

BLOCK: 1149 LOT: 1 QUAL: CLASS: 4A
LOCATION: 135-167 Van Zile Rd.

OWNER: Bricktown Plaza Associates
ADDRESS: 600 Old Country Rd #425
CITY, STATE, ZIP: Garden City Ny, 11530

LOT SIZE: 10.69 ZONE: B3

YEAR BUILT: **MAP: 60**

[illegible]

50/5 call

GROSS BUILDING AREA:

43244

GROUND AREA:

43244

PERIMETER:

1076

WALL RATIO:

159

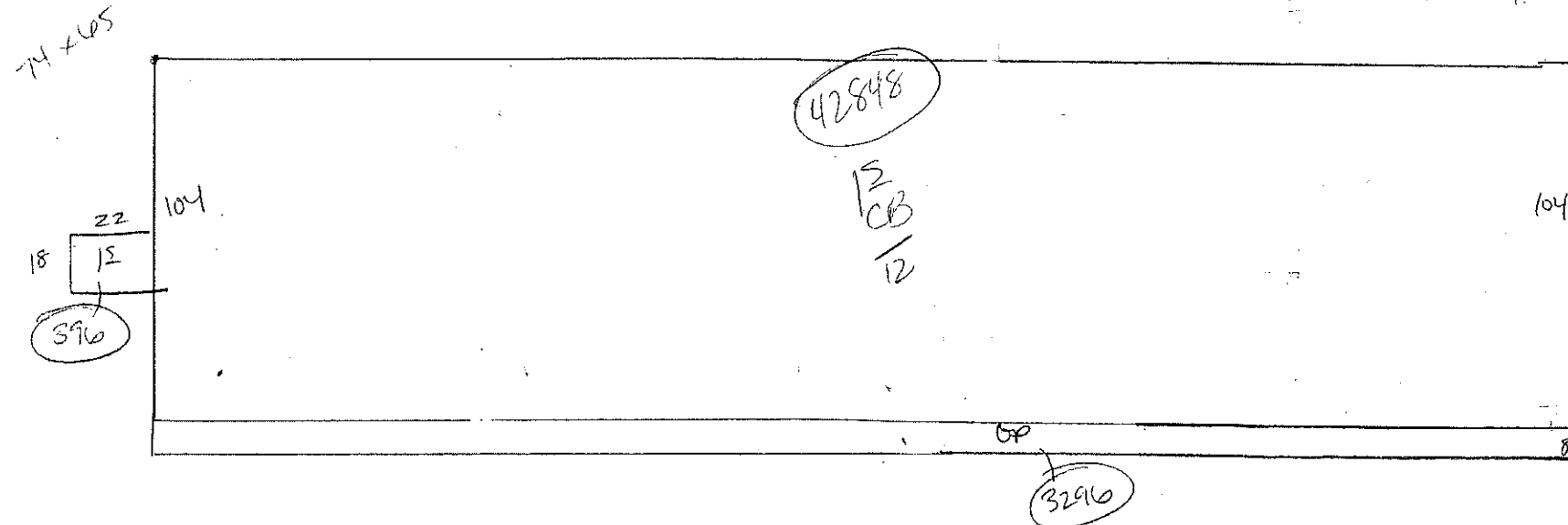
AVERAGE STORY HEIGHT:

12

NOTES:

The Snaps @ Birch

CHANNEL PLAZA
3-1SB



PHOTOGRAPH				Commercial - Industrial Field Form												
				FOR USE WITH MARSHALL & SWIFT COMPUTERIZED SERVICE												
A-1 - vacant A - Steppin' up 20 B - Diamond Rails 15 C - For you Chinese 15 D - Wireless Zone 20 E - Vacant 15 F - PJPizza 15 G - Angelinas 20 H - America's Best 20 I - Bow Kay Florist 12 J - Hair Express 12 K - Pure Focus 50 L - Solar lounge - 20 M - Sylvan Learning 20 N Vacant 20 O - Bonafide Grills 50-60				1. COST ESTIMATE FOR:						COST REFINEMENTS						
				2. PROPERTY OWNER:						MEZZANINES			AREA			
				3. BLOCK		LOT:		ADDRESS:		MZM: DISPLAY						
				4. CARD:		OF:		17. EXTERIOR WALLS (Cont.)		MZB: OFFICE						
				5. INSPECTED BY: <i>JE</i>				PRE-ENGINEERED WALLS		MZC: STORAGE						
				6. DATE INSPECTED <i>5/14/08</i>				51. STEEL - 2 SIDES		54. ASB. 2 SIDES		MZD: OPEN				
				7. INTERIOR: <i>X</i>		EXTERIOR: <i>X</i>		52. ALUM. - 2 SIDES		55. STEEL/GYP. BD.		BALCONIES			AREA	
				8. CONSTRUCTION CLASS:				53. GLASS/METAL				BCA: APARTMENT EXTERIOR				
				A. FIREPROOF STRUCTURAL STEEL FR.				WOOD or STEEL SKELTON FRAMES				BCD: AUDITORIUM				
				B. REINFORCED CONCRETE FRAME				42. ALUM. COVER		46. TRANSITE		BCC: CHURCH				
				☒ C. MASONRY BEARING WALLS				44. CORR./STEEL FR.		47. SIDING		BCT: THEATER				
				D. WOOD OR STEEL FRAMED EXT. WALL				45. CORR./WOOD FR.		48. SHEATHING+		DOCKS			AREA	
				E. METAL FRAME AND WALLS				18. HEATING, COOLING & VENTILATION				DLR: LOADING WITH ROOF				
				9. LOCAL MULTIPLIER OR ZIP:				1. ELECTRIC		12. STEAM w/BOILER		DLW: LOADING WITHOUT ROOF				
				10. COST RANK				2. ELEC. WALL Htrs.		13. STEAM-No BOILER		DOS: SHIPPING				
				1. LOW		3. ABOVE AVG.		3. FORCED AIR		14. A/C-HOT/CHWAT.		DOF: DOCK HEIGHT FLOORS				
				☒ 2. AVERAGE		4. HIGH		4. FLOOR FURNACE		15. A/C-WARM/COOL		PARKING LOTS			AREA	
				11. TOTAL FLOOR AREA:				5. STEAM Radiators		☒ 16. Pkg HEAT & COOL		PAS: ASPHALT PARKING			80%	
				12. SHAPE OR PERIMETER				6. GRAVITY FURN.		☒ 17. HEAT PUMP		PCO: CONCRETE PAVING				
				☒ 1. APPROX. Square		3. IRREGULAR		7. HEATERS, Vented		18. EVAP. COOLING		LIG: LIGHTING - AREA SERVED				
2. SLIGHTLY IRR.		4. VERY IRR.		8. HOT WATER		19. REFRIG. COOLING		BUM: PARKING BUMPERS - LIN. FT.								
13. NUMBER OF STORIES:				9. H.W. - RADIANT		20. VENTILATION		BANK ACCESSORIES			AREA					
14. AVG. STORY HEIGHT:				10. SPACE HEAT, GAS		21. WALL FURNACE		MONEY VAULT								
15. EFFECTIVE AGE: <i>5</i>				11. SPACE Heat Steam				STORAGE VAULT								
16. CONDITION				19. ELEVATORS		YES NO		ATM (DRIVE UP / WALK UP)								
1. WORN OUT		4. GOOD		PASSENGER FREIGHT FLOORS:				PNEUMATIC TUBE SYSTEM								
2. BADLY WORN		5. VERY GOOD		20. SPRINKLERS		DRY ☒ WET		SERVICE STATION			AREA					
☒ 3. AVERAGE		6. EXCELLANT		Sq. Ft. Area Served <i>100</i>				CANOPY								
IMPROVEMENTS				17. EXTERIOR WALL		21. BASEMENT		CAR LIFTS								
PUBLIC WATER ☒		PRIVATE WELL ☒		MASONRY WALL		1. UNFINISHED		GAS PUMPS								
CURBS ☒		PAVED ROAD ☒		1. ADOBE BRICK		2. FINISHED		ISLAND								
UNPAVED ROAD ☒		SIDEWALK ☒		2. BRICK, CB Back-up		9. STONE VENEER		UNDERGROUND TANKS								
PUBLIC SEWER ☒		SEPTIC TANK ☒		3. BRICK, COMMON		10. STONE, RUB.		KIOSKS								
ELECTRIC ☒		GAS ☒		4. BRICK, CAVITY		11. PILASTER +		ACCESSORY IMPROVEMENTS								
LANDSCAPING				5. FACE BRICK		12. BOND BEAMS +										
GOOD ☒		AVG. ☒		6. CONC. BLOCK		13. INSULATION +										
		FAIR ☒		7. CONC., REINFOR.		14. STONE FACE +										
PROPERTY USE: <i>Retail / fast food</i>				CURTAIN WALLS		ROOF TYPE										
				14. CONC., PRECAST		19. STONE PANELS		A. HIP			D. GABLE					
PERCENTAGE BREAKDOWN:				15. CONC./GLASS Pan.		20. STEEL STUDS/ST.		B. MANSARD			☒ E. FLAT					
				16. METAL/GLASS Pan.		21. TILE, CLAY		C. GAMBREL								
TENANT INFORMATION				17. STAIN. Steel/Glass		22. FACING TILE+		ROOF COVER								
NAME:		LOCATION:		23. BRONZE + GLASS				A. ASHP. SHINGLES			E. SLATE					
				WOOD or STEEL FRAMED WALLS				B. WOOD SHINGLES			F. ROLL					
				23. ALUM. SIDING		33. FACE BR. VEN.		C. COMP SHINGLES			G. TAR & GRAVEL					
				24. ASBESTOS Siding		34. STONE VENEER		D. ASBES. SHINGLES								
				25. ASBESTOS Shingles		35. USED BRICK Ven.		PLUMBING								
				26. SHINGLES		36. SIDING, Vinyl		A. 3 FIXT BATH			E. STALL SHOWER					
				27. SHAKES		37. SIDING, Hardboard		B. 2 FIXT BATH			F. URINAL					
				☒ 28. STUCCO on Wire		38. SIDING, Plywood		C. SINK			G. SLOP SINK					
				29. STUCCO on Sheath.		39. BOARD/BATTEN		D. TOILET								
				30. WOOD SIDING		40. LOG, RUSTIC										
				31. WD. SIDING ON SH		41. GLASS WALL										

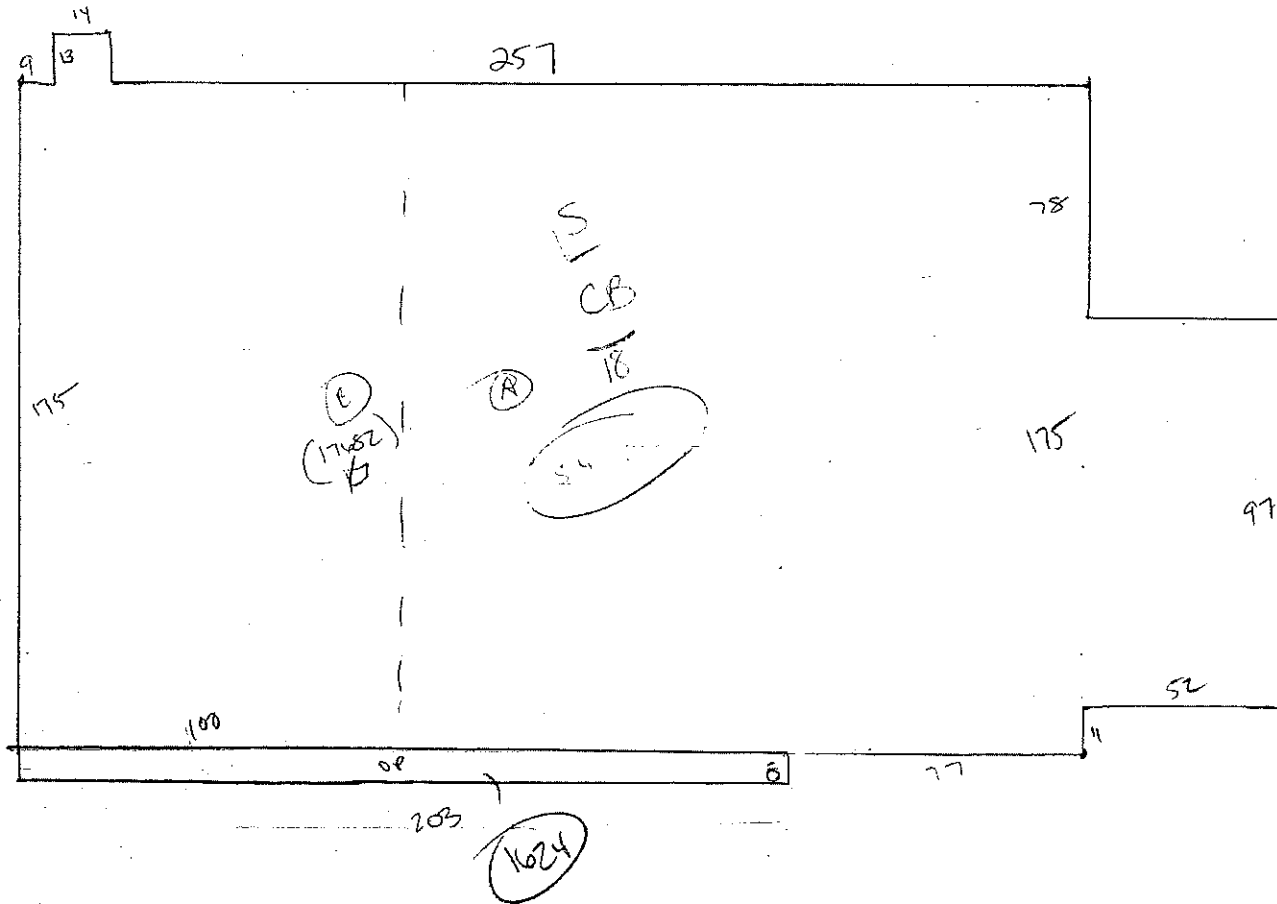
1149-1

2 of 3

RECORD OF OWNERSHIP

OWNER	DEED DATE	DATE REC.	BOOK	PAGE	SRIA NO.	USABLE	RATIO	SALE PRICE

50' scale



GROSS BUILDING AREA:
54226

GROUND AREA:
54226

PERIMETER:
1028

WALL RATIO:
52.75

AVERAGE STORY HEIGHT:
18

NOTES:

- (A) Big Lot 36544
- (B) HDI 17682

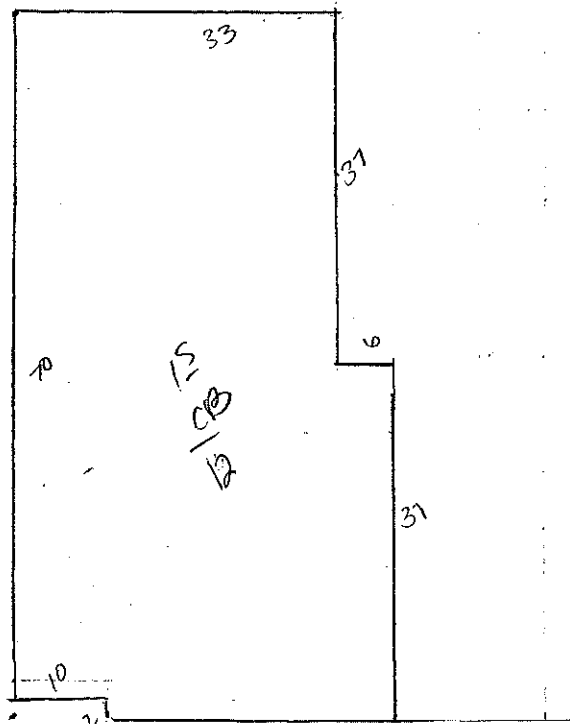
PHOTOGRAPH				Commercial - Industrial Field Form FOR USE WITH MARSHALL & SWIFT COMPUTERIZED SERVICE												
				1. COST ESTIMATE FOR:						COST REFINEMENTS						
				2. PROPERTY OWNER:						MEZZANINES		AREA				
				3. BLOCK		LOT:		ADDRESS:		MZM: DISPLAY						
				4. CARD:		OF:		17. EXTERIOR WALLS (Cont.)		MZB: OFFICE						
				5. INSPECTED BY: <i>JS</i>						PRE-ENGINEERED WALLS		MZC: STORAGE				
				6. DATE INSPECTED						61. STEEL - 2 SIDES		54. ASB. 2 SIDES				
				7. INTERIOR: <i>0</i> EXTERIOR: <i>0</i>						52. ALUM. - 2 SIDES		55. STEEL/GYP. BD.		AREA		
				8. CONSTRUCTION CLASS:						53. GLASS/METAL				BCA: APARTMENT EXTERIOR		
				A. FIREPROOF STRUCTURAL STEEL FR.						WOOD or STEEL SKELTON FRAMES				BCD: AUDITORIUM		
				B. REINFORCED CONCRETE FRAME						42. ALUM. COVER		46. TRANSITE		BCC: CHURCH		
				C. MASONRY BEARING WALLS						44. CORR./STEEL FR.		47. SIDING		BCT: THEATER		
				D. WOOD OR STEEL FRAMED EXT. WALL						45. CORR./WOOD FR.		48. SHEATHING+		DOCKS	AREA	
				E. METAL FRAME AND WALLS						18. HEATING, COOLING & VENTILATION				DLR: LOADING WITH ROOF		
				9. LOCAL MULTIPLIER OR ZIP:						1. ELECTRIC		12. STEAM w/BOILER		DLW: LOADING WITHOUT ROOF		
				10. COST RANK						2. ELEC. WALL Htrs.		13. STEAM-No BOILER		DOS: SHIPPING		
				1. LOW						3. ABOVE AVG.		3. FORCED AIR		14. A/C-HOT/CHWAT.	DOF: DOCK HEIGHT FLOORS	
				2. AVERAGE						4. HIGH		4. FLOOR FURNACE		15. A/C-WARM/COOL	PARKING LOTS	AREA
				11. TOTAL FLOOR AREA:						5. STEAM Radiators		16. Pkg HEAT & COOL		PAS: ASPHALT PARKING		
				12. SHAPE OR PERIMETER						6. GRAVITY FURN.		17. HEAT PUMP		PCO: CONCRETE PAVING		
				1. APPROX. Square						3. IRREGULAR		7. HEATERS, Vented		18. EVAP. COOLING		LIG: LIGHTING - AREA SERVED
2. SLIGHTLY IRR.						4. VERY IRR.		8. HOT WATER		19. REFRIG. COOLING		BUM: PARKING BUMPERS - LIN. FT.				
13. NUMBER OF STORIES:						9. H.W. - RADIANT		20. VENTILATION		BANK ACCESSORIES		AREA				
14. AVG. STORY HEIGHT:						10. SPACE HEAT, GAS		21. WALL FURNACE		MONEY VAULT						
BUILDING PERMITS				SITE				15. EFFECTIVE AGE: <i>10</i>		11. SPACE Heat Steam		STORAGE VAULT				
				ZONE:		1. WORN OUT		4. GOOD		PASSENGER FREIGHT FLOORS:		ATM (DRIVE UP / WALK UP)				
				TOPOGRAPHY:		2. BADLY WORN		5. VERY GOOD		20. SPRINKLERS DRY <i>WED</i>		PNEUMATIC TUBE SYSTEM				
						3. AVERAGE		6. EXCELLANT		Sq. Ft. Area Served <i>100</i>		SERVICE STATION		AREA		
				IMPROVEMENTS				17. EXTERIOR WALL		21. BASEMENT		CANOPY				
				PUBLIC WATER		PRIVATE WELL		MASONRY WALL		1. UNFINISHED		CAR LIFTS				
				CURBS		PAVED ROAD		1. ADOBE BRICK		2. FINISHED		GAS PUMPS				
				UNPAVED ROAD		SIDEWALK		2. BRICK, CB Back-up		3. PARKING		ISLAND				
				PUBLIC SEWER		SEPTIC TANK		3. BRICK, COMMON		4. STORAGE		UNDERGROUND TANKS				
				ELECTRIC		GAS		4. BRICK, CAVITY		5. UTILITY		KIOSKS				
				LANDSCAPING				5. FACE BRICK		6. RESIDENT UNITS		ACCESSORY IMPROVEMENTS				
				GOOD		AVG.		6. CONC. BLOCK		7. DISPLAY						
						FAIR		7. CONC., REINFOR.		8. OFFICE						
PROPERTY USE: <i>Retail</i>								CURTAIN WALLS		ROOF TYPE						
								14. CONC., PRECAST		19. STONE PANELS		A. HIP		D. GABLE		
PERCENTAGE BREAKDOWN:								15. CONC./GLASS Pan.		20. STEEL STUDS/ST.		B. MANSARD		E. FLAT		
								16. METAL/GLASS Pan.		21. TILE, CLAY		C. GAMBREL				
TENANT INFORMATION								17. STAIN. Steel/Glass		22. FACING TILE+		ROOF COVER				
NAME:				LOCATION:				23. BRONZE + GLASS				A. ASHP. SHINGLES		E. SLATE	NOTES:	
								WOOD or STEEL FRAMED WALLS				B. WOOD SHINGLES		F. ROLL		
								23. ALUM. SIDING		33. FACE BR. VEN.		C. COMP SHINGLES		G. TAR & GRAVEL		
								24. ASBESTOS Siding		34. STONE VENEER		D. ASBES. SHINGLES				
								25. ASBESTOS Shingles		35. USED BRICK Ven.		PLUMBING				
								26. SHINGLES		36. SIDING, Vinyl		A. 3 FIXT BATH		E. STALL SHOWER		
								27. SHAKES		37. SIDING, Hardboard		B. 2 FIXT BATH		F. URINAL		
								28. STUCCO on Wire		38. SIDING, Plywood		C. SINK		G. SLOP SINK		
								29. STUCCO on Sheath.		39. BOARD/BATTEN		D. TOILET				
								30. WOOD SIDING		40. LOG, RUSTIC						
								31. WD SIDING ON SH		41. GL ASS WALL						

1149-1

RECORD OF OWNERSHIP

OWNER	DEED DATE	DATE REC.	BOOK	PAGE	SRIA NO.	USABLE	RATIO	SALE PRICE

30+3



GROSS BUILDING AREA:
2578

GROUND AREA:
2578

PERIMETER:
225

WALL RATIO:
11.46

AVERAGE STORY HEIGHT:
12

NOTES:

McDonald's

				FOR USE WITH MARSHALL & SWIFT COMPUTERIZED SERVICE															
				1. COST ESTIMATE FOR:								COST REFINEMENTS							
				2. PROPERTY OWNER:								MEZZANINES				AREA			
				3. BLOCK		LOT:		ADDRESS:				M2M: DISPLAY							
				4. CARD:		OF:		17. EXTERIOR WALLS (Cont.)				M2B: OFFICE							
				5. INSPECTED BY: <i>JS</i>				PRE-ENGINEERED WALLS				M2C: STORAGE							
				6. DATE INSPECTED				51. STEEL - 2 SIDES		54. ASB. 2 SIDES		M2D: OPEN							
				7. INTERIOR: <i>2</i>		EXTERIOR: <i>0</i>		52. ALUM. - 2 SIDES		55. STEEL/GYP. BD.		BALCONIES				AREA			
				8. CONSTRUCTION CLASS:				53. GLASS/METAL				BCA: APARTMENT EXTERIOR							
				A. FIREPROOF STRUCTURAL STEEL FR.				WOOD or STEEL SKELTON FRAMES				BCD: AUDITORIUM							
				B. REINFORCED CONCRETE FRAME				42. ALUM. COVER		46. TRANSITE		BCC: CHURCH							
				C. MASONRY BEARING WALLS				44. CORR./STEEL FR.		47. SIDING		BCT: THEATER							
				D. WOOD OR STEEL FRAMED EXT. WALL				45. CORR./WOOD FR.		48. SHEATHING+		DOCKS				AREA			
				E. METAL FRAME AND WALLS				18. HEATING, COOLING & VENTILATION				DLR: LOADING WITH ROOF							
				9. LOCAL MULTIPLIER OR ZIP:				1. ELECTRIC		12. STEAM w/BOILER		DLW: LOADING WITHOUT ROOF							
				10. COST RANK				2. ELEC. WALL Htrs.		13. STEAM-No BOILER		DOS: SHIPPING							
				1. LOW		3. ABOVE AVG.		3. FORCED AIR		14. A/C-HOT/CHWAT.		DOF: DOCK HEIGHT FLOORS							
				2. AVERAGE		4. HIGH		4. FLOOR FURNACE		15. A/C-WARM/COOL		PARKING LOTS				AREA			
				11. TOTAL FLOOR AREA:				5. STEAM Radiators		16. Pkg HEAT & COOL		PAS: ASPHALT PARKING							
				12. SHAPE OR PERIMETER				6. GRAVITY FURN.		17. HEAT PUMP		PCO: CONCRETE PAVING							
				1. APPROX. Square		3. IRREGULAR		7. HEATERS, Vented		18. EVAP. COOLING		LIG: LIGHTING - AREA SERVED							
				2. SLIGHTLY IRR.		4. VERY IRR.		8. HOT WATER		19. REFRIG. COOLING		BUM: PARKING BUMPERS - LIN. FT.							
				13. NUMBER OF STORIES:				9. H.W. - RADIANT		20. VENTILATION		BANK ACCESSORIES,				AREA			
				14. AVG. STORY HEIGHT:				10. SPACE HEAT, GAS		21. WALL FURNACE		MONEY VAULT							
				15. EFFECTIVE AGE: <i>5</i>				11. SPACE Heat Steam				STORAGE VAULT							
				16. CONDITION				19. ELEVATORS		YES		NO		ATM (DRIVE UP / WALK UP)					
				1. WORN OUT		4. GOOD		PASSENGER		FREIGHT		FLOORS:		PNEUMATIC TUBE SYSTEM					
				2. BADLY WORN		5. VERY GOOD		20. SPRINKLERS		DRY		<i>WET</i>		SERVICE STATION				AREA	
				3. AVERAGE		6. EXCELLANT		Sq. Ft. Area Served		<i>100</i>				CANOPY					
				17. EXTERIOR WALL				21. BASEMENT						CAR LIFTS					
				MASONRY WALL				1. UNFINISHED						GAS PUMPS					
				1. ADOBE BRICK		8. CONC., TILT-UP		2. FINISHED						ISLAND					
				2. BRICK, CB Back-up		9. STONE VENEER		3. PARKING						UNDERGROUND TANKS					
				3. BRICK, COMMON		10. STONE, RUB.		4. STORAGE						KIOSKS					
				4. BRICK, CAVITY		11. PILASTER +		5. UTILITY						ACCESSORY IMPROVEMENTS					
				5. FACE BRICK		12. BOND BEAMS +		6. RESIDENT UNITS											
				6. CONC. BLOCK		13. INSULATION +		7. DISPLAY											
				7. CONC., REINFOR.		14. STONE FACE +		8. OFFICE											
				CURTAIN WALLS				ROOF TYPE											
				14. CONC., PRECAST		19. STONE PANELS		A. HIP				D. GABLE							
				15. CONC./GLASS Pan.		20. STEEL STUDS/ST.		B. MANSARD				E. FLAT							
				16. METAL/GLASS Pan.		21. TILE, CLAY		C. GAMBREL											
				17. STAIN. Steel/Glass		22. FACING TILE+		ROOF COVER											
				23. BRONZE + GLASS				A. ASHP. SHINGLES				E. SLATE		NOTES:					
				WOOD or STEEL FRAMED WALLS				B. WOOD SHINGLES				F. ROLL							
				23. ALUM. SIDING		33. FACE BR. VEN.		C. COMP SHINGLES				G. TAR & GRAVEL							
				24. ASBESTOS Siding		34. STONE VENEER		D. ASBES. SHINGLES											
				25. ASBESTOS Shingles		35. USED BRICK Ven.		PLUMBING											
				26. SHINGLES		36. SIDING, Vinyl		A. 3 FIXT BATH				E. STALL SHOWER							
				27. SHAKES		37. SIDING, Hardboard		B. 2 FIXT BATH				F. URINAL							
				28. STUCCO on Wire		38. SIDING, Plywood		C. SINK				G. SLOP SINK							
				29. STUCCO on Sheath.		39. BOARD/BATTEN		D. TOILET											
				30. WOOD SIDING		40. LOG, RUSTIC													
				31. WD. SIDING ON SH.		41. GLASS WALL													
				32. CM. BRICK VEN.		42. INSULATION													
BUILDING PERMITS				SITE															
				ZONE:															