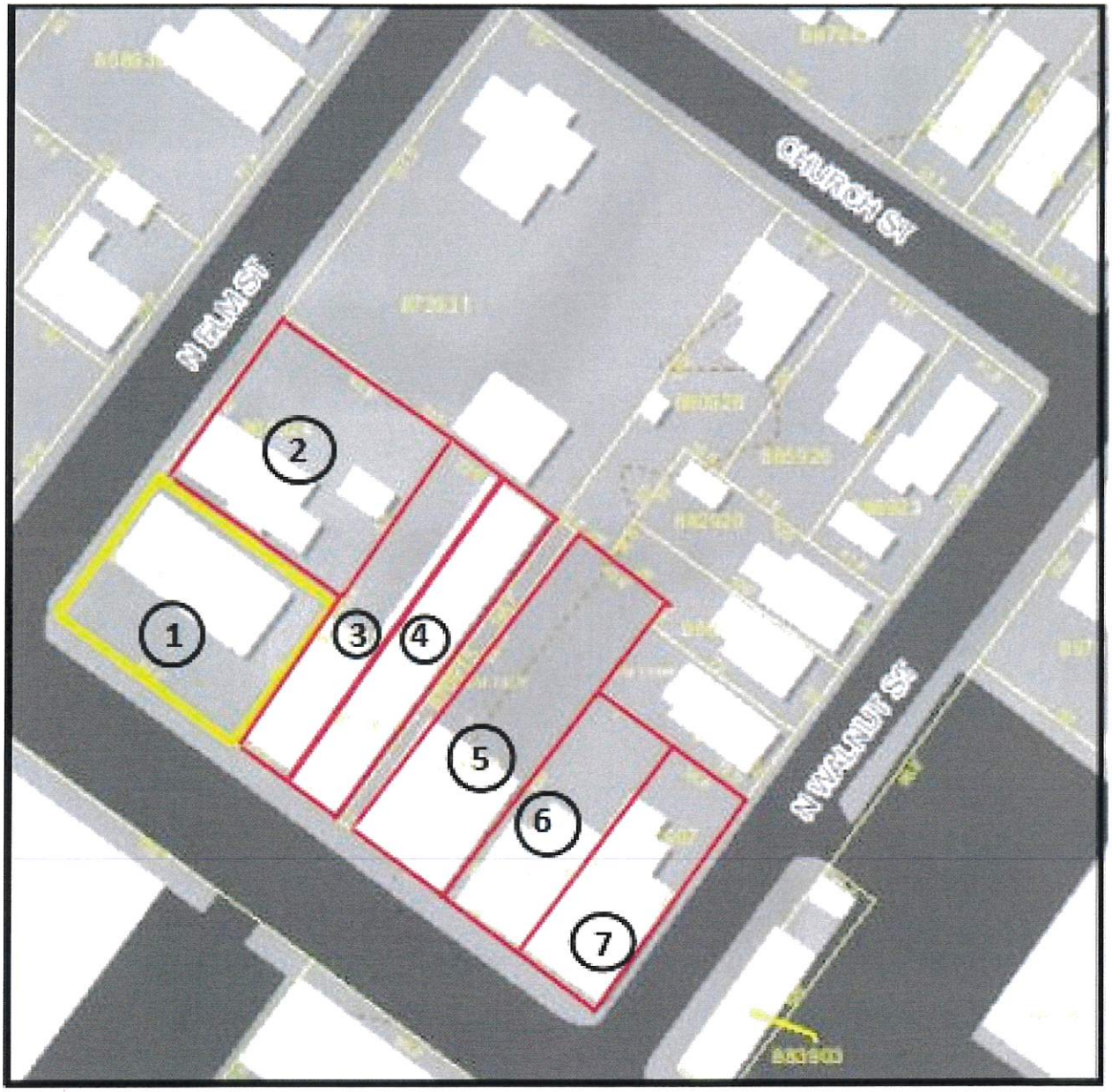
Exhibit B

Comparable Lot Sizes within Same Block of 226 Main Street

No. (Map Key)	Address	SBL	Lot Size
1	226 Main Street (the "Premises")	5294-27-860918	0.13 acres/ 5,663 SF
2	4 North Elm Street	5954-27-864924	0.15 acres/ 6,534 SF
3	232 Main Street	5954-27-867918	"23.4x146.2" = 0.08 acres/ 3,421 SF
4	234 Main Street	5954-27-869916	0.09 acres/ 3,920 SF
5	236-240 Main Street	5954-27-872913	0.15 acres/ 6,534 SF
6	242 Main Street	5954-27-874910	0.08 acres/ 3,485 SF
7 (Note: Corner Lot)	246 Main Street	5954-28-877907	0.08 acres/ 3,485 SF

Exhibit B Map



ParcelAccess

1

Final Roll

Parcel Grid Identification #:
130200-5954-27-860918-0000
Municipality: Beacon

Parcel Location
226 Main St

Owner Name on March 1
Mc Garvey , Jeffery *(P)*

Primary *(P)* Owner Mail Address
272 Baxtertown Rd
Fishkill NY 125240000



Parcel Details

Size (acres):	.13 Ac (C)	Land Use Class:	(430) Commercial: Motor Vehicle Services
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(130200) Beacon City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$115000	$334700	$334700	$334700	$334700	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 334700

Tent. Roll:	Final. Roll:	Valuation:
5/1/2017	7/1/2017	7/1/2016

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	0	1380	0238	( )	0

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal	CB	(G04) Auto srv ctr

Commercial/Industrial/Utility Building Information:
Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1930	1	1860	(0109) 1 sty apt load sup	(2) Average

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	0

Number Identical:	Condition Code:
0	3

.

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (G04) Auto srv ctr

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(10) Bays	1860	0	0	0

.

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
3	0	0	0

.

Improvements:
Site Number: 1
Improvement Number: 1

Structure Code:	Dim 1:	Dim 2	Quantity	Year Built
(OH1) Ovrhdoor-com	10	10	3	1960

.

Condition:	Grade	Sq. Ft.
(2) Fair	C	0

.

Site Number: 1
Improvement Number: 4

Structure Code:	Dim 1:	Dim 2	Quantity	Year Built
(LP4) Pavng-asphlt	0	0	1	1950

.

Condition:	Grade	Sq. Ft.
(3) Normal	D	2100

.

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ParcelAccess

2

Final Roll

Parcel Grid Identification #:
130200-5954-27-864924-0000
Municipality: Beacon

Parcel Location
N 4 Elm St

Owner Name on March 1
Kacherski , Charles *(P)*

Primary *(P)* Owner Mail Address
N 4 Elm St
Beacon NY 125080000



Parcel Details

Size (acres):	0.15 Ac	Land Use Class:	(220) Residential: Two Family Year-Round Residence
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(130200) Beacon City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$39000	$273300	$273300	$273300	$273300	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	$ 273300

Tent. Roll:	Final. Roll:	Valuation:
5/1/2017	7/1/2017	7/1/2016

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$275000	4/6/2017 3:44:46 PM	22017	3504	(J)	1

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical	CB	( )

Residential Building Information:
Site Number: 1

Year Built:	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
1900	0	(08) Old style	2	1998	(3) Normal

No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
2	2	0	4	0	(4) Full

Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
0	(3) Hot wtr/stm	(4) Oil	(4) 1101	(4) 897	(4) 0

Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0

Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:
0	0	(C) Average	95

Improvements:

Site Number: 1
Improvement Number: 1

Structure Code:	Dim 1:	Dim 2	Quantity	Year Built
(RP2) Porch-coverd	0	0	1	1900

Condition:	Grade	Sq. Ft.
(3) Normal	C	132

Site Number: 1
Improvement Number: 2

Structure Code:	Dim 1:	Dim 2	Quantity	Year Built
(RG4) Gar-1.0 det	0	0	1	1900

Condition:	Grade	Sq. Ft.
(3) Normal	C	200

Site Number: 1
Improvement Number: 3

Structure Code:	Dim 1:	Dim 2	Quantity	Year Built
(LS5) Pool-abv grn	0	0	1	1900

Condition:	Grade	Sq. Ft.
(3) Normal	C	314

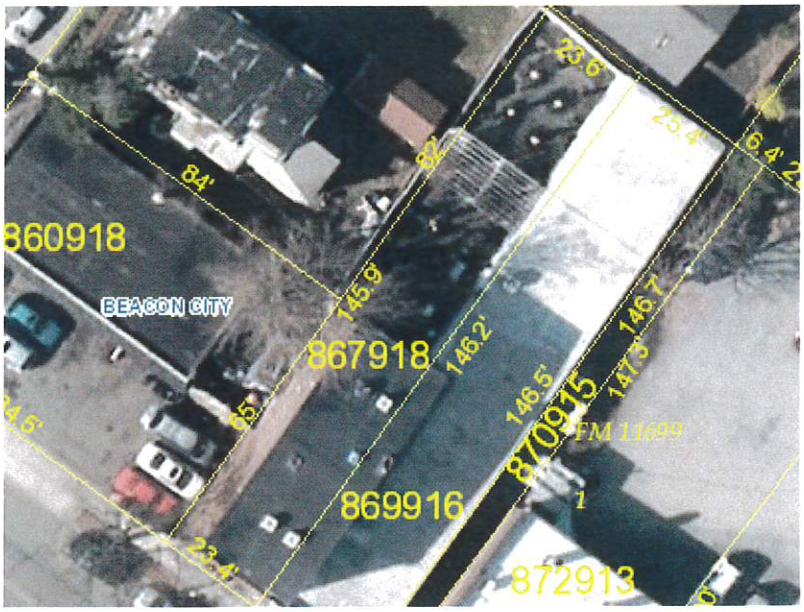
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ParcelAccess

3

Final Roll



Parcel Grid Identification #:
130200-5954-27-867918-0000
Municipality: Beacon

Parcel Location
232 Main St

Owner Name on March 1
Bock , Stephen Trustee *(P)*
Bock , Ricann Trustee *(A)*

Primary *(P)* Owner Mail Address
NE 11540 Wing Point Way
Bainbridge Island WA 98110

Parcel Details

Size (acres):	23.4 x 146.2	Land Use Class:	(482) Commercial: Multiple Use or Multipurpose: Downtown Row Type (detached)
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(130200) Beacon City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$75000	$395000	$395000	$395000	$395000	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 395000

Tent. Roll:	Final. Roll:	Valuation:
5/1/2017	7/1/2017	7/1/2016

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	5/23/2007 2:26:30 PM	22007	5617	(I)	1

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	( )	CB	(D08) Small retail

Commercial/Industrial/Utility Building Information:
Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1965	3	4140	(0320) 3 sty Str/off/apt load sup	(2) Average

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	0

Number Identical:	Condition Code:
1	3

.

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (D08) Small retail

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(01) Square feet	1380	0	0	0

.

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
1	0	0	0

.
Site Number: 1
Use Number: 2
Used As: (A01) Walk-up apt

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(01) Square feet	2760	0	0	0

.

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
4	0	0	0

.

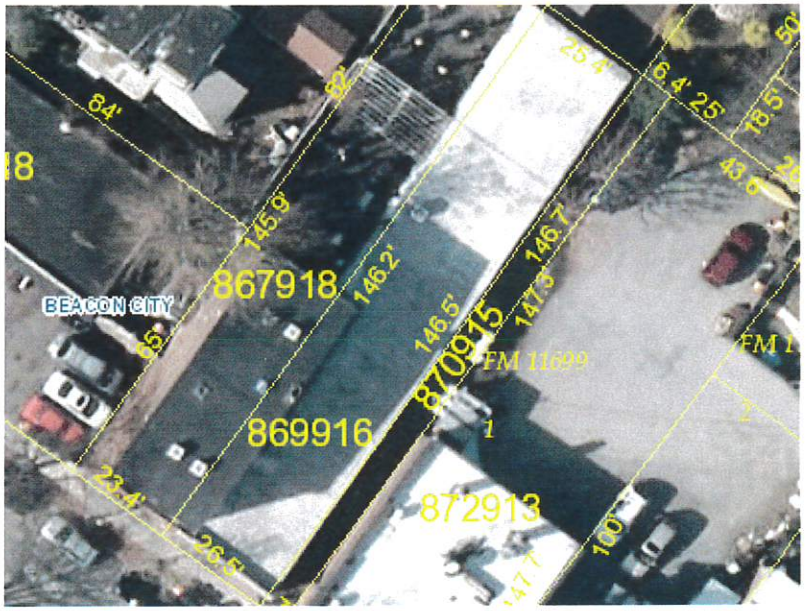
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ParcelAccess

4

Final Roll



Parcel Grid Identification #:
130200-5954-27-869916-0000
Municipality: Beacon

Parcel Location
234 Main St

Owner Name on March 1
Norman , Harry P *(P)*

Primary *(P)* Owner Mail Address
N 165 Elm St
Beacon NY 125080000

Parcel Details

Size (acres):	.09 Ac (C)	Land Use Class:	(450) Commercial: Retail Services
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(130200) Beacon City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$110000	$436500	$436500	$436500	$436500	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 436500

Tent. Roll:	Final. Roll:	Valuation:
5/1/2017	7/1/2017	7/1/2016

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	0	1508	0504	( )	0

Site Information:

Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal	CB	(D08) Small retail

Commercial/Industrial/Utility Building Information:

Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1930	1	2980	(0109) 1 sty apt load sup	(2) Average

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	0

Number Identical:	Condition Code:
0	3

.

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (D08) Small retail

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(01) Square feet	2860	0	0	0

.

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
1	0	0	0

.
Site Number: 1
Use Number: 2
Used As: (F05) Row storage

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(01) Square feet	120	0	0	0

.

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
1	0	0	0

.

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ParcelAccess

5

Final Roll

Parcel Grid Identification #:
130200-5954-27-872913-0000
Municipality: Beacon

Parcel Location
236-240 Main St

Owner Name on March 1
240 Main St Beacon LLC , *(P)*

Primary *(P)* Owner Mail Address
E 18 22nd St
New York NY 125080000



Parcel Details

Size (acres):	.15 ac (s)	Land Use Class:	(484) Commercial: Multiple Use or Multipurpose: One Story Small Structure
File Map:	11699	Agri. Dist.:	(0)
File Lot #:	1	School District:	(130200) Beacon City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$95000	$315300	$315300	$315300	$315300	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 315300

Tent. Roll:	Final. Roll:	Valuation:
5/1/2017	7/1/2017	7/1/2016

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$1	11/3/2008 3:03:02 PM	22008	6863	(B)	1

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	( )	CB	(D08) Small retail

Commercial/Industrial/Utility Building Information:
Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1970	1	2100	(0312) 1 sty store load sup	(2) Average

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	0

Number Identical:	Condition Code:
1	3

.

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (D08) Small retail

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(01) Square feet	2100	0	0	0

.

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
1	0	0	0

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ParcelAccess

6

Final Roll



Parcel Grid Identification #:
130200-5954-27-874910-0000
Municipality: Beacon

Parcel Location
242 Main St

Owner Name on March 1
Gaither , Denise *(P)*
Gaither , Elbert Jr *(A)*

Primary *(P)* Owner Mail Address
242 Main St
Beacon NY 125080000

Parcel Details

Size (acres):	0.08 Ac	Land Use Class:	(482) Commercial: Multiple Use or Multipurpose: Downtown Row Type (detached)
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(130200) Beacon City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$87500	$271600	$271600	$271600	$271600	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 271600

Tent. Roll:	Final. Roll:	Valuation:
5/1/2017	7/1/2017	7/1/2016

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$250000	1/8/2010 3:30:54 PM	22010	276	(J)	1

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	( )	CB	(E03) Profssnl off

Commercial/Industrial/Utility Building Information:
Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1968	2	2228	(0319) 2 sty Str/off/apt load sup	(2) Average

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	0

Number Identical:	Condition Code:
1	3

.

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (C01) Restaurant

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(01) Square feet	1538	0	0	0

.

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
1	0	0	0

.

Site Number: 1
Use Number: 2
Used As: (A01) Walk-up apt

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(02) Apartments	690	690	0	0

.

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
1	1	0	0

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ParcelAccess

7

Final Roll

Parcel Grid Identification #:
130200-5954-28-877907-0000
Municipality: Beacon

Parcel Location
246 Main St

Owner Name on March 1
246 Main Street LLC , *(P)*

Primary *(P)* Owner Mail Address
1166 North Ave
Beacon NY 125080000



Parcel Details

Size (acres):	0.08 Ac (D)	Land Use Class:	(421) Commercial: Dining Establishments: Restaurants
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(130200) Beacon City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$160000	$620800	$620800	$620800	$620800	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 620800

Tent. Roll:	Final. Roll:	Valuation:
5/1/2017	7/1/2017	7/1/2016

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$1400000	4/26/2017 3:09:13 PM	22017	3494	(J)	1

Site Information:

Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	( )	CB	(F05) Row storage

Commercial/Industrial/Utility Building Information:

Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1960	3	5845	(0320) 3 sty Str/off/apt load sup	(2) Average

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
100	0	0	0	0

Number Identical:	Condition Code:
1	3

.

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (C06) Nbhd tavern

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(01) Square feet	1800	0	0	0

.

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
1	0	0	0

.
Site Number: 1
Use Number: 2
Used As: (B06) Room/dorm

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(03) Rooms	4045	0	0	0

.

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
20	0	0	0

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