

| CURRENT OWNER                                                                                                        |          |             |  | TOPO                                                                                                    | UTILITIES         | STRT / ROAD | LOCATION                                                            | CURRENT ASSESSMENT      |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                |            | 1006<br><br>EAST<br>LONGMEADOW, MA<br><br><b>VISION</b> |                  |               |            |                |           |  |  |          |
|----------------------------------------------------------------------------------------------------------------------|----------|-------------|--|---------------------------------------------------------------------------------------------------------|-------------------|-------------|---------------------------------------------------------------------|-------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|------------------------|--------------------------------|------------|---------------------------------------------------------|------------------|---------------|------------|----------------|-----------|--|--|----------|
| EAST LONGMEADOW REDEVELOPE<br><br>1260 STELTON RD<br><br>PISCATAWAY NJ 08854                                         |          |             |  |                                                                                                         | 1                 | TYPCL       |                                                                     |                         |           | Description<br>IND LAND                                                                                                                                                                                                                                                                                            |          | Code<br>400 | Appraised<br>1,367,500 | Assessed<br>1,367,500          |            |                                                         |                  |               |            |                |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
|                                                                                                                      |          |             |  | SUPPLEMENTAL DATA                                                                                       |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
|                                                                                                                      |          |             |  | Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br><br>GIS ID F_378147_2845537 |                   |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           | Total                                                                                                                                                                                                                                                                                                              |          | 1,367,500   | 1,367,500              |                                |            |                                                         |                  |               |            |                |           |  |  |          |
| RECORD OF OWNERSHIP                                                                                                  |          |             |  | BK-VOL/PAGE                                                                                             | SALE DATE         | Q/U         | V/I                                                                 | SALE PRICE              | VC        | PREVIOUS ASSESSMENTS (HISTORY)                                                                                                                                                                                                                                                                                     |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
| EAST LONGMEADOW REDEVELOPERS LLC<br>M + A LONGMEADOW LLC<br>MODAK LLC<br>MODAK LLC,<br>T 330 CHESTNUT ST ASSOCIATES, |          |             |  | 22846                                                                                                   | 575               | 09-11-2019  | U                                                                   | I                       | 1         | 1B                                                                                                                                                                                                                                                                                                                 | Year     | Code        | Assessed               | Year                           | Code       | Assessed                                                | Year             | Code          | Assessed   |                |           |  |  |          |
|                                                                                                                      |          |             |  | 20607                                                                                                   | 0516              | 02-26-2015  | U                                                                   | I                       | 900,000   | 1                                                                                                                                                                                                                                                                                                                  | 2020     | 400         | 1,367,500              | 2019                           | 400        | 1,350,000                                               | 2018             | 400           | 1,350,000  |                |           |  |  |          |
|                                                                                                                      |          |             |  | 14586                                                                                                   | 0394              | 10-13-2004  | U                                                                   | I                       | 1         | 1B                                                                                                                                                                                                                                                                                                                 |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
|                                                                                                                      |          |             |  | 13680                                                                                                   | 0576              | 10-15-2003  | U                                                                   | I                       | 100,000   | 1L                                                                                                                                                                                                                                                                                                                 |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
|                                                                                                                      |          |             |  | 06957                                                                                                   | 0514              | 09-07-1988  | U                                                                   | I                       | 9,000,000 |                                                                                                                                                                                                                                                                                                                    | Total    | 1367500     | Total                  | 1350000                        | Total      | 1350000                                                 | Total            | 1350000       |            |                |           |  |  |          |
| 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><br>Appraised Bldg. Value (Card) 0<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 0<br>Appraised Land Value (Bldg) 1,367,500<br>Special Land Value 0<br>Total Appraised Parcel Value 1,367,500<br>Valuation Method C<br><br>Total Appraised Parcel Value 1,367,500 |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
| Nbhd                                                                                                                 |          | Nbhd Name   |  | B                                                                                                       |                   | Tracing     |                                                                     |                         | Batch     |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
| 0001                                                                                                                 |          |             |  |                                                                                                         |                   | 400         |                                                                     |                         | GG        |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
| NOTES                                                                                                                |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           | FY 13 ADDED ADDITIONAL DEP DUE VACANT GROUND, BSMT IS WET-USED FOR STG ONLY<br>AGAIN. 4/10 80,000 SF LEASED TO BLU IN NON-WET AREAS,<br>HOMES HALMAR BANKRUPT OFFICE N/V<br>HEATING OBSOLETEROOF ON HIGH BAY LEAKS<br>INADAQ. SPRINK HIGH BAY<br>FUNC=ABV,ECO=SIZE+LEASE OIL SPILLAGE IN                           |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                |            |                                                         |                  |               |            |                |           |  |  |          |
| 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 |           |  |  |          |
| 26                                                                                                                   |          | 02-01-1989  |  | MN                                                                                                      | Manual Note       |             | 100,000                                                             |                         |           |                                                                                                                                                                                                                                                                                                                    | RENOVATE |             |                        |                                | 05-19-2020 | 400                                                     |                  |               | 16         | FIELDREV CHG   |           |  |  |          |
| 57                                                                                                                   |          | 01-01-1985  |  | MN                                                                                                      | Manual Note       |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    | REMODEL  |             |                        |                                | 05-31-2019 | 400                                                     |                  |               | 16         | FIELDREV CHG   |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                | 02-05-2017 | 317                                                     |                  |               | 16         | FIELDREV CHG   |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                | 03-18-2015 | 250                                                     |                  |               | 24         | ABATEMENT VI   |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                | 03-17-2015 | 105                                                     |                  |               | 15         | PERMIT VISIT   |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                | 04-04-2014 | 317                                                     |                  |               | 16         | FIELDREV CHG   |           |  |  |          |
|                                                                                                                      |          |             |  |                                                                                                         |                   |             |                                                                     |                         |           |                                                                                                                                                                                                                                                                                                                    |          |             |                        |                                | 04-26-2010 | 400                                                     |                  |               | 14         | INSPECTED      |           |  |  |          |
| 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 |                |           |  |  |          |
| 1                                                                                                                    | 400      | FACTORY     |  | IND                                                                                                     | SITE              | 871,200     | SF                                                                  | 2.55                    | 0.70000   | B                                                                                                                                                                                                                                                                                                                  | 0.40     | GG          | 1.000                  | CNTM - Oil spillage on propert |            |                                                         | 0                | 0.71          | 618,600    |                |           |  |  |          |
| 1                                                                                                                    | 400      | FACTORY     |  | IND                                                                                                     | EXCESS            | 20.350      | AC                                                                  | 40,000                  | 0.80000   | 0                                                                                                                                                                                                                                                                                                                  | 1.00     | GG          | 1.000                  |                                |            |                                                         | 0                | 32,000        | 748,900    |                |           |  |  |          |
| Total Card Land Units                                                                                                |          |             |  |                                                                                                         |                   | 40.350      | AC                                                                  | Parcel Total Land Area: |           |                                                                                                                                                                                                                                                                                                                    |          | 40.3500     |                        |                                |            |                                                         | Total Land Value |               |            |                | 1,367,500 |  |  |          |

| CONSTRUCTION DETAIL |       |             | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|-------|-------------|---------------------------------|----|-------------|
| Element             | Cd    | Description | Element                         | Cd | Description |
| Style:              | 43    | WAREHOUSE   |                                 |    |             |
| Model               | 96    | INDUSTRIAL  |                                 |    |             |
| Grade               | D+    | FAIR (+)    |                                 |    |             |
| Stories             | 1.00  | 1 STORY     |                                 |    |             |
| Occupancy           | 1.00  |             |                                 |    |             |
| Exterior Wall 1     | 7     | BRICK       |                                 |    |             |
| Exterior Wall 2     | 18    | CORREG STL  |                                 |    |             |
| Roof Structure      | 4     | FLAT        |                                 |    |             |
| Roof Cover          | 4     | TAR+GRAVEL  |                                 |    |             |
| Interior Wall 1     | 5     | MINIMUM     |                                 |    |             |
| Interior Wall 2     |       |             |                                 |    |             |
| Interior Floor 1    | 12    | CONCRETE    |                                 |    |             |
| Interior Floor 2    |       |             |                                 |    |             |
| Heating Fuel        | 2     | GAS         |                                 |    |             |
| Heating Type        | 1     | FORCED H/A  |                                 |    |             |
| AC Percent          | 0     |             |                                 |    |             |
| FBM Sqft            |       |             |                                 |    |             |
| Bldg Use            | 400   | FACTORY     |                                 |    |             |
| Total Rooms         | 0     |             |                                 |    |             |
| Bedrooms            | 0     |             |                                 |    |             |
| Full Baths          | 0     |             |                                 |    |             |
| Half Baths          | 5     |             |                                 |    |             |
| Extra Fixtures      | 30    |             |                                 |    |             |
| #Heat Sys           | 1     |             |                                 |    |             |
| Frame               | 2     | STEEL       |                                 |    |             |
| Bath Style          | A     | AVERAGE     |                                 |    |             |
| Foundation          | 6     | SLAB        |                                 |    |             |
| Partitions          | T     | TYPICAL     |                                 |    |             |
| Wall Height         | 32.00 |             |                                 |    |             |
| FBM Quality         |       |             |                                 |    |             |
| Kitchens            | 0     |             |                                 |    |             |

| MIXED USE |             |            |
|-----------|-------------|------------|
| Code      | Description | Percentage |
| 400       | FACTORY     | 100        |
|           |             | 0          |
|           |             | 0          |

| COST / MARKET VALUATION  |  |            |
|--------------------------|--|------------|
| RCN                      |  | 12,721,603 |
| Year Built               |  | 1942       |
| Effective Year Built     |  | 1928       |
| Depreciation Code        |  | DL         |
| Remodel Rating           |  |            |
| Year Remodeled           |  |            |
| Depreciation %           |  | 70         |
| Functional Obsol         |  |            |
| External Obsol           |  |            |
| Trend Factor             |  | 1          |
| Condition                |  | NC         |
| Condition %              |  | 0          |
| Percent Good             |  | 0          |
| Cns Sect Rcnd            |  | 0          |
| 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 |
| 88                                                                 | FENCE-6     | L   | 1,048  | 9.78       | 1960   | AV       | 60     | A     | 1.00      | 0           |
| 85                                                                 | PAVING      | L   | 621,00 | 1.61       | 1960   | PR       | 30     | D     | 0.60      | 0           |
| 15                                                                 | SHOP        | L   | 640    | 32.78      | 1972   | PR       | 30     | P     | 0.75      | 0           |
| 72                                                                 | TANK-AG     | L   | 93,000 | 1.61       | 1971   | PR       | 30     | P     | 0.75      | 0           |
| 91                                                                 | LOAD LEV    | B   | 14     | 3680.00    | 1928   | AV       | 0      | A     | 1.00      | 0           |
| 78                                                                 | LITE-DBL    | L   | 8      | 920.00     | 1970   | AV       | 60     | A     | 1.00      | 0           |
| 29                                                                 | CRANE GR    | B   | 660    | 23.00      | 1928   | AV       | 0      | A     | 1.00      | 0           |
| 15                                                                 | SHOP        | L   | 270    | 32.78      | 1970   | PR       | 30     | P     | 0.75      | 0           |
| 02                                                                 | SHED/FR     | L   | 100    | 7.48       | 1980   | PR       | 30     | P     | 0.75      | 0           |
| SPR                                                                | SPRINKLER   | L   | 1      | 1.00       |        | DL       | 10     | D     | 0.60      | 0           |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |  |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0           | 26,460     |          | 5.24      | 138,570        |  |
| FFL                               | 1ST FLOOR   | 454,088     | 454,088    |          | 26.18     | 11,890,203     |  |
| SFL                               | 2ND FLOOR   | 26,460      | 26,460     |          | 26.18     | 692,850        |  |
| Ttl Gross Liv / Lease Area        |             | 480,548     | 507,008    | 485,840  |           | 12,721,623     |  |

