

APPRAISAL OF



LOCATED AT:

Winn Road
Falmouth, ME 04105

FOR:

CLIENT: Town of Falmouth
Nathan Poore, Town Manager
Falmouth, ME 04105

BORROWER:

AS OF:

October 6, 2010

BY:

Elizabeth C. McFadden CR#347
Elizabeth McFadden Appraisal LLC

October 21, 2010

CLIENT: Town of Falmouth
Nathan Poore, Town Manager
Falmouth, ME 04105

File Number: 2010-133L

Dear Mr. Poore:

In accordance with your request, I have appraised the real property at:

Winn Road
Falmouth, ME 04105

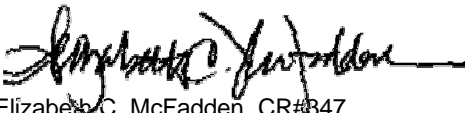
The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of October 6, 2010 is:

\$105,000
One Hundred Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Thank you for the opportunity to be of service.



Elizabeth C. McFadden CR#347
Elizabeth McFadden Appraisal LLC
Portland, ME 04105

Elizabeth McFadden Appraisal LLC
LAND APPRAISAL REPORT

File No. 2010-133L

SUBJECT	Property Address Winn Road				Census Tract 0025.02		LENDER DISCRETIONARY USE				
	City Falmouth		County Cumberland	State ME	Zip Code 04105		Sale Price \$				
	Legal Description Book: 14775 Page: 361 Cumberland County Registry of Deeds						Date				
	Owner/Occupant Xanh Thi Pyle				Map Reference M:R6 L:16G		Mortgage Amount \$				
	Sale Price \$ N/A				Date of Sale N/A		Mortgage Type				
	Loan charges/concessions to be paid by seller \$ None Known				<input checked="" type="checkbox"/> Fee Simple		Discount Points and Other Concessions				
	R.E. Taxes \$ 655.79				Tax Year FY 10-11	HOA \$/Mo. N/A		Paid by Seller \$			
Lender/Client CLIENT: Town of Falmouth						<input type="checkbox"/> Condominium (HUD/VA)					
						<input type="checkbox"/> PUD		Source			
NEIGHBORHOOD	LOCATION		<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS					
	BUILT UP		<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	
	GROWTH RATE		<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	PROPERTY VALUES		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	DEMAND/SUPPLY		<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	MARKETING TIME		<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	PRESENT LAND USE %		LAND USE CHANGE		PREDOMINANT	SINGLEFAMILYHOUSING	Recreation Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Single Family 80%		Not Likely	<input type="checkbox"/>	OCCUPANCY	PRICE AGE	Adequacy of Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2-4 Family		Likely	<input checked="" type="checkbox"/>	Owner	\$(000) (yrs)	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Multi-Family		In process	<input type="checkbox"/>	Tenant	200 Low New	Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Commercial 10%		To: Residential		Vacant (0-5%)	900 High 200	Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Industrial				Vacant (over 5%)	Predominant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Vacant 10%					300 - 15-150	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS:The Town of Falmouth is considered one of Greater Portland's premier residential suburbs. It is located directly to the north of Portland and consists of 32 square miles.											
Falmouth consists of three distinct locales: West Falmouth, parts of which retain a rural appeal; Central Falmouth, generally improved with single family dwellings which vary in size, style and age (and a varied mix of retail activity along the Route One corridor); then Falmouth Foreside which is bound to the east by Casco Bay. The subject is located in northern central Falmouth. See comments...											
SITE	Dimensions 190 x Irregular					Topography		Level and Gently Sloping			
	Site Area 1 acre+/- per Town					Size		Typical			
	Zoning Classification FFM					Shape		Very Irregular			
	HIGHEST & BEST USE: Present Use					Drainage		Assumed Adequate			
	UTILITIES		Public	Other	SITE IMPROVEMENTS	Type	Public	Private	View		
	Electricity	<input checked="" type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nbhd/Nature			
	Gas	<input type="checkbox"/>		Curb/Gutter	N/A	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping			
	Water	<input checked="" type="checkbox"/>		Sidewalk	N/A	<input type="checkbox"/>	<input type="checkbox"/>	Driveway			
	Sanitary Sewer	<input type="checkbox"/>	Private	Street Lights	At Some Corners	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Apparent Easements			
	Storm Sewer	<input checked="" type="checkbox"/>		Alley	N/A	<input type="checkbox"/>	<input type="checkbox"/>	FEMA Flood Hazard			
Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): This is a mostly level one acre site which appears developable into a single family houselot. Public water is available; however, public sewer is not. See additional comments...											
The undersigned has recited three recent sales of properties most similiar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.											
SALES COMPARISON ANALYSIS	ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3				
	Address	Winn Rd R6/16G Falmouth 04105	321 Falmouth Rd - R5/30 Falmouth 04105		Anna's Way - U23/8-4 Falmouth 04105		4 Thistle Lane - R4/82H Falmouth 04105				
	Proximity to Subject		1.7+/- miles SSW		2.8+/- miles SE		3.65+/- miles SSE				
	Sales Price	\$ N/A	\$ 128,500		\$ 136,000		\$ 105,000				
	Price/ Acre	\$ N/A	\$ 128500		\$ 136000		\$ 105000				
	Data Source	Inspect&Assessr	MREIS/Broker/Assessor		MREIS/Broker/Assessor		MREIS/Broker/Assessor				
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+()\$ Adjustment	DESCRIPTION	+()\$ Adjustment	DESCRIPTION	+()\$ Adjustment			
	Sales or Financing		Cash		Cash		Conventional				
	Concessions		None Known		None Known		None Known				
	Date of Sale/Time	As of 10/6/10	3/09		9/10		2/09				
	Location	Average+	Similar		Superior	-35,000	(Sl. Superior				
	Site/View	1+/- acre	2.2+/- acres/Nbhd	-30,000	.95+/- acre/Nbhd		.55+/- acre/Nbhd	Nom.			
	Topography	Mostly Level	Mostly Level		Similar		Similar				
	Utilities	Public/Private	Public/Private		Public/Public	-5,000	Private/Private	5,000			
	Improvements	None	None		None		None				
	Access	Good	Sl. Inferior	5,000	Inferior	15,000	Similar				
	Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 25,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 25,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,000			
	Indicated Value of Subject		Gross: 27.2		Gross: 40.4		Gross: 4.8				
		Net: -19.5	\$ 103,500	Net: -18.4	\$ 111,000	Net: 4.8	\$ 110,000				
Comments of Sales Comparison: More weight given to Sales #1 and #3. No time adjustments warranted. Location adjustments due to higher surrounding values. Lot size adjustments based on privacy considerations only. See additional comments...											
RECONCILIATION	Comments and Conditions of Appraisal: The appraiser assumes no past due taxes or liens. See attached Statement of Contingent and Limiting Conditions.										
	Final Reconciliation: See additional comments...										
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF October 6, 2010 to be \$ 105,000										
	I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.										
Appraiser(s)		Elizabeth C. McFadden CR#347		Review Appraiser		(if applicable)		<input type="checkbox"/> Did	<input type="checkbox"/> Did Not		

ADDENDUM

Borrower:		File No.: 2010-133L	
Property Address: Winn Road		Case No.:	
City: Falmouth	State: ME	Zip: 04105	
Lender: CLIENT: Town of Falmouth			

Extra Comments

SCOPE/PURPOSE/INTENDED USE AND USER OF THE APPRAISAL

SCOPE: The subject market area, as defined, is the basis for the research and analysis performed for the appraisal summarized herein. The scope is limited to this market area, due to the subject's size and appeal, as well as the location specific perspective of the typical buyer. This report briefly summarizes the appraiser's conclusions regarding the subject's market area, neighborhood, site and highest and best use. All standard valuation techniques are then considered and applied, as appropriate. Finally, the value indicators are reconciled into the estimate of market value.

PURPOSE: The purpose of the appraisal is to estimate the market value of the fee simple interest in the subject real estate as of October 6, 2010. Market value is defined in the addenda to this report. Fee simple interest is defined as "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."

INTENDED USE AND USER: The Intended User is also identified as the Client (Town of Falmouth), and the Intended Use is to establish an unbiased, objective opinion of market value to aid its purchase decisions. Both the appraisal and report have been prepared in compliance with the Uniform Standards of Professional Appraisal Practice and the client's stipulated appraisal requirements. Further, it is the appraiser's understanding that this report is not to be use in a federally related transaction.

LOCATION

As previously mentioned, The Town of Falmouth consists of 32 square miles and is located immediately to the north of the City of Portland, which is Maine's largest city and its financial and cultural center. According to the Town's web site, the population consists of approximately 11,000. The public school system is well-ranked by the Sate of Maine, and offers all levels of public schools from Kindergarten through Grade 12. Town amenities include three private golf courses, ample parks and recreational facilities including indoor and outdoor skating rinks, as well as the Town Landing which offers boating access to Casco Bay. There are two distinct commercial centers: the State Route One commercial corridor which essentially divides eastern Falmouth (known as the Foreside) and central Falmouth, and the State Route 26/100 corridor in western Falmouth. The former offers entertainment venues, car dealerships and banks, plus a variety of restaurants and retail. Additionally, there is a large, modern Maine Medical facility on Bucknam Road. In Western Falmouth, the expansion of public sewer fueled substantial growth within the last 15 years, including construction of a 55,000 square foot Hannaford Brothers grocery store, as well as a large office park anchored by what is now known as TD Bank. Additional commercial development includes a variety of smaller stores and offices, and is easily accessed by Exit 53 of the Maine Turnpike.

Winn Road is a mostly residential through street which runs in a northerly direction from Falmouth Road to the Town of Cumberland border in central Falmouth. It is lightly to moderately trafficked. More specifically, the subject is located on the westerly side, between the Steeves Way and Field Road intersections. Residential improvements typically consist of single family dwellings which vary in size, style and age, ranging from a few Antique Capes and Colonials (the original homesteads), to older Capes, Colonials and Ranches, and then to large modern Colonial and Contemporary styles. The subject is located within close proximity to the Falmouth Country Club which is an executive-style subdivision built around a well regarded 18 hole golf course. Most properties appear well maintained, and the subject's overall locational appeal is considered average plus.

CURRENT USE

The subject site is currently an unimproved lot and consists of one+/- acre (i.e., 43,560 square feet) with 190 feet street frontage, per the Assessor's Office, and is in an FFM zone. The FFM zone requires a minimum lot of 80,000 square feet with 250 foot width. These requirements indicate the subject lot does not meet minimum standards, as it is inadequate by both size and dimensions. Although it is a legal lot of record, the appraiser's initial research indicated that Zoning Board Approval would be required in order to develop this parcel into a single family homesite. Further research, however, uncovered that this area was formerly designated Residential B which required a minimum lot size of 40,000 square feet and width of 150 feet. The appraiser interviewed Amanda Sterns, Community Development Director and Appointed Code Enforcement Office who stated that due to the prior zoning (which changed in 1984), the subject would not require Zoning Board Approval unless there were issues with setbacks, which the appraiser does not anticipate.

The appraiser relied on the Town of Falmouth Tax Maps and a physical inspection of the subject property which was performed on October 6, 2010.

SITE

The appraiser inspected the property by accessing it from Winn Road. It appears moderately wooded with a variety of trees, consisting of both hardwoods and softwoods. The topography is generally level with some moderate sloping, and a few discarded paint cans were observed; however, the appraiser is not an expert on hazardous waste or environmental issues.

Public water is available at the street. Although public sewer runs along this street, currently there is what is known as a 'force main' sewer line, and this cannot be accessed by private lots at this time. Therefore, a private septic system is required.

ASSESSED VALUE

The subject is currently assessed for a total value of \$53,100 which appears equitable and does not impact marketability.

HIGHEST AND BEST USE - CURRENT MARKET CONDITIONS

The determination of highest and best use is the fundamental basis of real estate appraisal. Highest and best use is defined as "that reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal". It is determined by a series of criteria which consists of: 1). Possible or physical use; 2). Permissible or legal use; 3). Financially feasible use; 4). Maximally productive use.

This submarket has experienced depreciation over the last few years, as have many submarkets throughout Greater Portland. One clear indicator is the number of single family permits issued by the Town of Falmouth: during the heyday from 2002 through 2007 an average of 53 permits per year were issued. In 2008, this number declined sharply to 25; however, in 2009 it rebounded to 41 and appears to be on a similar track for 2010.

ADDENDUM

Borrower:		File No.: 2010-133L
Property Address: Winn Road		Case No.:
City: Falmouth	State: ME	Zip: 04105
Lender: CLIENT: Town of Falmouth		

Another indicator has been the sales and resales over this period, of which there are an exceptionally small number. These indicate the rate of decline to be between eight and 12 percent per year. The appraiser also noted the high number of single family house lots which are currently on the market: there are 59, of which only four are under contract. However, the appraiser observed that the average asking price of these current listings is \$212,200, whereas the average list price of the pending sales is \$139,000.

Based on the above data, including the upswing in single family house permits and the average pending list price, it is the appraiser's determination that values in the subject value range have stabilized: therefore, no time adjustments were warranted or applied in the Sales Comparison Approach to value.

There continues to be a reasonably strong demand in Falmouth for residential development, and values for single family dwellings in this value range have also stabilized. Therefore, it is the appraiser's determination that highest and best use of the subject lot is development into a single family houselot.

SALES COMPARISON APPROACH

The sales cited represent the best and most recent sales available for comparison. Sources utilized for comparable data include the MRERC, local brokers, the appraiser's files, and appraisal data service and the Assessor's office. This submarket is defined as one half acre to two and a half acre parcels which are located on residential through streets or private ways in central Falmouth, but are not located in subdivisions, and for which highest and best use is as a single family houselot. Again, it is the appraiser's determination that land values within this submarket have stabilized over the course of this last year.

Approximately ten sales were considered (including those parcels in subdivisions), and sale prices ranged from \$70,000 (this sale was impacted both by distress and a negative external influence) to \$162,000. The appraiser interviewed either the Buyer or Seller, or a representative thereof, in each sale utilized.

Sale #1 was chosen for comparison based on its through street locale and similarity in surrounding values, as well as for its similarity in topography. It required adjustment for its superior size, as well as for inferior access which would require higher development costs. This parcel was listed with an asking price of \$159,000 and was purchased by an abutter to protect their privacy for \$128,500, and was a cash transaction.

Sale #2 was chosen for comparison based on its similarity in size and topography. Anna's Way is a yet-to-be-created private way between the Scittery Gussett subdivision and Coles Village Road off Middle Road. This property required adjustment for superior location; however, this adjustment was tempered by its proximity to the Turnpike spur and the resultant traffic noise. It also required adjustment for inferior access as this lot will require development of a private way. This parcel was listed for \$139,000 and sold for \$136,000 as a cash transaction.

Sale #3 was chosen for comparison based on its similarity in access and topography. Located on a side street, this property required adjustment for its superior location; however, this was completely offset by its inferior size. It also required adjustment for the lack of access to public water. Listed for \$129,000, it sold for \$105,000 after lengthy negotiation, and was conventionally financed.

Additionally, the appraiser is familiar with a pending sale located at Lot 1 Wright Way, off Falmouth Road, which is due to close during the last week of October, 2010. This is a larger parcel in a similar location; however, its appeal is considered inferior due to external influences. This property is under contract between \$100,000 and \$105,000, and provides ample additional support for the appraiser's final value estimate.

All adjustments are reasonable and warranted, and were applied after careful consideration.

SALE AND LISTING HISTORY

As required by the Uniform Standards of Professional Appraisal Practice, the subject's listing and sale history over the last three years is detailed as follows:

The subject last transferred in 1999 to Xanh Thi Pyle as an inter-family transaction for zero consideration. It had been part of the Pyle family holdings for several decades. It is not currently on the market or under contract, nor has it been listed for sale within the last three years, per the local multiple listing service and Xanh Pyle.

FINAL RECONCILIATION

All weight was given to the Sales Comparison Approach. The Cost Approach was not utilized due to the unimproved nature of the subject and comparable sales. The Income Approach was not developed due to the paucity of land leases and recent sales of rented comparable lots, which results in an inadequate data base with which to develop market rents. Exclusion of the latter two approaches does not reduce the reliability of the appraisal conclusion since either is seldom, if ever, considered by the typical buyer.

Within the Sales Comparison Approach, more weight was given to Sales #1 and #3 since these properties required the lesser amount of adjustment overall.

No non-realty items were included in the appraiser's final value estimate.

DEFINITION OF MARKET VALUE: 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

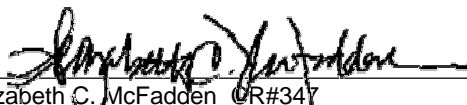
APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Winn Road, Falmouth, ME, 04105

APPRAISER:

Signature: 
Name: Elizabeth C. McFadden CR#347
Date Signed: October 21, 2010
State Certification #: CR #347
or State License #: _____
State: Maine
Expiration Date of Certification or License: 12/31/10

SUPERVISORY APPRAISER (only if required)

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

Elizabeth McFadden Appraisal LLC

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:		File No.: 2010-133L	
Property Address: Winn Road		Case No.:	
City: Falmouth		State: ME	Zip: 04105
Lender: CLIENT: Town of Falmouth			



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: October 6, 2010
Appraised Value: \$ 105,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.:	2010-133L
Property Address: Winn Road		Case No.:	
City: Falmouth	State: ME	Zip:	04105
Lender: CLIENT: Town of Falmouth			



COMPARABLE SALE #1

321 Falmouth Rd - R5/30
Falmouth 04105
Sale Date: 3/09
Sale Price: \$ 128,500



COMPARABLE SALE #2

Anna's Way - U23/8-4
Falmouth 04105
Sale Date: 9/10
Sale Price: \$ 136,000



COMPARABLE SALE #3

4 Thistle Lane - R4/82H
Falmouth 04105
Sale Date: 2/09
Sale Price: \$ 105,000

PLAT MAP

Borrower:		File No.:	2010-133L
Property Address: Winn Road		Case No.:	
City: Falmouth	State: ME	Zip:	04105
Lender: CLIENT: Town of Falmouth			



CONTRACT FOR SERVICES

Borrower:	File No.: 2010-133L
Property Address: Winn Road	Case No.:
City: Falmouth	State: ME Zip: 04105
Lender: CLIENT: Town of Falmouth	

AGREEMENT

I. PARTIES

This contract (hereinafter referred to as "Agreement") is made and entered into on this 20th day of September, 2010, by and between the Inhabitants of the Town of Falmouth with a mailing address of 271 Falmouth Road, Falmouth, Maine 04105 (hereinafter referred to as "Town"); and Elizabeth McFadden Appraisal LLC, (hereinafter referred to as "Consultant"). In consideration of the mutual promises contained herein, Consultant agrees to perform the following services for the Town.

II. SCOPE OF WORK

In consideration of the compensation set forth herein, the Consultant shall perform the services as outlined in a proposal attached hereto as Exhibit A.

III. COMMENCEMENT AND COMPLETION

The Consultant will commence work on or before September 20, 2010 and will complete work on or before October 22, 2010.

IV. PAYMENT TERMS

The Consultant shall submit an invoice on or about the first of each month reflecting services performed at the Consultant's normal professional billing rates. The Consultant understands that the payment for completion of the services outlined in Section II shall not exceed FIVE HUNDRED Dollars (\$500.00), and the Consultant agrees to perform the services on that basis.

CONTRACT FOR SERVICES

Borrower:	File No.: 2010-133L
Property Address: Winn Road	Case No.:
City: Falmouth	State: ME Zip: 04105
Lender: CLIENT: Town of Falmouth	

V. TERMINATION

Either party may terminate this Agreement for cause after giving the other party written notice and a reasonable opportunity to cure. The Town may terminate without cause by giving the Consultant fourteen (14) days notice, and compensating the Consultant equitably to the termination date.

VI. DISPUTE RESOLUTION

Any controversy or claim arising out of or related to this Agreement, which cannot be resolved between the parties shall be submitted to the Maine Superior Court (Cumberland County). This agreement shall be governed by Maine law.

VII. QUALIFICATIONS

The Consultant represents it holds, and will continue to hold during the term hereof any and all qualifications, licenses and certifications required to perform its services in Maine. The contractor shall perform all services in accordance with professional standards.

VIII. SUBCONTRACTORS

The Consultant shall be fully responsible to the Town for the acts and omissions of any subcontractors, and of persons either directly or indirectly employed by it, and shall hold subcontractors to the same terms and conditions as Consultant is held under this Agreement. No subcontractors shall be retained on this Agreement without the specific prior written approval of the Town.

IX. INSURANCE

The Consultant shall purchase and maintain Workers' Compensation Insurance, General Public Liability and Property Damage Insurance including vehicle coverage and professional liability insurance, all with limits and terms satisfactory to the Town. The Town shall be named as an additional insured on the liability policy.

CONTRACT FOR SERVICES

Borrower:	File No.: 2010-133L
Property Address: Winn Road	Case No.:
City: Falmouth	State: ME Zip: 04105
Lender: CLIENT: Town of Falmouth	

X. INDEMNIFICATION

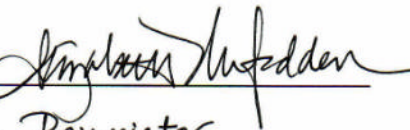
The Consultant will indemnify and hold harmless the Town, its officers, agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of the Agreement by the Consultant, its officials, employees, agents and subcontractors.

XI. ENTIRE AGREEMENT

This Agreement and its attachments represent and contain the entire agreement between the parties. Prior discussions or verbal representations by the parties that are not contained in this Agreement and its attachments are not a part of this Agreement. Where there is any conflict between the provisions of this Agreement and the provisions of any attachment, the provisions of this Agreement shall control.


Date: October 6, 2010

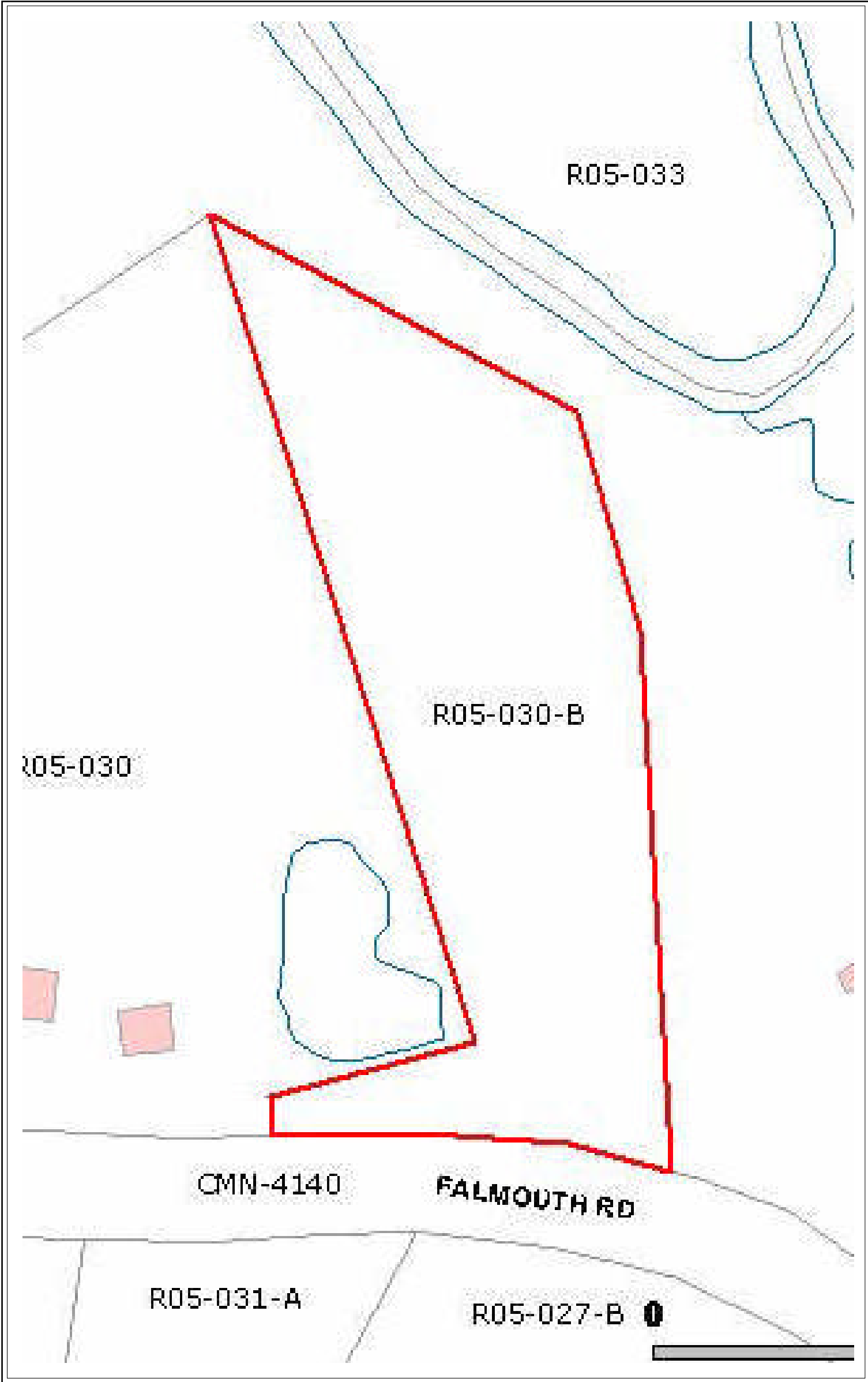
ELIZABETH MCFADDEN
APPRAISAL LLC

By: 
Title: Proprietor

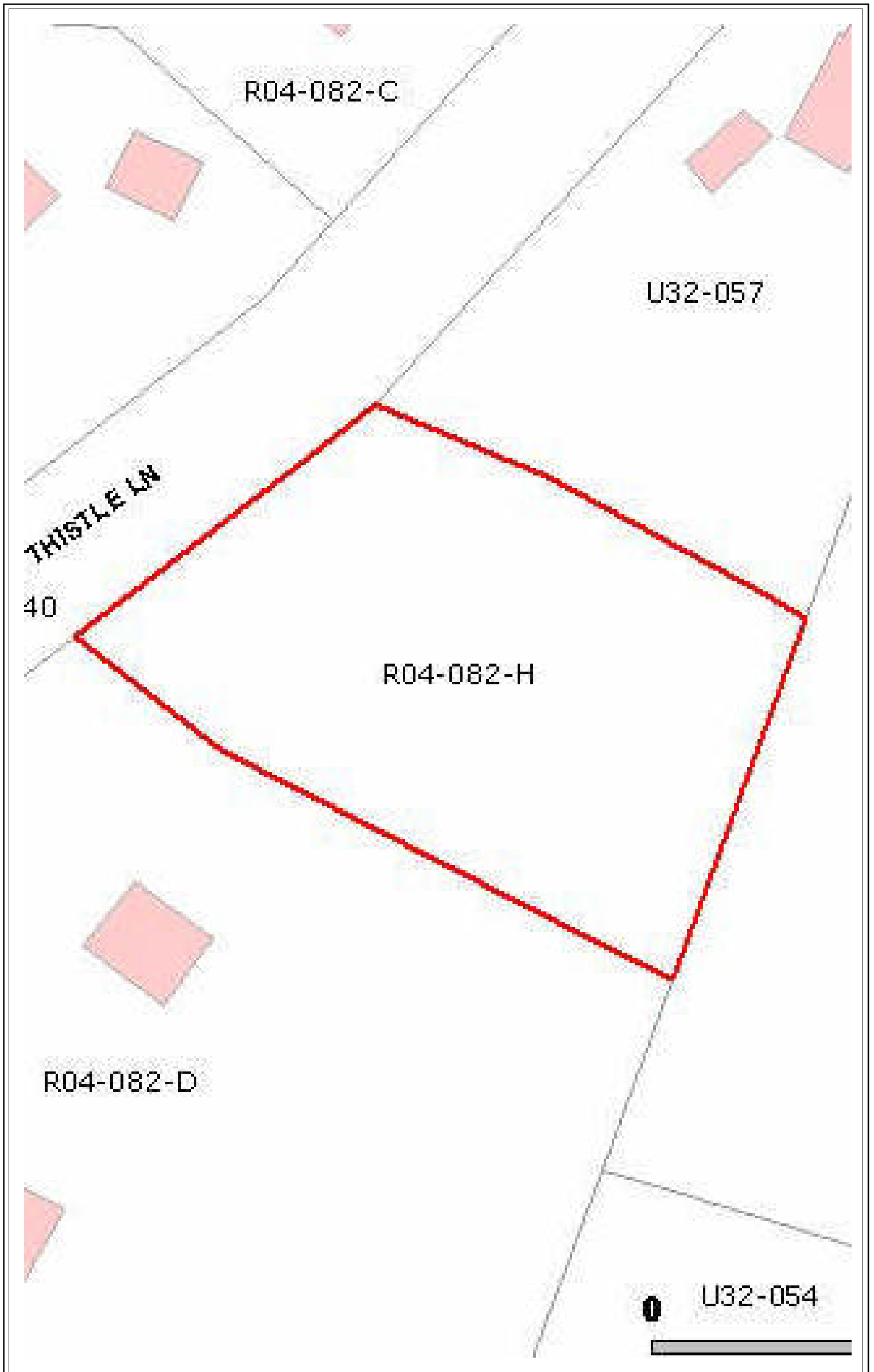
Date: September 20, 2010

INHABITANTS OF THE
TOWN OF FALMOUTH, MAINE

By: 
Nathan A. Poore, Town Manager







LOCATION MAP

Borrower:	File No.: 2010-133L
Property Address: Winn Road	Case No.:
City: Falmouth	State: ME
Lender: CLIENT: Town of Falmouth	Zip: 04105

