

Dwyer Appraisal Services, Inc.

PO Box 70855 North Dartmouth, MA 02747

**VALUATION ANALYSIS
APPRAISAL IN A SUMMARY FORMAT**



100 PLEASANT STREET
Fairhaven, Massachusetts

Effective Date of the Report:
Purpose of Valuation:
Requested By:
Prepared By:

September 15, 2014
Estimate Market Value
Town of Fairhaven
Paul Falconer
Dwyer Appraisal Services, Inc.
PO Box 70855
North Dartmouth, MA 02747

Dwyer Appraisal Services, Inc.

PO Box 70855 North Dartmouth, MA 02747

Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

RE: Rogers Elementary School, 100 Pleasant Street

Dear Jeff Osuch,

The USPAP conforming summary narrative appraisal report subject to current valuation premise as of September 15, 2014 for the 100% undivided ownership interest for the fee simple estate property right has been completed at your request for the above referenced property. This appraisal excludes attached fixtures and equipment or personal property assets identified in the following appraisal report. This appraised property is referred to in the following appraisal report as the "subject property", or "subject", and it is improved real estate. The analyses, opinions recommendations and conclusions of this appraisal report are subject to and qualified by certain definitions, certifications, professional requirements, disclaimers, assumptions and limiting conditions described in detail in the following appraisal report including the following statements in this letter of transmittal:

This appraisal report has been prepared in compliance with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Massachusetts Board of Real Estate Appraisers and the Uniform Standards of Professional Appraisal Practice (USPAP) as stipulated by The Appraisal Foundation.

This appraisal is in compliance with the prevailing guidelines issued under Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).

This appraisal is also in compliance with the OCC Appraisal Standards of 12 CFR, part 34; and the Guidelines for Real Estate Appraisal Policies and Review Procedures adopted by the bank supervision offices of the Federal Deposit Insurance Corporation, the Board of Governors of the Federal Reserve System and the Office of the Comptroller of the Currency as of December 14, 1987.

This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

This appraisal assignment has been completed in compliance with a request from the client's representative, Jeff Osuch, on September 30, 2014.

Extraordinary Assumptions Influencing Reported Value: None

Hypothetical Conditions Influencing Reported Value: None

Dwyer Appraisal Services, Inc.

PO Box 70855 North Dartmouth, MA 02747

The following appraisal report presents the opinion of fair market value along with supporting data, appropriate valuation analyses and summary identification for the subject property in the following eight report sections which:

- **Communicates** information regarded to be necessary to fully understand the scope of this assignment in the “**INTRODUCTION – REPORT INFORMATION**” report section
- **Identifies** and describes the physical characteristics of the subject property required for subsequent valuation analyses in the “**LOCATION AND PROPERTY DESCRIPTION**” report section; Presents opinions of highest and best of the subject property and value for the subject land value in the “**HIGHEST & BEST USE – LAND VALUATION**” report section
- **Develops** an indication of value for the subject property in the “**COST APPROACH VALUATION**” report section if this valuation method is regarded to meaningfully contribute to the appraisal process, or otherwise provides a summary statement explaining the exclusion of this valuation method
- **Develops** an indication of value for the subject property in the “**INCOME CAPITALIZATION VALUATION**” report section if this valuation method is regarded to meaningfully contribute to the appraisal process, or otherwise provides a summary statement explaining the exclusion of this valuation method
- **Develops** an indication of value for the subject property in the “**SALES COMPARISON VALUATION**” report section if this valuation method is regarded to meaningfully contribute to the appraisal process, or otherwise provides a summary statement explaining the exclusion of this valuation method
- **Concludes** with the opinion of value for the subject property in the “**RECONCILIATION – SIGNED CERTIFICATION**” report section together with statements of professional qualifications, assumptions and limiting conditions
- **Provides** pertinent exhibits in the “**ADDENDA**” report section

This letter of transmittal is an integral part of the following appraisal report, and must not be considered independent of the entirety of the APPRAISAL report. This letter of transmittal must remain attached to the entire appraisal report, which contains seventy nine pages plus related exhibits in order for the value opinion set forth to be considered valid.

Dwyer Appraisal Services, Inc.

PO Box 70855 North Dartmouth, MA 02747

CURRENT VALUE PREMISE

It is the conclusion of this appraisal that the opinion of fair market value for the 100% undivided ownership interest for the fee simple estate property right of the subject property subject to a current valuation premise as of September 15, 2014 with an effective date of appraisal and value as of September 15, 2014 subject to the definitions, certification, assumptions and limiting conditions set forth in the attached appraisal report is as follows:

TWO HUNDRED AND EIGHTY-FIVE THOUSAND DOLLARS

\$285,000.00

This opinion of market value is allocated as follows:

Total Market Value: \$285,000.00

This report was prepared for and professional fees billed to Jeff Osuch. This report may not be distributed to or relied upon by persons or entities not specified in the following report without our written permission. Paul Falconer inspected the subject property, and developed the report. If you have any questions concerning this report, please contact Paul Falconer at Dwyer Appraisal Services, Inc. It has been a pleasure of being of service on this assignment.

Sincerely,



Paul Falconer
Appraiser License Type: Massachusetts Certified General Real Estate Appraiser
Appraiser License #: 530



Jay Dwyer
Appraiser License Type: Massachusetts Certified General Real Estate Appraiser
Appraiser License #: 70643

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

September 30, 2014

RE: USPAP Conforming Summary Narrative Appraisal Report for Improved Real Estate for
“Rogers Elementary School, 100 Pleasant Street”

Dear Jeff Osuch,

The USPAP conforming summary narrative appraisal report subject to current valuation premise as of September 15, 2014 for the 100% undivided ownership interest for the fee simple estate property right has been completed at your request for the above referenced property. This appraisal excludes attached fixtures and equipment or personal property assets identified in the following appraisal report. This appraised property is referred to in the following appraisal report as the “subject property”, or “subject”, and it is improved real estate. The analyses, opinions recommendations and conclusions of this appraisal report are subject to and qualified by certain definitions, certifications, professional requirements, disclaimers, assumptions and limiting conditions described in detail in the following appraisal report including the following statements in this letter of transmittal:

This appraisal report has been prepared in compliance with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Massachusetts Board of Real Estate Appraisers and the Uniform Standards of Professional Appraisal Practice (USPAP) as stipulated by The Appraisal Foundation.

This appraisal is in compliance with the prevailing guidelines issued under Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).

This appraisal is also in compliance with the OCC Appraisal Standards of 12 CFR, part 34; and the Guidelines for Real Estate Appraisal Policies and Review Procedures adopted by the bank supervision offices of the Federal Deposit Insurance Corporation, the Board of Governors of the Federal Reserve System and the Office of the Comptroller of the Currency as of December 14, 1987.

This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

This appraisal assignment has been completed in compliance with a request from the client’s representative, Jeff Osuch, on September 30, 2014.

Extraordinary Assumptions Influencing Reported Value: None
Hypothetical Conditions Influencing Reported Value: None

Dwyer Appraisal Services, Inc.

PO Box 70855 North Dartmouth, MA 02747

The following appraisal report presents the opinion of fair market value along with supporting data, appropriate valuation analyses and summary identification for the subject property in the following eight report sections which:

- **Communicates** information regarded to be necessary to fully understand the scope of this assignment in the “**INTRODUCTION – REPORT INFORMATION**” report section
- **Identifies** and describes the physical characteristics of the subject property required for subsequent valuation analyses in the “**LOCATION AND PROPERTY DESCRIPTION**” report section; Presents opinions of highest and best of the subject property and value for the subject land value in the “**HIGHEST & BEST USE – LAND VALUATION**” report section
- **Develops** an indication of value for the subject property in the “**COST APPROACH VALUATION**” report section if this valuation method is regarded to meaningfully contribute to the appraisal process, or otherwise provides a summary statement explaining the exclusion of this valuation method
- **Develops** an indication of value for the subject property in the “**INCOME CAPITALIZATION VALUATION**” report section if this valuation method is regarded to meaningfully contribute to the appraisal process, or otherwise provides a summary statement explaining the exclusion of this valuation method
- **Develops** an indication of value for the subject property in the “**SALES COMPARISON VALUATION**” report section if this valuation method is regarded to meaningfully contribute to the appraisal process, or otherwise provides a summary statement explaining the exclusion of this valuation method
- **Concludes** with the opinion of value for the subject property in the “**RECONCILIATION – SIGNED CERTIFICATION**” report section together with statements of professional qualifications, assumptions and limiting conditions
- **Provides** pertinent exhibits in the “**ADDENDA**” report section

This letter of transmittal is an integral part of the following appraisal report, and must not be considered independent of the entirety of the appraisal report. This letter of transmittal must remain attached to the entire appraisal report, which contains seventy nine pages plus related exhibits in order for the value opinion set forth to be considered valid.

Dwyer Appraisal Services, Inc.

PO Box 70855 North Dartmouth, MA 02747

CURRENT VALUE PREMISE

It is the conclusion of this appraisal that the opinion of fair market value for the 100% undivided ownership interest for the fee simple estate property right of the subject property subject to a current valuation premise as of September 15, 2014 with an effective date of appraisal and value as of September 15, 2014 subject to the definitions, certification, assumptions and limiting conditions set forth in the attached appraisal report is as follows:

TWO HUNDRED AND EIGHTY-FIVE THOUSAND DOLLARS

\$285,000.00

This opinion of market value is allocated as follows:

Total Market Value: \$285,000.00

This report was prepared for and professional fees billed to Jeff Osuch. This report may not be distributed to or relied upon by persons or entities not specified in the following report without our written permission. Paul Falconer inspected the subject property, and developed the report. If you have any questions concerning this report, please contact Paul Falconer at Dwyer Appraisal Services, Inc. It has been a pleasure of being of service on this assignment.

Sincerely,



Paul Falconer
Appraiser License Type: Massachusetts Certified General Real Estate Appraiser
Appraiser License #: 530



Jay Dwyer
Appraiser License Type: Massachusetts Certified General Real Estate Appraiser
Appraiser License #: 70643

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

INTRODUCTION – REPORT INFORMATION SUMMARY OF IMPORTANT REPORT INFORMATION

Property Name:	Rogers Elementary School, 100 Pleasant Street
Address:	100 Pleasant Street (Map 08 Block 009)
City/Municipality:	Fairhaven
County:	Plymouth
State:	Massachusetts
Zip Code:	02719
Property Type:	State Classification Code: 351 (Current Class Code: 934)
Property Sub-Type:	Educational Facility/Improved educational property
Date of Inspection:	September 15, 2014
Real Estate Taxes:	Exempt; Projected: \$30,890.15
Purpose of Appraisal:	Opinion of the market value; of the subject property conforming to the definition of value and exposure time submitted elsewhere in this appraisal report.
Current Use of Subject:	School
Intended Use of Appraisal:	Asset Valuation
Intended User(s) of Appraisal:	Client, Property Owner
Hypothetical Conditions:	None
Extraordinary Assumptions:	None
Existing Ownership of Property:	Town of Fairhaven
Current Sale Agreements:	None
Significant Contracts:	See Report
Appraisal Company:	Dwyer Appraisal Services, Inc.
Appraiser:	Paul Falconer, Certified General Real Property Appraiser, #530
License Expiration Date:	01/11/2016
Date of Report Completion:	September 30, 2014
Effective Date of Value:	September 15, 2014
Specific Attached Fixtures:	None
Specific Personal Property:	None
Zoning:	RA
Highest/Best Use as Vacant:	Residential Vacant Land - Ready for Development
Highest/Best Use as Improved:	Residential subdivision or 40B condominium complex
Gross Building Area:	33,701 square feet (Building 1: sections 2)
Building Finished Area:	30,595 square feet (Building 1: sections 2)
Number of Units:	2
Number of Floor/Stories:	3/3.5 & Tower
Average Story Height:	Not Stated in Public Record; Estimated: 10 feet
Building Construction Class:	D
Overall Improvement Condition:	Average
Overall Improvement Quality:	Average
Number of Units/Units Occupied:	2/2

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Units in Complex Sold:	See Schedule in Addendum
Land Area:	1.647 acres
Land/Building Floor Area Ratio:	33.529%
Actual Age of Improvements:	134 years
Effective Age of Improvements:	15 years
Number of Parking Spaces:	Supporting Parking Lot (48,924 square feet)

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

PROPERTY IDENTIFICATION
SUBJECT PROPERTY PHOTOGRAPHS

Taken By:
Date:

Paul Falconer
September 15, 2014



School w/ Parking Lot



School w/ Landscape

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

PROPERTY IDENTIFICATION
SUBJECT PROPERTY PHOTOGRAPHS - Continued



Office space



School – Back

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

PROPERTY IDENTIFICATION
SUBJECT PROPERTY PHOTOGRAPHS - Continued



Typical classroom



Attic and Stage

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Property Identification Overview:

The real estate that is the subject of this appraisal assignment is owned by the Town of Fairhaven and is addressed as 90-100 Pleasant Street, in Fairhaven, in Plymouth County, Massachusetts 02719. This is an appraisal assignment concerning improved property which is a School complex consists of two interlocked school buildings. The subject land area is 1.647 acres. The subject improvements consist of two buildings with a total of 33,701 square feet of gross building area (GBA) together with other on-site improvements such as a surfaced parking lot and driveways, exterior lighting, signage, and landscaping. The subject property excludes attached fixture, and personal property assets. The subject property excludes personal property value considerations. The subject property is described in detail by the narrative description, valuation analyses, supporting information, photographs, and other pertinent exhibits submitted either in following appropriate report sections or otherwise submitted in the Addenda of this report.

Existing Use of the Subject Property as of the Effective Date of Appraisal and Value:

The existing use of the subject property as of the effective date of the appraisal consists of a two unit School complex.

Intended Use of the Subject Property as of the Effective Date of Appraisal and Value Reflected in This Appraisal Assignment:

The intended use of the subject property as of the effective date of appraisal is regarded to be either a two unit School complex or an alternative allowed use.

Property Identification Numbers:

The subject property has the following property identification numbers obtained from governmental sources:

Map/Block/Lot: 08-009-2;3.

Legal Description:

The legal description of the subject property is submitted in the Addenda of this report.

Appraisal Client:

Company Name:	Town of Fairhaven
Individual Authorizing Assignment:	Jeff Osuch
Address:	40 Center Street
City:	Fairhaven
State:	Massachusetts
Telephone #:	(508) 979-4018

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

INTENDED USE OF THIS APPRAISAL REPORT

USPAP requires an appraiser to identify and consider the client's intended use of the appraisal report opinions and conclusions in order to properly define the appraisal problem and to understand the development and reporting responsibilities in an appraisal. The intended use of the appraisal report opinions and conclusions is established by the client and must be stated in the appraisal.

The term "Intended Use" is defined by USPAP as:

"The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment."

The intended use of this real property appraisal is regarded by this appraiser to be for making a decision regarding asset disposition.

INTENDED USER(S) OF THIS APPRAISAL REPORT

USPAP requires an appraiser to identify intended user(s) of an appraisal report by name or type of user.

An intended user is defined by USPAP as:

"The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or consulting report, by the appraiser based on communication with the client at the time of the assignment."

This appraisal report is intended for use only by the previously stated appraisal client and client internal management, client auditor, appropriate regulatory authorities, the property owner at the discretion of the client, others specifically named or otherwise identified. A party receiving a copy of this appraisal report in order to satisfy disclosure requirements does not become an intended user of this appraisal unless the appraiser identifies such party as an intended user as part of this assignment.

TYPE OF APPRAISAL REPORT

Each written real property appraisal report as a requirement of USPAP must be prepared under one of the following three report options and prominently state which report option is used: Self-Contained Appraisal Report, Summary Appraisal Report, or Restricted Use Appraisal Report. According to USPAP, when the intended users include parties other than the client, either a Self-Contained Appraisal Report or a Summary Appraisal Report must be provided. When the intended users do not include parties other than the client, a Restricted Use Appraisal Report may be provided. The intended users and intended use of the assignment results dictate which reporting option is appropriate and the level of information necessary in the report. The essential difference among these three report options is in the content and level of information provided in the reports with a Self-Contained Appraisal Report being the most detail and a Restricted Use Appraisal Report being the least detail of the three appraisal report options.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

An appraisal is defined by USPAP as:

“An act or process of developing an opinion of value; an opinion of value of or pertaining to appraising and related functions such as appraisal practice or appraisal services.”

A report is defined by USPAP as:

“Any communication written or oral, of an appraisal, review, or consulting service that is transmitted to the client upon completion of an assignment.”

This appraisal assignment requires a Summary Appraisal Report option. The content of a Summary Appraisal Report according to USPAP must be consistent with the intended use of the appraisal and, at a minimum:

- **State** the identity of the client and any intended users, by name or type
- **State** the intended use of the appraisal
- **Summarize** information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment
- **State** the real property interest appraised
- **State** the type and definition of value and cite the source of the definition;
- **State** the effective date of the appraisal and the date of the report
- **Summarize** the scope of work used to develop the appraisal; exclusion of the sales comparison approach, cost approach, or income approach must be explained
- **Summarize** the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analysis, opinions and conclusions
- **State** the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal and when an opinion of highest and best use was developed by the appraiser summary
- **Support** and rationale for that opinion
- **State** all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment results
- **Include** a signed certification in accordance with Standards Rule 2-3.

TYPE AND DEFINITION OF VALUE REQUIRED FOR THIS APPRAISAL ASSIGNMENT

Market Value which is defined as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- The buyer and seller are typically motivated
- Both parties are well informed or well advised, and acting in what they consider their own best interests
- A reasonable time is allowed for exposure in the open market
- Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale

Source of Definition:

This market value definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

USPAP requires when reporting an opinion of market value that the appraiser must state whether the opinion of value is in terms of cash, or of financing terms equivalent to cash, or based on non-market financing, or financing with unusual conditions or incentives.

This appraisal assumes a value based on payment made in terms of cash in United States dollars, or of financing terms equivalent to cash resulting in no impact on value.

EXPOSURE TIME

USPAP requires the appraiser when developing an opinion of market value to also develop an opinion of reasonable exposure time that is linked to the opinion of market value.

Exposure time is always presumed to precede the effective date of the appraisal.

The USPAP definition of Exposure Time is:

“The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a current opinion based upon analysis of past events assuming a competitive and open market.”

Exposure time is regarded to be different for various types of property and market conditions and involves not only adequate, sufficient and reasonable time but also price and effort relationships.

The estimated exposure time for the subject property is estimated to be 6 months based on the following reasoning: Statistical information about days on market for past recent sales suggests 6 months and information gathered through comparable sales verification suggests 6 months or less, interviews of market participants suggest an exposure time in excess of 120 days.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

REAL PROPERTY INTEREST AND RIGHTS APPRAISED IN THIS ASSIGNMENT

The subject property consists of specified property rights which must be defined for the purpose of this appraisal assignment. The three common property right ownership rights are defined as follows:

Fee Simple Estate: "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Leased Fee Estate: "Landlord's interest in fee estate is bound by a stated term and other conditions of a lease or leases conveying rights usually use and occupancy, to one or more tenants."

Leasehold Estate: "Tenant's property rights, usually use and occupancy, conveyed by a lease establishing a stated term and other conditions."

The subject property is not a fractional interest, is not a physical segment and is not a partial holding. The subject property rights appraised in this assignment consist of a 100% undivided ownership interest. The individual completing this assignment has reviewed a title report.

EFFECTIVE DATE OF APPRAISAL AND VALUE AND DATE OF THE APPRAISAL REPORT

This real estate was personally inspected on September 15, 2014 by Paul Falconer. The property inspection revealed land and improvements as described elsewhere in this report.

This is a current valuation premise as of September 15, 2014, and is an "as-is" appraisal based on current market conditions with the date of appraisal report completion on September 30, 2014 and a current date of appraisal for the effective date for the report opinions and conclusions including opinion of value as of September 15, 2014.

SCOPE OF WORK USED TO DEVELOP CREDIBLE APPRAISAL ASSIGNMENT RESULTS

The appraiser is required to determine and perform the scope of work necessary to develop credible appraisal assignment results that are supported to the degree necessary for the intended use of the appraisal report. It is important that both the appraiser and the client fully understand the scope of work to ensure that it is appropriate for the intended use of the appraisal report. This process requires that the appraiser must identify the problem to be solved, determine the type and extent of research and analyses necessary to develop credible appraisal assignment results and disclose this scope of work in the appraisal report. USPAP requires the appraiser to complete the research and analysis necessary to produce credible assignment results requiring support, by relevant evidence and logic, to the degree necessary for the intended use. It is the intent of this assignment that all appropriate data regarded to be pertinent to the development of this appraisal be collected, confirmed and reported in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) (and the Code of Professional Ethics of the Appraisal Institute) in conformity with the intended use of the appraisal.

The scope of work used to develop credible appraisal assignment results for the subject property is described as follows:

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

The basic problem(s) to be solved associated with achieving credible appraisal assignment results are identified as:

- Produce an opinion of value supported by an analysis of comparable market data
- The highest and best use of the comparable sales will focus on a School complex, residential units as a single-family residential subdivision and a 40B condominium complex.

An inspection of the subject land and improvements is required for this assignment. Interior inspection was not allowed to the appraiser. An exterior inspection was conducted only.

Discussions between the client and appraiser resulted in agreement that the appropriate report option for this assignment is a "Summary Appraisal Report" with a narrative report format subject to a current valuation premise as of September 15, 2014.

The appraisal client and any other intended users, intended use of the appraiser's opinions and conclusions, type and definition of value, effective date of the appraiser's opinions and conclusions and subject of the assignment and its relevant characteristics are described in detail elsewhere in the "Introduction – Report Information" sections of this report.

Acceptable atypical assignment conditions, extraordinary assumptions, or hypothetical conditions considered in this appraisal assignment are described as none.

Property inspection contact was through the property owner representative.

Information concerning the subject property was obtained from the property owner representative and public record sources.

Municipal contacts consisted of assessor records, the planning and zoning department; the engineering department and board of health.

This assignment permits a summary analysis and description of the subject region, community, neighborhood, land, zoning, improvements and highest and best considerations sufficient to accommodate the decision making processes involved in the appraisal process.

Comparable land sales, building sales and rentals/leases have been and will be obtained from in-house appraiser data files, confirmation with buyers and sellers, public property records, assessor's office, real estate brokers, data sources available to realtors, and data sharing with outside real estate professionals. They are available at and submitted for review at the appraiser's office.

Appropriate research was conducted pertaining to current market conditions relating to the specific market demand for the subject property. The geographic area searched for market data generally is limited to residential vacant land and condominium complexes within a past time span of about three years, however in this case research area and property types were expanded.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

The opinion of value conclusion for the subject real estate involves a reconciliation of indications of value obtained by use of the following valuation methods which are regarded to meaningfully contribute to this appraisal assignment:

- Sales Comparison Approach to Value using the following techniques:
- Unit in place –Market Analysis
- Residential Subdivision Analysis
- Condominium Subdivision Analysis

These valuation analyses are described in detail subsequently in this report. Consideration of these valuation analyses along with professional judgment forms the basis for the opinion of value conclusion.

The **Income Capitalization Approach** to Value is one of three traditional valuation methods used in the appraisal of improved real estate, and it is regarded by this appraiser as not necessary and applicable in this particular appraisal assignment. Use of an Income Capitalization Approach to Value has been considered and is regarded to be not a necessary part in developing a credible result to this appraisal assignment and will not be completed as a part of this appraisal assignment by the appraiser based on the intended use and scope of this appraisal

The **Cost Approach** to Value is one of three traditional valuation methods used in the appraisal of improved real estate, and it is regarded by this appraiser to be applicable in this particular appraisal assignment, but only to provide support data. A Cost Approach to Value has been considered but is regarded to be a necessary part in developing a credible result to this appraisal assignment and will be completed as a part of this appraisal assignment by the appraiser based on the intended use and scope of this appraisal. Reasons for the Cost Approach to Value being applicable in this appraisal assignment are: Due to the demolition of the subject improvements resulting in an cost to prepare the site for an alternative use, under the highest and best use analysis which provides a meaningful results; Perceived adequacy of the other valuation methods based on the scope and intended use of this assignment. This valuation method would be typical practice based on the characteristics of this assignment.

The **Sales Comparison Approach** is a standard type of valuation method, which is regarded by this appraiser to be applicable and necessary in this appraisal assignment. A Sales Comparison Approach to Value involving an analysis of comparable sales resulting in a opinion of value is regarded to be a necessary part in developing a credible result to this appraisal assignment and will be completed as a part of this appraisal assignment by mutual agreement between the client and appraiser based on the intended use and scope of this appraisal. Use of this particular valuation analysis has been considered and will be employed in this valuation assignment.

COMPETENCY STATEMENT PERTAINING TO THIS APPRAISAL ASSIGNMENT

This appraiser has the appropriate knowledge, education and experience to complete this assignment with competence. The appraiser's qualifications are submitted for review in the addenda of this report.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

EXTRAORDINARY ASSUMPTIONS NECESSARY IN THIS APPRAISAL ASSIGNMENT

Extraordinary assumptions are defined by USPAP as:

“An assumption, directly related to a specific assignment, which, if found to be false, could alter the Appraiser’s opinions or conclusions with the following comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis.”

Extraordinary assumptions may be used per USPAP in an assignment only if:

“It is required to properly develop credible opinions and conclusions; appraiser has a reasonable basis for the extraordinary assumption; use of the extraordinary assumption results in a credible analysis, and the appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.”

If used in the assignment, extraordinary assumptions might have affected the assignment results, and for that reason must be clearly and conspicuously disclosed in the report. Extraordinary assumptions are considered in this appraisal report.

Extraordinary Assumption being property can be developed. No plan was submitted.
Extraordinary Assumption: None.

HYPOTHETICAL CONDITIONS NECESSARY IN THIS APPRAISAL ASSIGNMENT

Hypothetical Conditions are defined by USPAP as:

“That which is contrary to what exists, but is supposed for the purpose of analysis with the following comment: Hypothetical conditions assume conditions contrary to known facts about physical, legal, economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends, or the integrity of data used in an analysis.”

Hypothetical conditions may be used per USPAP in an assignment only if:

“Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison; use of the hypothetical condition results in a credible analysis; and the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.”

If used in the assignment, hypothetical conditions might have affected the assignment results, and for that reason must be clearly and conspicuously disclosed in the report. Hypothetical conditions are considered in this appraisal report.

Hypothetical conditions being property can be allowed to be developed. Hypothetical conditions: None

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

EXISTING OWNERSHIP OF THE SUBJECT PROPERTY

Name:	Town of Fairhaven
Principal Contact:	Jeff Osuch
Address:	40 Center Street
City:	Fairhaven
State:	Massachusetts
Telephone Number:	(508) 979-4018 Del Garcia (Assistant Assessor)
Fax:	1 (508) 979-4021
Email/Website:	http://www.fairhaven-ma.gov

SALES HISTORY AND CURRENT SALE, OPTION AND LISTING AGREEMENTS

USPAP requires an appraiser, when the value opinion to be developed is market value, and if the information is available to the appraiser in the normal course of business to analyze all agreements of sale, option, or listings of the subject property current as of the effective date of appraisal and all sales of the subject property that occurred within three years prior to the effective date of the appraisal.

This pertinent information for the subject is summarized and discussed as follows:

- The above stated owner has been in ownership of the subject real estate since June 19, 1985.
- Research of applicable public records, private data sources and an interview with owner representative the revealed that the subject property is not subject to an existing sale or option agreement nor is it offered or listed for sale on the open market. Also, according to these sources, the subject property has not been sold or otherwise transferred during the three years before the effective date of this appraisal. It is currently under development and the component parts are in resale.
- There has been no reported sale of the subject property within the past three years prior to the effective date of this appraisal.
- There has been reported recent, existing or pending listing, option to sell or sale agreement for the subject property as a developed condominium project.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

HISTORY, ENCUMBRANCES, REAL ESTATE TAXES AND SPECIAL ASSESSMENTS

History:

Historical information concerning the subject property is limited in scope for the purposes of this assignment to information obtained during the inspection process of the subject property. Title information has not been provided for review in the completion of this assignment. Known historical information concerning the subject property consists of public records.

Property Encumbrances:

Any known on-site or off-site easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, common area rights or other items of a similar nature materially influencing the value of the subject property are either described in this report section or otherwise in the following sections of this report.

Real Estate Taxes & Assessments:

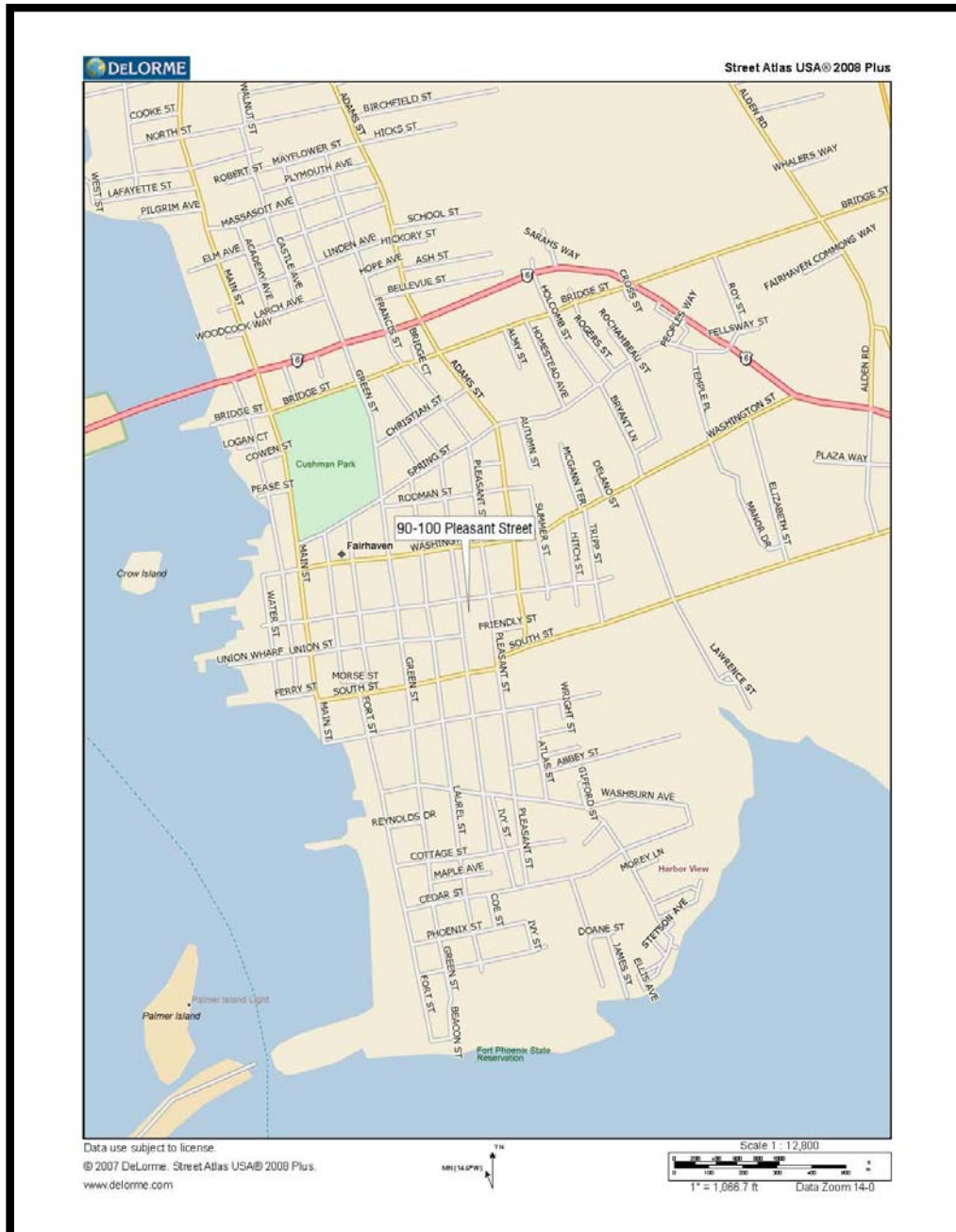
Current Year Assessed Value:	\$2,686,100(2 units)
Current Year Real Estate Taxes: exempt-projected	\$30,890.15(2 units)
Special Assessments in Previous Real Estate Taxes:	None Noted
Outstanding Special Assessments:	Tax Exemption
Pending Assessments:	TBA
Tax Appeal in Process:	No

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

COMMUNITY MAP-Fairhaven

Regional and Community Description: Regional and community information influencing the subject property is summarized as follows for the subject State of Massachusetts, County of Plymouth and City/Municipality of Fairhaven.



Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Neighborhood Overview:

The subject neighborhood is generally described as an established residential suburban; area. The stage of the neighborhood is rated as being in a stable phase. The following two summaries present this appraiser's opinion of:

1. The subject property approximate neighborhood boundary.
2. Land uses adjacent to and in the immediate area of the subject property that is an important consideration in determining the highest and best use of the subject land.

Subject Property Approximate Neighborhood Boundary:

North: Route 6
East: Water and Main Street
South: South Street
West: Route 240

Land Use Types in the Immediate Area of the Subject Property:

North: Residential RA
East: Residential RA
South: Residential RA
West: Residential RA

SUBJECT NEIGHBORHOOD RATINGS

Neighborhood Characteristics	Poor	Fair	Average	Good	Excellent
Adequacy of Shopping			X		
Adequacy of Utilities			X		
Employment Opportunities			X		
Property Compatibility			X		
Recreation Facilities			X		
Fire & Police Protection			X		
General Appearance of Properties			X		
Building Upkeep & Maintenance			X		
Protection From Detrimental Conditions			X		
Real Estate Market Appeal			X		
Quality of Real Estate Developments			X		
Retail/Commercial Occupancy			X		
Industrial Occupancy			X		
Apartment Occupancy			X		
Single Family Occupancy			X		
Development & Growth Trends			X		
Amenities			X		

Conclusion of Neighborhood Description:

The perceived characteristics of the subject neighborhood as they relate to the value potential for the subject property are considered average.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

LAND DESCRIPTION WITH ENVIRONMENTAL CHECKLIST

Preliminary Statement:

The subject land is hereafter described in a summary format sufficient to identify the subject land based on the scope and intended use of this assignment.

Property Identification:

100 Pleasant Street (Map 08 Block 009)

Map 08 Block 68 was used as ancillary land and is not part of this valuation.

Property Type:

The identifiable existing use for the subject land is a School complex. The intended use for the subject land for the purposes of this appraisal is regarded to be 100% of the total land area.

Location:

The location characteristics of the subject land are summarized as follows:

- The relationship of the subject land to the immediate surrounding area is considered to be average with no apparent detrimental nearby conditions relating to uses, nuisances, extraordinary conditions or improvements of significance that would negatively impact the value of the subject property.
- There are no apparent significant nearby proposed public or private developments that would influence the value of the subject land.
- The overall rating of the perceived location characteristics for the subject land is considered to be average.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360



Assessor's Plan

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Land Area, Dimensions, Street Frontage, Shape and Function:

These significant characteristics of the subject land are summarized as follows:

SUBJECT PROPERTY LAND DIMENSIONS WITH STREET FRONTAGE

Parcels: 08-009

Side	Boundary Description	Total Length
North	Central Street	250 +/- feet
East	Pleasant Street	287 +/- feet
South	Map 08 lot 68	No Frontage
West	Chestnut Street	287 +/- feet

Parcel: 08-068

Side	Boundary Description	Total Length
North	Private Way	No Frontage (250.29 feet)
East	Pleasant Street	288.76 +/- feet
South	South Street	253.58 +/- feet
West	Chestnut Street	345.31 +/- feet

The subject land area is reported by the owner, site plan, survey, public records, and is equal to 1.647 acres.

The overall rating of the perceived land area, dimensions, and street frontage, shape and function characteristics for the subject land are considered to be good.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Off-Site/At-Site Improvements, Street and Utilities Adjacent to the Subject Land:

The off-site/at-site public improvements, streets and utilities adjacent and available to the subject land influencing value are summarized as follows:

Residential Street:	2 Traveling Lanes
Curbside Parking:	Yes
Grade:	Level
Surface:	Asphalt
Quality:	Average
Condition:	Average
Curb & Gutter:	Yes
Type:	Asphalt
Storm Sewer:	Public
Sanitary Sewer:	Private
Water:	Public
Natural Gas:	Yes
Electric Power:	Yes
Telephone:	Yes
Sidewalk:	Yes
Street Lights:	Yes

The overall rating of the perceived off-site/at-site improvement, street and utility characteristics adjacent to the subject land is considered to be average.

Off-Site Common Area Rights and Easements Influencing the Subject Land:

Off-site common area rights and easements affecting the value of the subject land other than the previously mentioned off-site/at-site improvements, streets and utilities adjacent and available to the subject land which may include an encroachment on other land, driveways on other land, parking on other land, open space, water frontage, walkway system, skyway system, scenic/view easement, covenants or use restrictions, water retention ponds, other is none.

The overall rating of the perceived off-site common area right, easement and other right characteristics for the subject land is considered to be average.

Street and Highway Accessibility & Traffic Circulation Patterns:

The street and highway systems commonly used for travel to and from the subject land consist of adjacent local streets.

The overall rating of the perceived street and highway accessibility and traffic circulation pattern characteristics for the subject land is considered to be average.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Direct Site Access Including Median Restrictions:

These existing characteristics for the subject land are summarized as follows:

- The adjacent street used for primary direct site access to the subject land as of the date of this appraisal does not have a median in the center of the street separating the two opposing lanes of traffic.

The overall rating of the perceived direct site access including median restrictions characteristics for the subject land is considered to be average.

View, Visibility, Corner Influence & Traffic Exposure:

View and visibility in relation to adjacent streets and highways in combination with perceived traffic exposure are regarded as important features impacting real estate value for most non-residential real estate developments.

Site view and visibility characteristics are considered to be good.

The overall rating of the perceived view, visibility, and corner influence and traffic exposure characteristics for the subject land is considered to be average.

The subject land does have identifiable wetland occurring within the property boundaries. The subject land has 100% located in Flood Zone "X". This is shown on the Flood Insurance Rate Map. It borders on an AE zone.

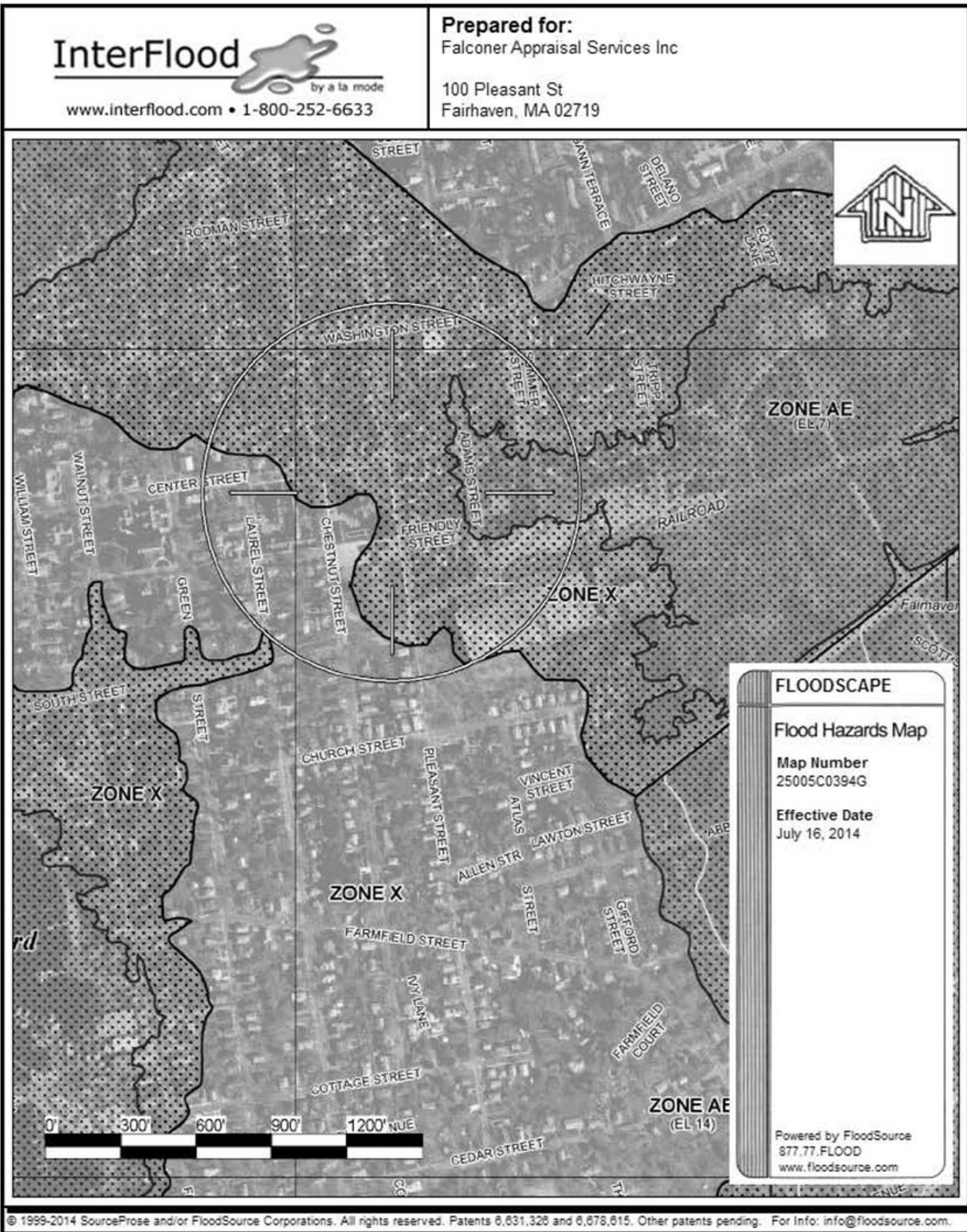
USPS Address:	100 Pleasant Street
Community Name:	Fairhaven CDP
Community Number:	25005C0 Fairhaven
County:	Bristol
Flood Panel:	25005C0
Map Number:	394G
Effective Date:	07/16/2014

FEMA Definition of Flood Zone X:

Zone X is the flood insurance rate zone that corresponds to the 1% annual chance floodplains, which are determined in the Flood Insurance Study by appropriate methods of analysis. Due to the detailed hydraulic analyses are not performed for such areas, no base flood elevations, or depths are shown within this zone. Mandatory flood insurance purchase requirements apply. The overall rating of the perceived flood zone and wetland issue characteristics for the subject land for the purposes of this appraisal is considered to be average.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360



Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Surface Soil & Subsoil Bearing Conditions:

Surface soil and sub-soil bearing conditions are important characteristics that need to be considered for land valuations with study requirements related to the probable highest and best use of the land. It is an obvious concern when considering any improvements that are currently in-place or intended to be constructed on the land. The subject soil and subsoil bearing characteristics are summarized as follows:

- Soil engineering studies were not available for review by this appraiser.
- The overall rating of the perceived surface and sub-soil bearing condition characteristics for the subject land is assumed to be average.

On-Site Easements, Restrictions, Encumbrances & Encroachments:

The subject property was investigated concerning the issue of on-site easements, encumbrances and encroachments, which if present, could negatively affect the value of the subject land. This appraiser has reviewed a title, a plan and legal records in this regard. Reportedly, there are no on-site easements that influence the value of the subject property.

On-Site Improvements & Vegetation:

The subject land is considered vacant and clear of all buildings and other on-site improvements for the purpose of valuation of the land other than consideration of on-site easements, encumbrances and encroachments that affect the subject property. This is generally accepted appraisal theory. Existing improvements and vegetation influencing the value of the subject land are summarized as follows:

- The overall rating of the perceived on-site improvements and vegetation characteristics for the subject land is considered to be average.

Environmental, Earthquake and Other Hazard Issues:

The following statements relate to environmental issues primarily consisting of the possibility of sub-soil contamination, which if present, could negatively impact the value of the subject land: The physical inspection of the subject land as a part of this assignment indicated no; significant. The client did not provide any environmental assessment type reports for review concerning the subject property. The on-site building was built before 1978.

The individual performing this environmental checklist is not liable for failure to detect, or identify possible environmental factors and hazards on the subject property. This environmental checklist, as well as this entire report must not be considered under any circumstances to be an environmental site assessment of the subject property as would be otherwise performed by an environmental professional. For the purpose of this appraisal, the subject land is considered subject to no environmental issues, problems, or costs affecting the land. This is an assumption of this appraisal assignment. Please review the limiting conditions section of this report concerning an environmental disclaimer in this regard. The overall rating of the perceived environmental, earthquake and other hazard issue characteristics for the subject land is considered to be average.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Mineral Rights:

Subject property mineral rights are described as follows:

- Mineral rights are specifically excluded as a property right of the subject property.
- Commercially valuable mineral deposits reportedly do not exist on the subject property.
- The issue of mineral rights is regarded not to be a material concern for the purposes of this appraisal.
- The overall rating of the perceived mineral rights characteristic for the subject land is considered to average.

Effective Usable Land Area:

Effective usable land area is regarded to equal the total land area for the subject property less total subject land area subject to significant, atypical topographic limitations; wetland issues; on-site easements, encumbrances and encroachments; shape limitations and any other condition that renders that affected portion of the land essentially not buildable with significantly diminished use potential. Effective usable land area includes the above described perceived unusable land areas to the extent that these atypical areas could be used in satisfying setback, green space, open space and other zoning requirements. The subject property, as previously described, is regarded to have 100% of the total land area classified as effective unusable land area with a significantly diminished use potential and value possibly limited in instances to an amenity contribution to value. The effective usable land area for the subject land is estimated at 100%, and the total estimated land area of 1.647 acres.



Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Summary of Subject Land Characteristics:

The ratings of the most significant property characteristics influencing the value of the subject land reiterated from the previous property description using a rating system of poor, fair, average, good and excellent are summarized as follows:

- Location characteristics are considered to be average.
- Land area, dimensions, street frontage, shape, and function characteristics considered to be average.
- Off-site/at-site improvements, streets and utilities adjacent to the subject land characteristics considered to average.
- Off-site common area rights, easements and other such characteristics considered being average.
- Street and highway accessibility and traffic circulation pattern characteristics considered to be average.
- Direct site access including median restriction characteristics considered to be average.
- View, visibility, corner influence and traffic exposure characteristics considered to be average.
- Topography, grade and drainage characteristics considered to be average.
- Flood zone, wetland and on-site storm water runoff pond characteristics considered to be average.
- Surface soil and sub-soil bearing condition characteristics considered to be average.
- On-site easement, restriction, encumbrance and encroachment characteristics considered to be average.
- On-site improvement and vegetation characteristics considered to be average.
- Environmental, earthquake and other hazard characteristics considered to be average.
- Mineral right issues are considered average.
- The effective usable land area for the subject land is estimated at 100%, and the total estimated land area is 1.647 acres.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

ZONING AND LAND USE REGULATIONS

ZONING MAP & SUMMARY OF ZONING DISTRICT REQUIREMENTS

Zoning District:	RA- Fairhaven
Minimum Lot Size:	15,000 square feet
Width:	125 feet

Minimum Setback Requirements:

Front Yard:	20 feet
Side Yard:	10 feet
Rear Yard:	30 feet

Based on my review of zoning considerations, the subject land is a legal existing conforming use. This usage would not require a special permit.

Zoning District:

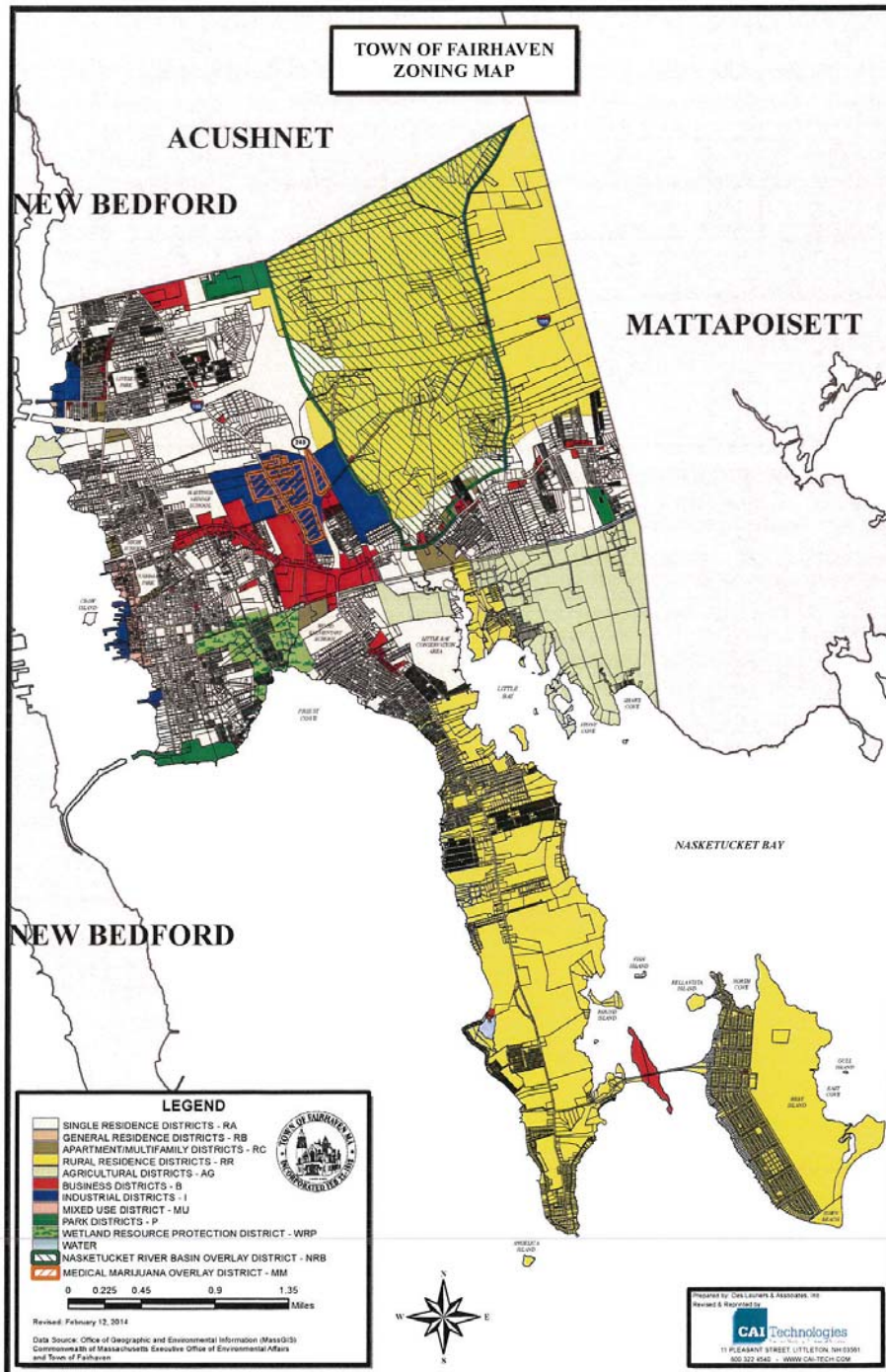
The subject site is zoned Residential A.

Conclusion of Zoning Analysis:

The subject existing use is reported to be an existing legal conforming use of this land. Under the current zoning classification, the subject improvements reportedly could be rebuilt as they presently exist, should they be destroyed by fire or by any other means of destruction.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360



Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360



Fairhaven Zoning Map Detail

IMPROVEMENT DESCRIPTION

Property Type:

The subject property improvement type is generally classified as a School complex.

Property Sub-Type:

The property sub-type category based upon the specific characteristics of the subject property is regarded to be a School complex.

Existing Use of Improvements:

The existing use of the subject property as of the effective date of the appraisal consists of a two building, School complex.

Intended Use of Improvements for Purposes of this Appraisal:

The intended use of the subject property, as of the effective date of appraisal, for consideration in this appraisal is regarded to be essentially identical to the above described existing use.

Gross Building Area (GBA):

The GBA is estimated at 33,701 square feet (Building 1: sections 2).

Gross building area as it will be considered in this appraisal report conforms to the following definition:

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

"The total floor area of a building, but excluding below grade space, unenclosed areas, measured from the exterior of the walls."

Parking ramps, detached parking garages, and other secondary detached buildings are excluded from this GBA measurement and separately described elsewhere in this improvement description.

Building Area/Net Unit Area (UA):

Building School complex area is estimated at 33,701 square feet for the purposes of this analysis. Building School complex area as observed on the date of inspection.

Number of Units:	2
Number of Floors/Stories:	3/3.5 & tower
Average Story Height:	10 feet/10 feet
Date of Inspection of the Improvements:	September 15, 2014
Individual Conducting Improvement Inspection:	Paul Falconer
Effective Date for Improvement Analysis:	September 15, 2014

Class of Construction:

The class of construction for the subject building improvements is reported since it is an important quality and reproduction cost issue. Buildings are divided into five basic class or cost groups, and the Class of Construction is the basic subdivision employed in the Marshall Valuation Service as well as a recognized standard of the real estate industry. These five classes including "A", "B", "C", "D" and "S", are defined by type of framing for supporting columns and beams, walls, floors and roof structures and fireproofing characteristics. Generally, Class "A" is the most costly classification, with "B" ranked below "A", and "C" ranked below "B", and "D" ranked below "C", and "S" being the lowest cost classification. It is estimated for the purposes of this appraisal that the subject building class of construction is type D, based on the following definition obtained from the Appraisal Institute 2001 Data Standards and Glossary of terms:

Class "D" Building:

"Frame is wood or steel studs in bearing wall, full or partial open wood or steel frame, and primary combustible construction. Floors are wood or steel floor joists or concrete slab on grade. Roof is wood or steel joist with wood or steel deck. Walls are almost any material except bearing or curtain walls of solid masonry or concrete and generally combustible construction."

Improvement Condition:

The perceived condition of the subject property consisting of the building improvement, exterior improvements, based on observations obtained during the property inspection and subsequent information obtained during the appraisal process is rated by the appraiser as of the effective date of appraisal is average in the following segregated component breakdown property description. The overall subject property condition rating is considered to be average.

Improvement Deferred Maintenance:

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

The perceived deferred maintenance situation for the subject property consisting of the building improvement, exterior non-building site improvements, based on observations obtained during the property inspection and subsequent information obtained during the appraisal process is rated by the appraiser as of the effective date of appraisal as average, with nominal and probable expenditures in this regard in the immediate future. The units are completed and not listed for sale. All common areas are completed.

Improvement Quality:

The perceived quality as a cost related issue for the subject property consisting of the building improvement based on observations obtained during the property inspection and subsequent information obtained during the appraisal process is rated by the appraiser as of the effective date of appraisal as average.

Improvement Percentage Completion:	100% (As of September 15, 2014)
Number of Units:	2

FIELD CARDS

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

TOTAL ASSESSED: 2,686,100
1740!

1 of 3 GOVERNMENT
CARD
Fairhaven

LOT3
LOT2
LOT1

08 MAP 009 BLOCK LOT



Patriot
Properties Inc.

PROPERTY LOCATION
No: 100 AftNo: PLEASANT STREET, Fairhaven Direction/Street/City

OWNERSHIP
Owner 1: FAIRHAVEN TOWN OF Unit#:
Owner 2:
Owner 3:
Street 1: 40 CENTER STREET
Street 2:
Twp/City: FAIRHAVEN
SVProv: IMA Cntry:
Postal: 02719 Own Occ:
Type:
PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Street 2:
Twp/City:
SVProv: Cntry:
Postal:
NARRATIVE DESCRIPTION
This Parcel contains 71,751 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL Building Built about 1884, Having Primarily BRICK Exterior and SLATE Roof Cover, with 0 Units, 0 Baths, 10 HairBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bedrooms.

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
934	2,348,200		71751.000	136,000	2,484,200		
Total Card	2,348,200		1,647	136,000	2,484,200	Entered Lot Size	
Total Parcel	2,550,100		1,647	136,000	2,686,100	Total Land	
Source: Market Adj Cost	Total Value per SQ unit /Card: 81.20		/Parcel: 82.13			Land Unit Type:	Insp Date 08/21/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blg Value	Land Value	Total Value	Asses'd Value	Notes	Date
2014	934	FV	2,550,100	136,000	2,686,100	2,686,100	Year End Roll	1/7/2014
2013	934	FV	2,551,000	145,100	2,696,100	2,696,100	Year End Roll	12/18/2012
2012	934	FV	2,552,200	145,100	2,697,300	2,697,300	Year End Roll	12/28/2011
2011	934	FV	2,553,200	152,300	2,705,500	2,705,500	Year End	10/20/2010
2010	957	FV	2,554,100	213,600	2,767,700	2,767,700	Year End	10/21/2009
2009	957	FV	2,556,300	231,400	2,787,700	2,787,700	Year End	11/20/2008
2008	957	FV	2,556,300	246,300	2,802,600	2,802,600	Year End	10/3/2007
2007	957	FV	2,400,200	246,300	2,646,500	2,646,500	Year End	11/2/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	1st	Verif	Assoc PCL Value	Notes
	113-331		6/19/1985			No			

TAX DISTRICT

740

PROPERTY FACTORS

Item Code	Descp	%	Item Code	Descp
Z RA	SINGLE RE	100	U	
o			t	
n			i	
			Exempt	
			Topo	
			Street	
			Traffic	

LAND SECTION (First 7 lines only)

Use Code	Description	Fact	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Factor	Unit Price	Adj	Neigh Influ	Neigh Mod	Neigh RA	Intf 1	%	Intf 2	%	Intf 3	%	Appraised Value	Class	Spec	Land Code	Use Value	Notes
934	IMPREduc			71751		SQ FT	SITE		0	3.75	0.505	05			RA							135,995				136,000	

BUILDING PERMITS

Date	Number	Descp	Amount	CO	Last Visit	Fed Code	F. Descp	Comment
3/10/2010	19651	REPAIRS	5,000		6/24/2011			
8/8/2007	17831	INT ALTE	350		2/27/2008			
4/30/2007	17531	INT ALTE	4,853		2/27/2008			
9/2/2004	15133	INT ALTE	200		5/13/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2012	INSPECTED	JB	JBettencourt
6/24/2011	PERMIT VISIT	JB	JBettencourt
2/27/2008	PERMIT VISIT	JB	JBettencourt

VERIFICATION OF VISIT NOT DATA

Sign: _____

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int.

Database: AssessPro

Total: 135,995 (Sp Credit) Total: 136,000

helen

2015

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Building Number: (1) (School Building)

Function/Use: Office or equivalent; Lobby/Entrance; School, Vestibule; Loading area; Lunchroom; Break Room; Corridor; Stairway; Classrooms;(alternative use); Fellowship Hall; Foyer/Narthex; assembly hall

Floor Cover: Hardwood, Carpet; Vinyl composition tile or equal.

Wall Décor: Paint; Masonry/Gypsum board/Plaster walls w/wood/metal stud construction.

Ceiling Finish: Painted plaster.

Story height/Floor-to-Floor Height: Total floor height: 10 ft. estimated

Lighting&Electrical: Surface mounted incandescent surface-mounted/standard open commercial/recessed or adjustable/pendant; Electrical system- Average.

Plumbing: None noted;

Heating, Ventilation and Cooling System Type: or Hot water baseboard or radiators.

Features: None noted.

Quality of Interior Finish and Decoration: Average;

Condition of Interior Finish and Decoration: Average

Gross Floor Area: Dimensions @ total 18,642 SF- Less attic space 15536 SF.

Building Number: (2) (School Building/School Hall)

Function/Use: Office or equivalent; Corridor; Commons; Auditorium; Study hall; Lecture hall; Arts and Crafts; Laboratory classroom; Lecture classroom; Special Education classroom; Fine Arts classroom;; Multipurpose classroom; Interior hallway; Bookstore; Day-care center; Library.

Floor Cover: Carpet or Vinyl composition tile or equal.

Wall Décor: Paint; Combination of décor; Solid-core and /Hollow-core wood/metal/laminate doors w/metal/wood frames w/lever/typical hardware;

Ceiling Finish: e; 2' X 2' lay-in acoustical tile in a suspended metal grid; 2' X 4' lay-in acoustical tile in a suspended metal grid

Story height/Floor-to-Floor Height: Total floor height: 10 ft.; clear ceiling height:

Lighting & Electrical: Incandescent; Electrical system: Average;.

Plumbing: Lavatory = (4);

Heating, Ventilation and Cooling System Type: Forced air; Hot water baseboard or radiators;

Features: None noted.

Quality of Interior Finish and Decoration: Average.

Condition of Interior Finish and Decoration: Average.

Gross Floor Area: 15059 SF. (excludes enclosed and open porches of 590 SF)

GROSS BUILDING AREA FUNCTIONAL BREAKDOWN

33,701 square feet

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Percentage Occupancy Based on Building Complex Area:

100% as of the September 15, 2014, the date of inspection, as well as the effective date for this report.

Age Characteristics for the Buildings in the Subject Property:

Date of Original Building Construction:

1884 /1961

Average Actual Building Age:

In years based on pro-rata building area is estimated at 134 years old, as of the effective date of value of September 15, 2014.

Remaining economic life or life expectancy of 45 years for the subject property based on this effective age of 15 years related analysis is estimated to equal the original economic life of the subject property estimated equals 60 years as of the effective date of appraisal and value as of September 15, 2014.

Parking:

asphalt paving 30,000 square feet

Number of On-Grade Parking Spaces:

Adequate

Condition:

Average

Personal Property:

None

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

HIGHEST AND BEST USE ANALYSIS – LAND VALUATION

Introduction:

The highest and best use of the subject real estate is defined as:

“The reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible and that results in the highest value.”

This definition is quoted from the 2001 Twelfth Edition of the Appraisal of Real Estate, published by the Appraisal Institute. In support of the highest and best use determination for the subject land as if vacant and as improved, the four basic elements of the definition are considered in the following analysis of highest and best use for the subject property.

Physically Possible:

The physical characteristics concerning development of the subject land to its highest and best use were previously described in the land description section of this report and are regarded to be average.

Legally Permissible:

This includes consideration of primarily municipal zoning, private restrictions, building codes, comprehensive plans, environmental regulations, wetland restrictions and other public regulations that impact the potential use of the site. Based on a review of only zoning and planning facts, the potential highest and best use of the subject land is considered to be 130. The perceived most probable highest and best use for the subject land is regarded by this appraiser to be 130, which is “Residential Developable Land”.

Demographic Considerations:

Demographic factors at the national, state, regional, and local levels directly affect the existing development potential as well as the future for the subject real estate. From a national point of view, the development potential for the subject real estate is considered average. From a statewide point of view, the development potential for the subject real estate is considered average. From a regional point of view, the development potential for the subject real estate is considered average. From a local point of view, the development potential for the subject real estate is considered to be average.

Market Demand Considerations:

Market demand and feasibility considerations for the perceived highest and best use of the subject land are indicated by the existence and apparent operational status of similar types of real estate developments in the immediate market area. The location, success or failure of existing competitive developments as well as the amount of vacant competitive space available for sale or rental often dictates development timing and potential. Real estate developments that are considered to be competitive and similar to the perceived highest and best use of the

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

subject land were discussed in the neighborhood section of this report. A review of the competitive market for the subject property is summarized as follows:

- The subject probable highest and best use is regarded to be similar, when compared to other competitive properties.
- The sales price range for competitive properties similar to the subject probable highest and best use is regarded to be similar to the price levels necessary to economically support new construction costs.
- The market rent range for competitive properties similar to the subject probable highest and best use is regarded to be similar to the rental levels necessary to economically support new construction costs.
- Market concessions for competitive properties similar to the subject probable highest and best use are regarded to be typical indicating balanced market conditions.
- Typical vacancy for competitive properties similar to the subject probable highest and best use is regarded to be typical indicating balanced market conditions.
- The market supply for competitive properties similar to the subject probable highest and best use in the competitive market is regarded to be average indicating balanced market conditions.
- Market demand for the subject probable highest and best use is regarded to be average indicating balanced market conditions.

Levels of proposed and new construction activity for competitive properties similar to the subject probable highest and best use in the competitive market are regarded to be nominal, which indicates probable low market demand, with possible economic obsolescence occurring in the market. Neighborhood real estate current market activity has a few 'For Lease' signs, as well as a few 'For Sale' signs. Market demand support for the previously considered most probable highest and best use for the subject land is regarded to be average.

Financially Feasible:

The highest and best use must be financially feasible as of the date of valuation. A review of immediate market area rental and market demand factors, development trends, and primarily the availability of supportive financing for the proposed use are considered along with local, regional, state and national economic conditions as a part of this analysis. In general, financial market considerations indicate that the potential for developing the subject land to a highest and best use as of the date of valuation is regarded to be average. (The premise is the parcel is vacant and any improvements have been razed.)

Maximally Productive:

The previously regarded most probable highest and best use for the subject land is a continued use is regarded to be maximally productive and capable of generating the highest value for the subject real estate.

Highest and Best Use of the Subject Land Conclusion:

The highest and best use of the subject land as if vacant is estimated to be single family building lots.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

LAND VALUATION ANALYSIS USING THE SALES COMPARISON APPROACH TO VALUE

Introduction to this Sales Comparison Approach Land Valuation Method

Preliminary Statement: This subject land valuation procedure using the Sales Comparison Approach to Value Method is completed subject to a USPAP Restricted Use Appraisal Report Option considering the previous scope and intended use of the appraisal with restrictions in content, report presentation and format concluding with an indication of the subject land value that may not be understood properly without additional information retained in the appraiser's work file.

The subject land is valued by use of the Sales Comparison Approach to Value. The value definition considered with this land valuation analysis is consistent with the definition of value required for this assignment previously submitted in the INTRODUCTION – REPORT INFORMATION section of this report. When the value opinion to be developed is market value, and subject to the intended use and scope of work identified for this assignment, an appraiser must consider the highest and best use of the land in this valuation analysis. **If the land has improvements, this land valuation analysis considers the land as though vacant and available for development** to its' highest and best use as well as the possibility that the site may have a contributory value under certain circumstances that differs from its' value as though vacant. The following procedures are pertinent in applying the Sales Comparison Approach to Value for the subject land:

1. A collection of comparable market data is accomplished directed towards similar tracts, parcels, or sites involving land listings, offers pending, purchase agreements in-contract, purchase agreements that did not close out of attempted escrow proceedings, land leases plus the best source of information which is a closed and recorded sale.
2. As much information as possible is obtained for sale and property characteristics for the comparable land sale concerning conditions and terms of sale, active number of days on the market prior to the sale closing date, sources of information, individual confirming the sale with date of confirmation, unpaid and pending special assessments in addition to the sale price, sub-soil bearing conditions, any environmental problems or other unusual property hazards plus other important property characteristics.
3. A summary of significant comparable land sale property characteristics is accomplished for purpose of comparison with a corresponding summary for the subject land.
4. Material differences in property characteristics between individual comparable land sales and the subject land are considered in a valuation adjustment analysis resulting in indications of value for the subject land by comparison to the comparable land sales.
5. Reconciliation of the valuation adjustment analysis concludes with an opinion of land value for the subject property as of the effective date of value.

Consideration of the comparable market data in this Sales comparison Approach to Value concludes with an opinion of the value of the subject land as of the effective date of appraisal and value. Comparable land sales considered in this valuation are summarized in an exhibit submitted on the following pages The most similar of these comparable land sales are adjusted in detail to the subject land in the following valuation analysis using an appropriate unit of comparison with a subsequent explanation of the adjustment analysis resulting in the opinion of land value. The type of land sales regarded to be most similar for comparison purposes to the subject property have the following general characteristics:

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

- Residentially zoned
- Located in Fairhaven
- Considered residentially developable
- Have street frontage

RECONCILIATION OF APPRAISAL AND REPORT CONCLUSIONS

The valuation analyses have previously been described in detail in this report, and the following market; use value is indicated for the 100% undivided ownership interest for the fee simple estate property right of the subject land:

Land Valuation Analysis	Current Value
--------------------------------	----------------------

Sales Comparison Approach	\$118,475 per building lot 1.647 acres X 43560 sf/acres =71,743 square feet 71,743 square feet /15000 square feet- lot minimum = 4.78 lots 4 potential lots
Land Value Conclusion	\$118,475 X 4 potential building lots =\$473,900.00

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Land Listings							
MLS #	Status	Address	Town	Description	DOM	List Price	Sale Price
71683390	SLD	Lot 22A Welcome St	Fairhaven,	0.34 Residential acres (15000 sq.ft.)	50	\$124,000	\$105,000
		List Office: Conway - Mattapoisett (508) 758-4944		List Agent: Karen Almeida			
		Sale Office: Conway - Mattapoisett (508) 758-4944		Sale Agent: Karen Almeida			
71629812	SLD	3 Hidden Drive	Fairhaven,	2.43 Residential acres (105894 sq.ft.)	2	\$114,900	\$110,000
		List Office: Andrew Mitchell & Company, LLC (978) 341-5200 Ext. 5201		List Agent: Maria Rebello Marks			
		Sale Office: Bold Moves Real Estate (508) 999-9800		Sale Agent: Patrick Walsh			
71433096	SLD	Lot 6, 32 Welcome St.	Fairhaven,	0.35 Residential acres (15296 sq.ft.)x8	350	\$117,500	\$111,500
		List Office: Olde Dartmouth Sotheby's International Realty (508) 996-6562 Ext. 302		List Agent: Robert Hamilton			
		Sale Office: Coldwell Banker Hopps Realty (508) 992-6479		Sale Agent: Richard W. Hopps II			
71432046	SLD	Lot 3, 26 Welcome St.	Fairhaven,	0.34 Residential acres (15008 sq.ft.)x9	419	\$117,500	\$115,000
		List Office: Olde Dartmouth Sotheby's International Realty (508) 996-6562 Ext. 302		List Agent: Robert Hamilton			
		Sale Office: Olde Dartmouth Sotheby's International Realty (508) 996-6562 Ext. 302		Sale Agent: Robert Hamilton			
Land Listings: 4 Avg. List\$: \$118,475 Avg. DOM: 205.25 Avg. Sale\$: \$110,375							

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Highest and Best Use of the Subject Property as Improved Conclusion:

The highest and best use of the subject property as improved is influenced by the previously mentioned considerations influencing the subject land as if vacant as well as considerations specific to the existing improvements. The subject improvements are described in detail in the previous Improvement section of this report. The subject improvements do not conform to the highest and best use considered for the land as if vacant. The contributory value of the existing improvements on the subject site is regarded to be a neutral factor to be considered in the valuation of the subject land. The highest and best use for the subject property as currently improved is estimated to be current use.

LAND VALUATION USING THE SALES COMPARISON APPROACH TO VALUE CONCLUSION

The Sales Comparison Approach to Value is a standard type of valuation method, which is regarded by this appraiser not to be applicable in this particular appraisal assignment, due to the cost of the removal of the existing improvement. Its resultant value would not offset the investment required to undertake the endeavor.

COST APPROACH TO VALUE

The Cost Approach to Value is one of three traditional valuation methods used in the appraisal of improved real estate, and it is regarded by this appraiser not to be applicable in this particular appraisal assignment. A Cost Approach to Value is not regarded to be a necessary part in developing a credible result to this appraisal assignment and will not be completed as a part of this appraisal assignment by mutual agreement between the client and appraiser based on the intended use and scope of this appraisal.

Reasons for the Cost Approach to Value not being applicable in this appraisal assignment are:

- Due to the limited resale of similarly zoned land with the permitted use restriction of the subject improvements it would result in an excessive amount of depreciation to the improvements and would not lead to meaningful results.
- Perceived adequacy of the other valuation methods based on the scope and intended use of this assignment.
- This valuation method not being typical practice based on the characteristics of this assignment.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

SALES COMPARISON APPROACH TO VALUE

INTRODUCTION TO THE SALES COMPARISON APPROACH TO VALUE:

The subject real estate will be valued by use of a Sales Comparison Approach to Value. The following is a summary of important procedures used in applying the Sales Comparison Approach to Value:

“Market data information must be obtained for similar type and subtype of improvements for which sale price, option price, listing price, offer to purchase or construction cost information is available for comparison to the subject property.”

The market data information must be reviewed to determine the terms of sale, motivating factors, interest and property rights conveyed, and whether or not it is an arms length transaction in order to determine the cash equivalent effective price level to be considered in the subsequent valuation analysis.

A comparison of the comparable building sale or other related market data information important property characteristics in relation to the corresponding characteristics of the subject property is accomplished considering relevant issues including the time difference between date of sale and effective date of value, location, land contribution to overall value, basic differences in improvements, occupancy conditions, age and condition, building size, attached fixtures, personal property, and any “blue-sky” business or other intangible value assets that may have been included in the sale price.

An adjustment analysis in a grid type format is completed considering material differences in the property characteristics identified in above procedures, comparing the market data information to the subject property focusing on probable affect on the value.

This valuation analysis concludes with an indication of the value of the subject property as of a specified effective date of value, which may be a past or current date, a current date or prospective date in the future.

The comparable building sales are summarized and located on a map in relation to the subject property on the following page. (The comparable building sales are otherwise submitted in detail in this report.) Similar real estate building sales or other related market data are adjusted in detail to the subject property in a grid format in the following valuation analysis using a \$ per square foot (PSF) of gross building area (GBA) unit of comparison. A subsequent explanation for adjustments applied in the adjustment grid is presented following the valuation analysis. The comparable market data has been adjusted resulting in cash equivalent effective price levels considering: (1) Added costs to a buyer for unpaid or pending special assessments not paid by the seller; (2) Added costs to a buyer for identified significant items of deferred maintenance costs, atypical environmental correction costs or atypical code compliance costs; (3) Exclusion of any non-real estate assets included in the sale price or other related assets such as movable equipment, items of personal property and “blue-sky” business value consideration and (4) Conditions of sale or financing atypical of the prevailing real estate market.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

In general, the following property characteristics have been considered in the selection of the comparable market data used in this Sales Comparison Approach to Value:

- Improvement type and subtype consisting of either school, exempt or municipal owned property.
- Single tenant/Multiple tenant/Owner occupancy design characteristics
- Occupancy levels in the range of 0% to 100%
- Older structures or Middle age improvements in average overall condition
- Date of market data information influencing the 09/15/2014 subject effective date of value
- Locations similar to the subject property in or near residential areas
- Gross building area in the range of 32,000 to 85,652 square feet
- Overall range of improvement quality or cost is considered average.

- Value has been considered as "Unit in Place"

SALES	adjusted Sales Price
sale1	\$325,000.00
sale2	\$439,000.00
sale3	\$225,000.00
sale4	\$150,000.00

Mean	\$284,750.00
Median	\$275,000.00

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

COMPARABLE SALE 1 – 52 OAK STREET, MIDDLEBORO, MASSACHUSETTS 02346



Sale 1 is located at 52 Oak Street in, Middleboro, Massachusetts. It is a free standing former hospital property in residentially/commercially zoned area, and is vacant but can be a multiple tenant building, used for a office and treatment space. Property sold on 08/19/2013, for **\$325,000** in consideration.

This property is a two story concrete and steel frame building built in 1925. There is one building on the site, has 71,761 gross building area with 64,965 square feet of leasable square feet in the improvements. The assessor has the property at 64,965 square feet. The lot is 3.25 acres. The property sold from High Point Treatment, grantor to Southeastern Regional Network, grantee. The transaction was reported as \$325,000 in sale price and it transferred on 08/19/2013. The property sold in an as is condition. The transfer price was \$5.00 per square foot of leasable building area. There is no time adjustment.

The Grantee has taken a mortgage for \$10,840,000 from Cnmc Sub CDe 45 LLC on 06/02/2014. At the time of inspection, the property was under construction.

This property is reasonably similar to the subject with respect to its location and its exempt use and conforming zoning use.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

COMPARABLE SALE 2 – 668 HIGH STREET, WESTWOOD, MA 02090



Sale 2 is located at **668 High Street**, Westwood, Massachusetts.

Property sold for **\$350,000** on 02/20/2013. Town of Westwood was the grantor with Colburn School LLC was the grantee. This was an arms- length transaction. Sales indicated no adjustment.

This property is a former school building and later a administrative office building for the school department that was built circa 1874. Records state 1900. The current building has residential use in the upper floors and a bank on the first floor. The purchaser moved the structure to the site and finished the interior space. The building was being used as a storage building.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360



Buildings have asphalt shingle roof and wood siding as an exterior, and a drywall interior. The front building has with FHA heat and the rear building has individual heating units. There is 3,200 square feet as its leasable space denoted in the building area.

Building contractor was required to pay \$89,000 in site relocation fees. Colburn School LLC has a mortgage of \$2,050,000 taken on 02/20/2013 from East Boston Savings Bank.

This property is reasonably similar to the subject with respect to its location and use. The property is smaller in size.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

COMPARABLE SALE 3 – 80 RIVET STREET, NEW BEDFORD, MA 02744



Sale 3 is located at 8 Rivet Street, New Bedford, MA.

This property is included in a three-story, former school property building, which has 1.25 acres of land. The improvement contains 41,472 square feet of gross finished area and 32,136 square feet of leasable area. There is onsite parking to the side of the building. The property was built in 1920.

The property sold on 10/30/2008 for **\$225,000**. This calculated to \$7.004 per square foot of leased building area. The grantor is City of New Bedford and the grantee was Ingraham School LLC.

Records indicated a 4 year restriction to convert. A bond was given by the Women's Institute for Housing & Economic Development."

There is no time adjustment.

This property is reasonably similar to the subject with respect to its location and its use.

Sale was considered, but is used in support due to its transfer date. Public record indicated Moon Enterprises as the lender of record for this transaction. Records indicate average condition at the time of transfer.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

COMPARABLE SALE 4 – 29 NEGUS STREET, WEBSTER, MA 01570



Sale 4 is located at. 29 Negus Street, Webster, MA

This property is one building consisting of two story, brick frame building. The improvement contains 85,652 square feet of gross finished area on a 1.75 acre site. There is onsite parking to the side of the building.

The property sold on 01/15/2014 for **\$150,000**. This calculates to \$7.00 per square foot of above grade gross building area. The grantor is Town of Webster and the grantee was Sitkowski LP. This property is attached to the town hall and shares services. Citizen Bank gave a mortgage for \$10,000,000 on the property. This is a redevelopment of the property as a 55+ community which includes a 9000 square foot community center. Project budget is \$20,000,000, with matching funds and donations being identified.

Structure includes multipurpose room with kitchen, a health office, conference room with offices, and a salon on the property.

There is no time adjustment. Matched pairs indicated no adjustment to sales conditions.

This property is reasonably similar to the subject with respect to its, use, age and reuse.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

		MARKET SALES		900 series	
		Middleboro	Westwood	New Bedford	Webster
		52 Oak Street	668 High Street	80 Rivet Street	29 Negus St
Subject		SALE #1	SALE #2	SALE #3	SALE #4
Sale Price		\$325,000.00	\$350,000.00	\$225,000.00	\$150,000.00
GBA	33702	64965	12109	32136	85652
\$/sf		\$5.00	\$28.90	\$7.00	\$1.75
Ownership	fee simple	fee simple	fee simple	fee simple	fee simple
Subtotal adjs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Financing	N/A	Mass Development	Municipal/devel	WIH&ED/Bond	MACDC/HUD
		\$0.00	\$0.00	\$0.00	\$0.00
Transaction	arms length	arms length	arms length	arms length	arms length
		\$0.00	\$0.00	\$0.00	\$0.00
ADJ SP		\$325,000.00	\$350,000.00	\$225,000.00	\$150,000.00
Date of sale	9/15/2014	8/19/2013	2/20/2013	10/30/2008	1/15/2014
		\$0.00	\$0.00	\$0.00	\$0.00
Location	Average	Average	Average	Average	Average
		\$0.00	\$0.00	\$0.00	\$0.00
Condition	Average	Average	Average	Average	Average
		\$0.00	\$0.00	\$0.00	\$0.00
Utilities	full util.	full util.	full util.	full util.	full util.
		\$0.00	\$0.00	\$0.00	\$0.00
Site(acres)	1.67	3.5	1.05	1.25	1.33
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Function	Average	Average	Average	Average	Average
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	Off Street	Off Street	site work	Off Street	Off Street
Parking	\$0.00	\$0.00	\$89,000.00	\$0.00	\$0.00
-----	-----	-----	-----	-----	-----
Total/Adj/SP		\$325,000.00	\$439,000.00	\$225,000.00	\$150,000.00
Total/Adj/\$SF		\$5.00	\$36.25	\$7.00	\$1.75
Net adjustment		\$0.00	\$89,000.00	\$0.00	\$0.00
%adj		0.00	0.25	0.00	0.00

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360



Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

CONCLUSION OF THE SALES COMPARISON APPROACH TO VALUE

The previous sales comparison valuation analysis results in the following indications of market or other type of value for the subject property:

- The comparable building sales after all adjustments range from
\$150,000.00 to \$439,000.00 for the unit in place
- The median of the four adjusted building sales
Equals **\$275,000.00 for the unit in place**
- The mean of the four building sales after all adjustments
Equals **\$284,750 for the unit in place**

SALES	adjusted Sales Price
sale1	\$325,000.00
sale2	\$439,000.00
sale3	\$225,000.00
sale4	\$150,000.00

Mean	\$284,750.00
Median	\$275,000.00

The indicated market value for the subject property resulting from this application of the Sales Comparison Approach to Value as of the effective date of value subject to a current "as-is status" valuation premise equals **\$284,750.00** for the subject **33702** SFGBA equal to **\$284,750.00** rounded to **\$285,000.00**.

EXPLANATION OF ADJUSTMENTS USED IN THE PREVIOUS VALUATION ANALYSIS GRID

The following comments relate to the previous Sales Comparison Approach to Value adjustment grid. Items and adjustments not commented upon are regarded to be either obvious comments or professional judgment supported by pertinent valuation experience.

Sales Price: The cash equivalent effective sale price of the most similar of the researched comparable building sales are reported and in this analysis will be adjusted to the subject property using a \$ per square foot (PSF) of gross building area (GBA) unit of comparison on an assessments paid basis. Gross building area as it will be considered in this assignment conforms to the following definition recognized as an appraisal industry standard published in 2001 by the Appraisal Institute in their Data Standards and Glossary of Terms publication:

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Gross Building Area (GBA) definition: *“The total floor area of a building, including below-grade space but excluding unenclosed areas, measured from the exterior of the walls. Gross building area for office buildings is computed by measuring to the outside finished surface of permanent outer building walls without any deductions. All enclosed floors of the building including basements, mechanical equipment floors, penthouses, and the like are included in the measurement. Parking spaces and parking garages are excluded.”*

In this adjustment analysis, GBA will exclude the square foot area of supported parking ramps, detached parking garages and any other detached, lower cost, secondary building area which otherwise will be considered in this valuation analysis.

Date of Sale: The time interval in years between the comparable building date for closing and recording of the sale or equivalent date for other types of transactions and the effective date of value has been calculated in order to apply an appropriate time adjustment factor to the comparable sale so that it is representative of a price level for the comparable sale as of the effective date of value prior to otherwise adjusting the sale to the subject property.

Market indicated price levels for comparable properties appear to have been stable at about (0) % per year during the time period considered in this analysis. For example, the sale price relationship between similar sales #1 and #2 suggests a price stabilization of on a \$PSFGBA unit of comparison.

Condition: These descriptive items comparing the building sales to the subject property indicate that the comparable building sales are reasonably similar to the subject property and can be used for comparison purposes in this Sales Comparison Approach to Value.

Ownership: This line #30 adjustment considers that comparable sales typically involve either 100% undivided ownership interests in fee simple estate or leased fee estate property rights compared to the subject (fee simple estate) with no adjustments for this factor. The adjustments, if any, for this line item could be significant in either a plus or minus direction especially when comparing leased fee estate comparable sales to a fee simple estate property. In most instances, marketable leasehold estates do not result due to such disparities; but this is a consideration with leased sale transactions. Ownership interests such as fractional interests, physical segments or partial holdings are not considered as a part of this particular valuation assignment.

Location: This location adjustment considers the perceived rating for the comparable sale location as reported on location when compared to the subject property as a valuation opinion based on market experience. Ratings used for comparison purposes are selected from a range of poor, fair, average, good and excellent. This specific adjustment pertains to the improvement portion of the sale and excludes the influence of the land value position as a part of the total real estate sale price. The land value portion of the sale which includes the influence of location is considered as an independent adjustment on site item and otherwise reported as an adjustment to the sale price. This is not to be considered an appraisal of the comparable building sale land value.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

The market value of the subject property by the sales approach, in a fee simple, is estimated at \$284,750.00, or rounded to \$285,000.00.

Final value estimate based on the "AS IS" CONDITION as per public record.

**TWO HUNDRED AND EIGHTY-FIVE THOUSAND DOLLARS
(\$285,000.00)**

RECONCILIATION

REPORT CONCLUSIONS – CERTIFICATION OF APPRAISAL RECONCILIATION OF APPRAISAL & REPORT CONCLUSIONS:

The valuation analyses for the subject property have previously been described in detail in this appraisal report subject to the previously described time related value premise(s) defined as; Current; Stabilized Occupancy; The following market values are indicated for the 100% undivided; fee simple estate; property right for the subject property excluding fixtures classified as real estate assets and any personal property assets:

SUMMARY OF VALUATION ANALYSES AND APPRAISAL REPORT CONCLUSIONS

Valuation Analysis	(Current) Value Premise
Income Capitalization Approach	Not Developed
Cost Approach to Value	Not Developed
Sales Comparison Approach	\$285,000.00
Value Conclusion	\$285,000.00

The Sales Comparison Approach to Value indication of value is based on the principle of substitution that assumes a prudent purchaser will not pay more for a specific property than for an equally desirable and available substitute property. Consequently, the Sales Comparison Approach to Value provides a good indication of value when adequate and similar market data is available for review by the appraiser. It is estimated that the available market data, as it has been considered, and developed for this report. There is unit value indicated by this Sales Comparison Approach to Value in this report. It was fully developed due to mutual agreement in the scope of the work in this assignment. Unit value indicators were derived from sale data.

The Income Capitalization Approach to Value essentially is based on the theory that value is the present worth of future net operating income generated by the real estate during the period of ownership plus residual net sale proceeds at the end of the ownership period. Investors concerned with income producing real estate are primarily interested in the net income anticipated to be received from ownership in the current year of sale as well as in future years including recapture of a major portion of the initial capital investment through sale of the real estate at a future date. It is estimated that the available income oriented market data, as it has been considered for this report, is similar enough to the subject property to be worthy of consideration for implementation of an Income Capitalization Approach to Value. Income Capitalization valuation analyses have been considered in this appraisal. The Direct

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

Capitalization Method is considered employing a market derived rate of capitalization to the first year estimate of net operating income, and it is a primary indication of value for real estate operating at a stabilized level of occupancy at a market rate of income. The value indicated by this Income Capitalization Approach to Value is rated first in importance, when compared to the values indicated by the Sales Comparison Approach to Value. In conclusion, the subject opinion of value as reported both in the above reconciliation grid and in the following signed certification.

The Cost Approach to Value was estimated primarily by use of the Marshall Valuation Service Calculator Method. This valuation procedure is of primary importance for the appraisal of special purpose and newer real estate improvements as well as for markets that are not supportive of investment type income producing properties or that do not generate enough market activity to support a Sales Comparison Approach to Value. This valuation analysis considers improvement replacement costs, actual ages, original life expectancies or economic lives, remaining economic lives, age/life depreciation, plus functional and external obsolescence. This is an important valuation analysis. It considers indirect costs related to the developing the improvements including marketing and leasing costs necessary to achieve a stabilized level of occupancy at a market rental rate for income producing investment type properties. This indication of value also includes consideration of profit for developing the improvements that may be a nominal consideration for non-income producing real estate or considerable for income producing real estate developed for investment purposes. The subject improvements and any attached fixtures have been considered in detail in this valuation analysis. The value indicated by this Cost Approach to Value is rated third in importance compared to the values. It was not developed due to age of the structure and is beyond the scope of the work in this assignment.

MARKETING TIME

The USPAP definition of Marketing Time is as follows:

“The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.”

The estimated reasonable marketing time for the subject property is estimated to be 6 months based on the following reasoning:

- Statistical information about days on market for past sales suggests 120 to 360 days.
- Anticipated changes in market conditions suggest extended periods of marketing.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

SIGNED CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinion, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have/made a personal external inspection of the property that is the subject of this report.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Massachusetts Board of Real Estate Appraisers.
- As of the date of this report, I, Paul Falconer, have completed the continuing education program of the State of Massachusetts.

It is the conclusion of this appraisal that the opinion of market; value for the 100% undivided ownership interest for the fee simple estate; property right of the subject property current valuation premise as of September 15, 2014, with an effective date of appraisal and value as of September 15, 2014, and a date of report completion on September 30, 2014.

Subject to the definitions, certification, assumptions and limiting conditions set forth in the attached appraisal report is as follows:

TWO HUNDRED AND EIGHTY-FIVE THOUSAND DOLLARS
\$285,000.00

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

This signed certification is an integral part of the appraisal report. An appraiser signing any part of the appraisal report, including a letter of transmittal, must also sign this certification. Any appraiser who signs this certification accepts full responsibility for all elements of the certification, for the assignment results, and for the contents of the appraisal report. (In an assignment that includes personal property, business or intangible asset assignment results not developed by the real property appraiser(s) any real property appraiser(s) who signs this certification accepts full responsibility for the real property elements of the certification, for the real property assignment results, and for the real property contents of the appraisal report).

Sincerely,



Paul Falconer
Massachusetts Certified General Real Estate Appraiser
Appraiser License # 530



Jay Dwyer
Appraiser License Type: Massachusetts Certified General Real Estate Appraiser
Appraiser License #: 70643

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal assignment including the signed certification submitted in this appraisal report has been prepared subject to the following assumptions and limiting conditions including any atypical extraordinary assumptions and hypothetical conditions as well subject to other specific assumptions as are set forth in this report. These are critical to the analysis and conclusions contained in this report.

Extraordinary Assumptions:

Defined by USPAP as:

“An assumption, directly related to a specific assignment, which, if found to be false, could alter the Appraiser’s opinions or conclusions with the following comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis.”

If used in the assignment, extraordinary assumptions might have affected the assignment results, and for that reason must be clearly and conspicuously disclosed in the report. Extraordinary assumptions are not considered in this appraisal report.

Hypothetical Conditions:

Defined by USPAP as:

“Conditions that are contrary to what exists, but is supposed for the purpose of analysis with the following comment: Hypothetical conditions assume conditions contrary to known facts about physical, legal, economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends, or the integrity of data used in an analysis.”

If used in the assignment, hypothetical conditions might have affected the assignment results, and for that reason must be clearly and conspicuously disclosed in the report. Hypothetical conditions are not considered in this appraisal report.

Assumptions and Limiting Conditions of this Appraisal Assignment:

This appraisal assignment assumes no responsibility for the legal description or other matters involving legal or title considerations. Title to the subject property is assumed to be good and marketable unless otherwise stated. The legal description used in this report is assumed to be correct. Responsible ownership and competent property management are assumed for the subject property. The subject property is valued free and clear of any and all liens or encumbrances unless otherwise stated in this report. Encumbrances considered in this appraisal include, where applicable and disclosed to the appraiser for review: real estate taxes, recorded easements and/or covenants, purchase options or sale agreements, signed leases and unpaid bond debt. It is assumed that any easements noted on the title report without specific locations will have no material effect on the normal use of the subject property. It is assumed that all customary public utilities for this property and market are reasonably available to the subject property, unless otherwise stated.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

All engineering surveys are assumed to be correct. The plot plans and other illustrative material in this report are included only to assist the reader in visualizing the property. The appraiser assumes no responsibility for its accuracy. It is assumed that any utilization of land and improvements is within the described legal boundaries of the subject property, and that there is no encroachment or trespass, unless otherwise noted in this report.

It is assumed that there are no hidden or not apparent conditions of the subject property, subsoil, or structures which would render it more or less valuable than other comparable properties. No responsibility is assumed for any such conditions or for professional engineering services which might be required to discover such facts. No soils or geologic reports were made available to provide further input in this area unless previously discussed in this report.

Unless otherwise stated in this report, the existence of hazardous materials, substances and toxic contaminants, including without limitation asbestos, mold, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the subject property, was not called to the attention of the appraiser nor did the appraiser observe or become aware of such during the property inspection. The appraiser was not aware of the presence of soil contamination on the subject property, unless otherwise noted in this appraisal report. The appraiser is not an environmental inspector and is not qualified to test for or detect such substances. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The presence of such hazardous substances, if any, may affect the value of the subject property. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. The appraiser is not qualified to determine the cause of mold, the type of mold or whether the mold might pose any risk to the property or its inhabitants. The effect upon market value, due to contamination was not considered in this appraisal, unless otherwise stated. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The value opinion developed herein is predicated on the assumption that no such hazardous substances or conditions exist on or in the property or in such proximity thereto, which would cause a loss in value of the subject property unless otherwise noted in the appraisal report. No responsibility is assumed for any such hazardous substances or conditions, or for the expertise or engineering knowledge required to discover them. Should the client have concerns over the existence of hazardous materials on or in the subject property, they should consider the services of a qualified, independent engineer or contractor to determine the existence and/or extent of any hazardous materials, as well as the cost associated with any required mitigation and/or removal.

Information furnished by others is believed to be reliable if it cannot be independently verified by the appraiser. However, no warranty is given for its accuracy.

Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organization with which the appraiser may be affiliated.

On all appraisals involving proposed construction subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the proposed improvements in a workmanlike manner essentially in accordance with the plans and specification submitted for review to the appraiser.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made for such a service.

Any forecasts or projections contained in this report are the product of the analysis of current, historical, and anticipated market conditions and assume continuation of prevailing political, social, economic, and environmental conditions. Such factors and contingent forecasts and/or projections are subject to change.

Neither all, nor any part of the contents of the report, or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client relationship specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional organizations, any state or federally approved financial institution any department, agency, or instrumentality, of written consent of the appraiser, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the appraiser.

This appraisal report and its contents must be regarded as a whole and any excerpts from this appraisal cannot be used separately, and if used separately, invalidates this appraisal. The distribution, if any, of the total value in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.

It is assumed that the subject property is in compliance with all applicable zoning use regulations and restrictions, unless otherwise stated previously in this report. It is further assumed that any required governmental entitlements, licenses, certificates of occupancy, consents, etc., have been or can be obtained or renewed for any use upon which the value estimate in this report is based.

No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.

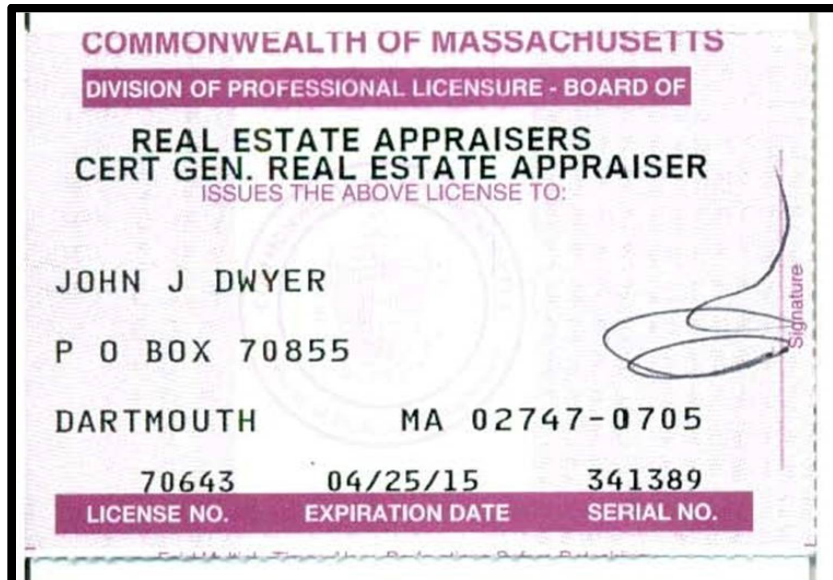
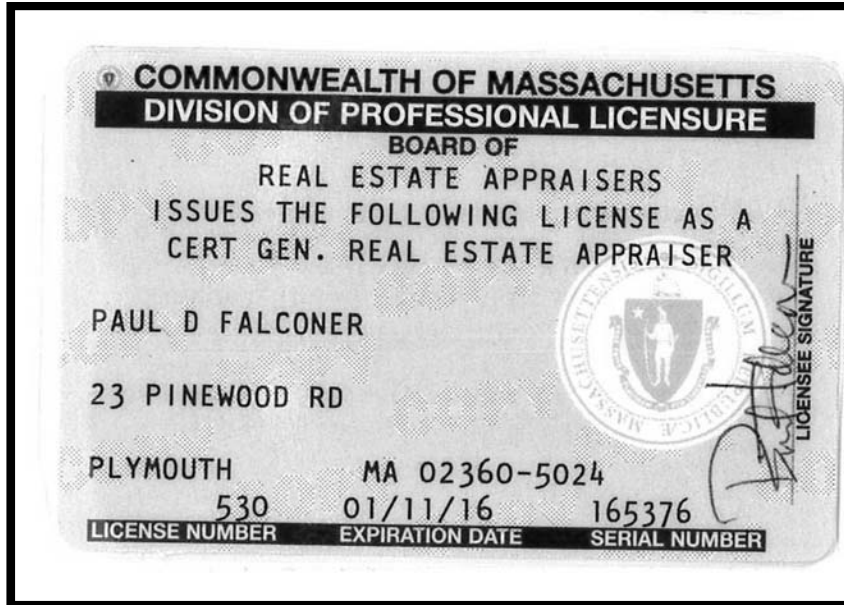
The Americans with Disabilities Act (ADA) became effective in January 1992. The appraiser has not made a specific compliance survey or analysis of this property to determine whether it is in compliance with the various, detailed requirements of the ADA. This value estimate is predicated on the assumption that, except as identified by the appraiser, the subject improvements comply with the ADA. It is possible that a comprehensive compliance survey could reveal additional areas in which the property does not conform to one or more of the act's requirements. If so, this could have a negative effect upon the market value of the subject property.

Acceptance of and/or use of this report constitutes acceptance of the foregoing assumptions.

Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

CURRENT COPIES OF APPRAISAL LICENSES



Falconer Appraisal Services, Inc.

23 Pinewood Road, Plymouth, MA 02360

INVOICE

Dwyer Appraisal Services, Inc.
PO Box 70855
North Dartmouth, MA 02747

Jeff Osuch

40 Central Street
Fairhaven, MA 02066

For Appraisal Services Rendered:

Client:	Town of Fairhaven
Property:	Rogers Elementary School & Mann Hill Road Fairhaven, MA 02066
Appraiser:	Paul Falconer
Invoice Date:	September 30, 2014
Terms:	Due upon Receipt
Fee:	\$2,500.00
Prepayment:	<u>\$0.00</u>
Payment Due:	\$2,500.00

Please Remit Payment To:

Dwyer Appraisal Services, Inc.
PO Box 70855
North Dartmouth, MA 02747