2010   | GD       | 92     | G     | 1.25      | 8,500       |
| 82                                                                 | FREEZER     | B   | 180    | 69.00      | 2010   | GD       | 92     | G     | 1.25      | 14,300      |
| 78                                                                 | LITE-DBL    | L   | 1      | 920.00     | 1997   | GD       | 70     | G     | 1.25      | 800         |
| 85                                                                 | PAVING      | L   | 35,000 | 1.61       | 1997   | GD       | 70     | G     | 1.25      | 49,300      |
| 77                                                                 | LITE-SIN    | L   | 2      | 690.00     | 1997   | GD       | 70     | G     | 1.25      | 1,200       |
| 84                                                                 | SIGN-ILU    | L   | 44     | 40.25      | 2008   | VG       | 85     | V     | 1.50      | 2,300       |
| SPR                                                                | SPRINKLER   | L   | 1      | 1.00       |        | AV       | 55     | A     | 1.00      | 0           |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |  |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| EFP                               | ENCL PORCH  | 0           | 240        |          | 42.10     | 10,104         |  |
| FFL                               | 1ST FLOOR   | 5,460       | 5,460      |          | 140.33    | 766,204        |  |
| Ttl Gross Liv / Lease Area        |             | 5,460       | 5,700      | 5,532    |           | 776,308        |  |

