

DURHAM PROPERTY RECORD SEARCH

196352
2608 ERWIN RD

CURRENT SREIT ERWIN RETAIL L P
MATTHEW S GUTTIN
591 WEST PUTNAM AVE
GREENWICH, CT, 06830

Total Assessed Value
\$1

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0812-19-62-2266.000
Account	8676898	Neighborhood	M812D
Land Use Code	347	Land Use Desc	VAC COM/ CONDO ASSOC
Subdiv Code	C3910	Subdiv Desc	PVLN E/LKVV PK CM-FLR 1-3
Deed Book & Page	008807 / 000723	Plat Book & Page:	CD0009 / 000270
Last Sale Date:	11/22/2019	Last Sale Price:	\$46,250,000
Jan 1st Owner:	SREIT ERWIN RETAIL L P		
Legal Description:	PAVILION EAST@LAKEVIEW PR K/LOFTS@PAVILION EAST/UT1		

ASSESSMENT DETAILS

Land Fair Market Value	\$1
Improvement Fair Market Value	\$0
Total Fair Market Value	\$1

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$0**

Year Built:	-	Built Use / Ranch	-
Current Use	-	Percent Complete:	0%
Heated Area (S/F):	-	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$0		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$1	\$1	0.981

SALES

Sales Date	Sale Price
11/22/2019	46,250,000
11/13/2015	33,869,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
06/03/2016	16101299	LAKEVIEW PAVILION APARTMENTS - EARLY STRUCTURAL FOUNDATION PACKAGE, change of contractor for voided 123478	\$2,985,208	-	-
12/12/2012	1213478	Pavilion North; Change of contractor for foundation (previous permits 0810910 (voided) and 0812958 (on hold at present)). Foundation being modified from original drawings - Phase 1 foundations.	\$75,000	-	-

DURHAM PROPERTY RECORD SEARCH

219214
2604 ERWIN RD

CURRENT SREIT ERWIN RETAIL L P
SREIT ERWIN RESIDENTIAL L P
MATTHEW S GUTTIN
591 WEST PUTNAM AVE
GREENWICH, CT, 06830

Total Assessed Value
\$6,644,047

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0812-15-62-3408
Account	8676899	Neighborhood	C812L
Land Use Code	437	Land Use Desc	COM/ PARKING GARAGE/DECK
Subdiv Code	C3910	Subdiv Desc	PVLN E/LKVV PK CM-FLR 1-3
Deed Book & Page	008807 / 000723	Plat Book & Page:	CD0009 / 000270
Last Sale Date:	11/22/2019	Last Sale Price:	\$111,250,000
Jan 1st Owner:	SREIT ERWIN RETAIL L P, SREIT ERWIN RESIDENTIAL L P		
Legal Description:	PAVILION EAST@LAKEVIEW PR K/PARK GAR & CMN ELEMENT		

ASSESSMENT DETAILS

Land Fair Market Value	\$1,952,500
Improvement Fair Market Value	\$4,691,547
Total Fair Market Value	\$6,644,047

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$4,691,547**

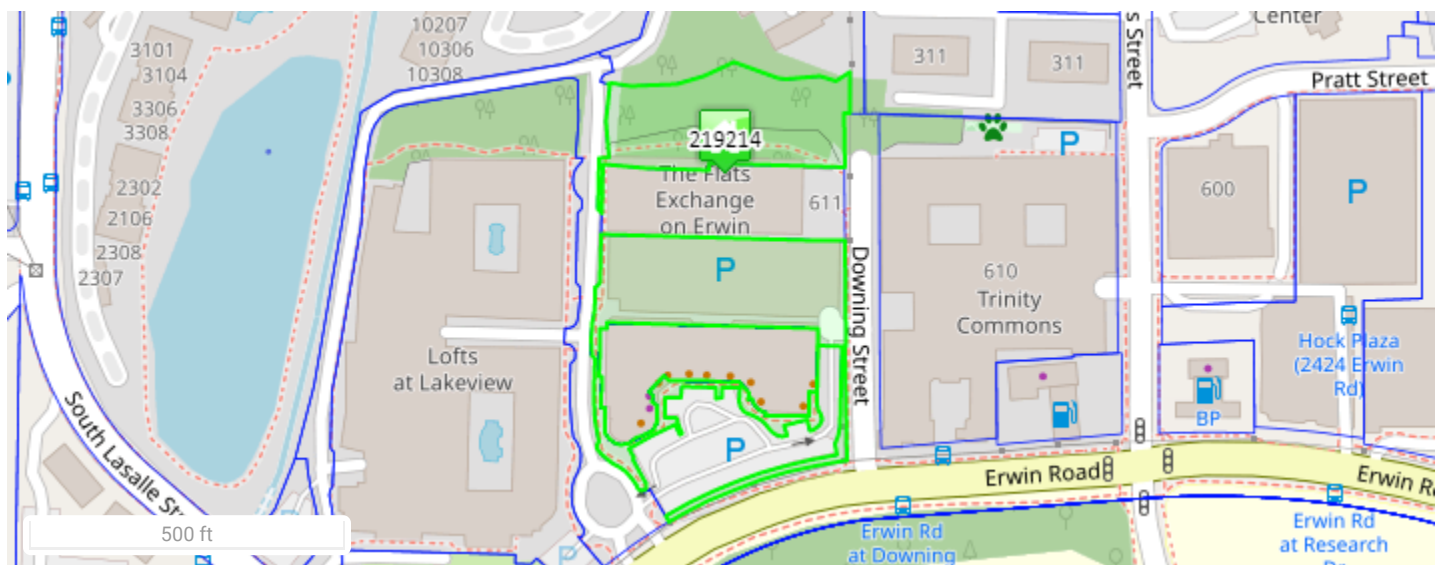
Year Built:	2008	Built Use / Ranch	COMMERCIAL
Current Use	PARKING-PRKADE STRU	Percent Complete:	100%
Heated Area (S/F):	-	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$4,691,547		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$1,952,500	\$1,952,500	2.905

SALES

Sales Date	Sale Price
11/22/2019	111,250,000
11/13/2015	33,869,000



DURHAM PROPERTY RECORD SEARCH

209096
2608 ERWIN RD, 03

CURRENT SREIT ERWIN RETAIL L P
MATTHEW S GUTTIN
591 WEST PUTNAM AVE
GREENWICH, CT, 06830

Total Assessed Value
\$6,811,661

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0812-19-62-2266.003
Account	8676898	Neighborhood	M812D
Land Use Code	466	Land Use Desc	COM/ OFFICE CONDO
Subdiv Code	C3910	Subdiv Desc	PVLN E/LKVW PK CM-FLR 1-3
Deed Book & Page	008807 / 000723	Plat Book & Page:	CD0009 / 000306
Last Sale Date:	11/22/2019	Last Sale Price:	\$46,250,000
Jan 1st Owner:	SREIT ERWIN RETAIL L P		
Legal Description:	THE PAVILION EAST @ LAKEV IEW PARK CONDO/UT#03		

ASSESSMENT DETAILS

Land Fair Market Value	\$0
Improvement Fair Market Value	\$6,811,661
Total Fair Market Value	\$6,811,661

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$6,811,661**

Year Built:	2007	Built Use / Ranch	CONDOMINIUM UNIT
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	29,114	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$6,811,661		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$0	\$0	-

SALES

Sales Date	Sale Price
11/22/2019	46,250,000
11/13/2015	33,869,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
09/02/2015	1513013	DUKE AUTISM LAB	\$21,040	-	09/28/2015
07/09/2015	1512253	DUKE CEC, SUITE 300; UPFIT	\$36,334	-	08/28/2015
04/16/2015	1511015	UPFIT DUKE CEC	\$32,170	-	-
06/27/2011	1111623	The tax record has the pid for this unit as 209096. This is a Condo located on parent parcel 196253.	-	-	08/26/2011

DURHAM PROPERTY RECORD SEARCH

209095
2608 ERWIN RD, 02

CURRENT SREIT ERWIN RETAIL L P
MATTHEW S GUTTIN
591 WEST PUTNAM AVE
GREENWICH, CT, 06830

Total Assessed Value
\$6,811,661

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0812-19-62-2266.002
Account	8676898	Neighborhood	M812D
Land Use Code	466	Land Use Desc	COM/ OFFICE CONDO
Subdiv Code	C3910	Subdiv Desc	PVLN E/LKVV PK CM-FLR 1-3
Deed Book & Page	008807 / 000723	Plat Book & Page:	CD0009 / 000306
Last Sale Date:	11/22/2019	Last Sale Price:	\$46,250,000
Jan 1st Owner:	SREIT ERWIN RETAIL L P		
Legal Description:	THE PAVILION EAST @ LAKEV IEW PARK CONDO/UT#02		

ASSESSMENT DETAILS

Land Fair Market Value	\$0
Improvement Fair Market Value	\$6,811,661
Total Fair Market Value	\$6,811,661

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$6,811,661**

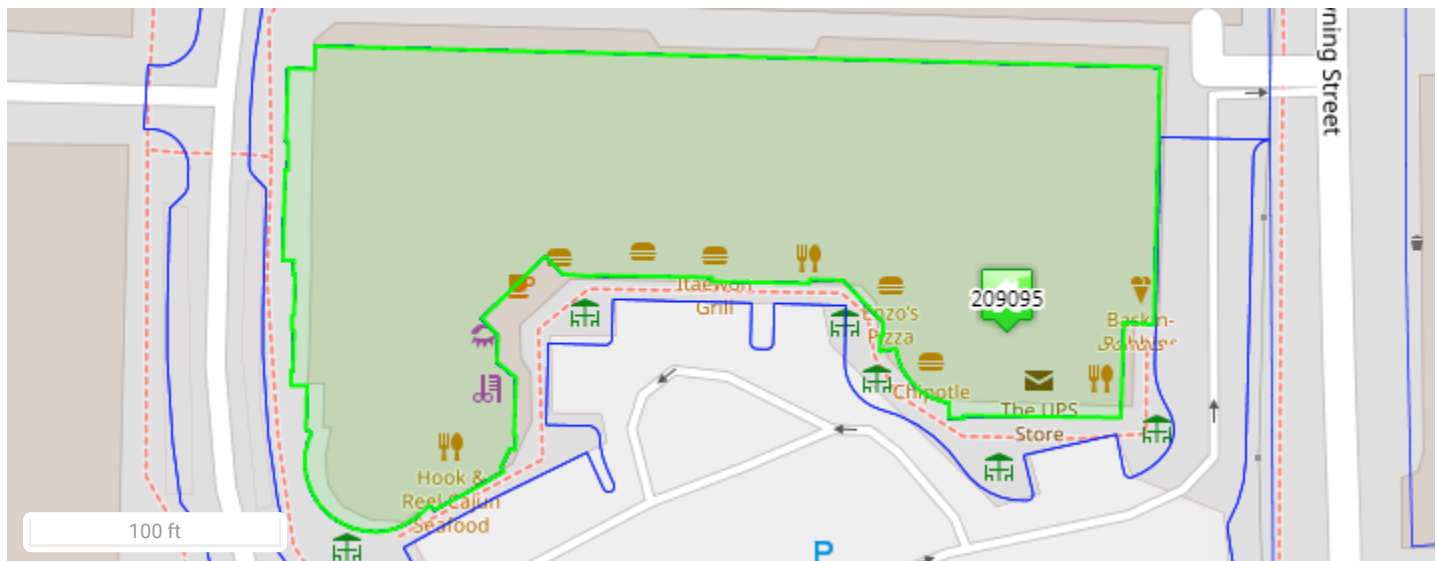
Year Built:	2007	Built Use / Ranch	CONDOMINIUM UNIT
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	29,114	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$6,811,661		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$0	\$0	-

SALES

Sales Date	Sale Price
11/22/2019	46,250,000
11/13/2015	33,869,000



DURHAM PROPERTY RECORD SEARCH

209094
2608 ERWIN RD, 01

CURRENT SREIT ERWIN RETAIL L P
MATTHEW S GUTTIN
591 WEST PUTNAM AVE
GREENWICH, CT, 06830

Total Assessed Value
\$11,816,322

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0812-19-62-2266.001
Account	8676898	Neighborhood	M812D
Land Use Code	486	Land Use Desc	COM/ MULTI-USE CONDO
Subdiv Code	C3910	Subdiv Desc	PVLN E/LKVV PK CM-FLR 1-3
Deed Book & Page	008807 / 000723	Plat Book & Page:	CD0009 / 000306
Last Sale Date:	11/22/2019	Last Sale Price:	\$46,250,000
Jan 1st Owner:	SREIT ERWIN RETAIL L P		
Legal Description:	THE PAVILION EAST @ LAKEV IEW PARK CONDO/UT#01		

ASSESSMENT DETAILS

Land Fair Market Value	\$0
Improvement Fair Market Value	\$11,816,322
Total Fair Market Value	\$11,816,322

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$11,816,322**

Year Built:	2007	Built Use / Ranch	CONDOMINIUM UNIT
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	126,000	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$11,816,322		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$0	\$0	-

SALES

Sales Date	Sale Price
11/22/2019	46,250,000
11/13/2015	33,869,000

