

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

TYPE OF PROPERTY:	Vacant Commercial and Improved Commercial
LOCATION:	E/S The Green Shirley, New York
REPUTED OWNER:	South Shore Auto Works, Inc.
OBJECTIVE OF APPRAISAL:	Estimate Market Value
INTEREST APPRAISED:	Fee Simple Interest
SITE AREA:	29,250 Square Feet
VACANT PARCEL:	9,750 Square Feet
IMPROVED PARCEL:	19,500 Square Feet
BUILDING AREA:	5,676 Square Feet
ZONING:	J Business 2
DATE OF VALUE:	June 5, 2008
DISTRICT/SECTION/BLOCK/LOT:	200/967/6/7 and 8.2
MARKET APPROACH TO VALUE:	
COST APPROACH TO VALUE:	Not Applicable
INCOME APPROACH TO VALUE:	Not Applicable
FINAL VALUE ESTIMATE:	

