

Real Estate Consultants of New England, Inc.

recne@yahoo.com

Mr. Peter Demarco
SAI Communications, Inc.
22 Keewaydin Drive
Salem, NH 03079

RE: Proposed AT&T Wireless Communication Facility
83 Palmer Hill Rd, Sandwich, NH 03227

December 29, 2009

Dear Mr. Demarco,

I have completed a market study investigating the potential impact that cellular towers may have on adjacent residential property values.

The intended user of this report is the Sandwich Land Use Permitting Boards in their deliberations relative to the applications submitted for your client.

The purpose of this study is to provide substantive data to answer the following question:
Will the granting of the permit(s) diminish the value of surrounding properties?

This letter contains a summary of my research into this question and the rationale used to arrive at my conclusions.

Because of the nature of this assignment this research requires a study of the general residential market and not the value of any particular property.

Regarding the current issue of communication towers affecting residential values, studying sales of homes close to communication towers enable an appraiser to develop conclusions that can be used to predict future outcomes. When these sales cover a large geographic area and are of sufficient quantity the data becomes a reliable predictor of future outcomes.

Stated another way if sufficient sales indicate proximity to a communication tower or the ability to see a tower does not negatively affect surrounding property prices then the assumption that a proposed tower will negatively affect surrounding property values is incorrect and unsupported.

My work consists of an inspection of the proposed tower site and the surrounding area. I also reviewed the materials relating to the proposed tower and researched sales of properties that are close to or that have visual exposure to communication towers throughout the region. Additionally I have conducted a national survey of appraisers and assessors regarding this question.

I have also obtained additional data and reports from other appraisers and/or assessors who have researched this same question.

This document contains the following sections:

Property description: Containing my description of the site and the surrounding area.

Regional market research for New Hampshire and Maine: Information I have developed about sales of residential property located in close proximity to communication towers.

General market research: Information and excerpts from reports obtained from other appraisers and/or assessors who have researched this same question.

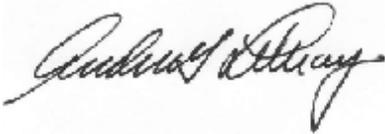
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Summary and conclusions: Developed based upon the information contained therein.

Based upon my research, the responses from the National survey, data obtained from other appraisers researching this same issue and conversations with the Brokers of the sales contained in this report, I was unable to find any evidence that home values are diminished due to the proximity of a cell tower, or the ability to see a tower from a residence.

It is my opinion that the construction of the proposed tower at the location described in this report will have no measurable impact on surrounding residential values due to the proximity of or the ability to see to cell tower.

Sincerely

A handwritten signature in black ink, appearing to read "Andrew G. LeMay". The signature is written in a cursive style with a large initial 'A'.

Andrew G. LeMay SRA, SRPA, CNHA, NHCG #8

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Copyright

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Assumptions and Limiting Conditions

This report is written subject to the following assumptions and limiting conditions. Because a proper understanding of the analysis and conclusions contained in this report requires an awareness of these assumptions and limiting conditions, parties using this report are asked to carefully review and consider them when reading the report.

This report is written with the understanding and intention that it is to be use *only* in conjunction with the request before the Sandwich Land Use Permitting Boards.

The information contained in this report is specific to the needs of the client and for the intended use stated in the report. Parties using this report for any purpose other than that stated herein must assume full responsibility and do so at their own risk. I cannot accept any responsibility for any damages suffered by third parties as a result of the unauthorized or inappropriate use of this report.

This report is prepared for the exclusive use of the client identified in this report. The report is based upon the data available to me at the time of preparation of this document.

By reason of this report, I am not required to give further consultation, testimony, depositions, or be in attendance for any legal proceeding with reference to the subject property unless prior arrangements have been previously made.

Information contained herein that has been obtained from third parties is assumed to be correct and reliable.

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Property Description: 83 Palmer Hill Rd, Sandwich, NH – Owner Kenneth & Cynthia Oxtan

Proposed Monopine

The site is wooded with approximately frontage along the south side of Palmer Hill Rd. The 5 acre tract is irregular in shape and the topography is mixed.

The lot is identified as Tax Map R1 Lot 36 and is zoned rural residential.

This proposed 90 ft tower is to be located 500 feet south of Palmer Hill Rd being 180 feet from the west property line and 170 feet from the easterly property line at Latitude: 43 degrees 47 minutes 55.525 seconds north and Longitude 71 degrees 21 minutes 42.408 seconds west as depicted on the following page.

The proposed tower and the equipment shelter will be located within a 48 x 48 foot fenced section of the in a 50 x 50 foot portion of the site that is to be leased to AT&T. Access to the site will be by a 10 ft wide gravel drive within a 12 foot wide access easement off the south side of Palmer Hill Rd. There is also a proposed 10 foot wide utility easement the roughly parallels the access easement.

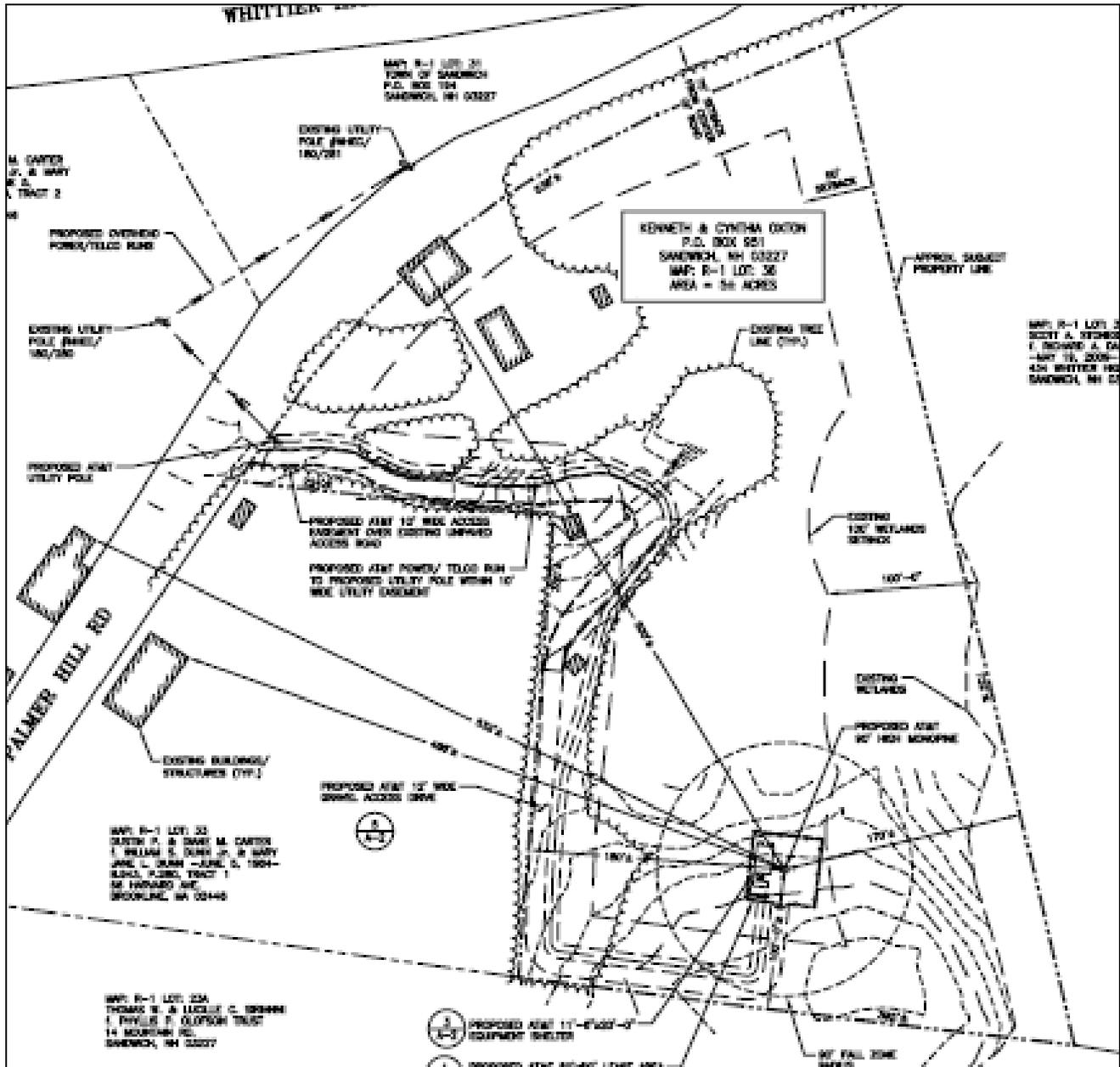
The site has some limited open field land with portions being well covered with mixed hard and softwoods of varying sizes.

In order to be effective, communication towers require unobstructed lines of sight. The proposed location of the tower is designed to maximize the coverage for this location to the greatest extent possible, while minimizing its visibility from surrounding properties.

Surrounding properties are mostly undeveloped woodland with some scattered single family homes

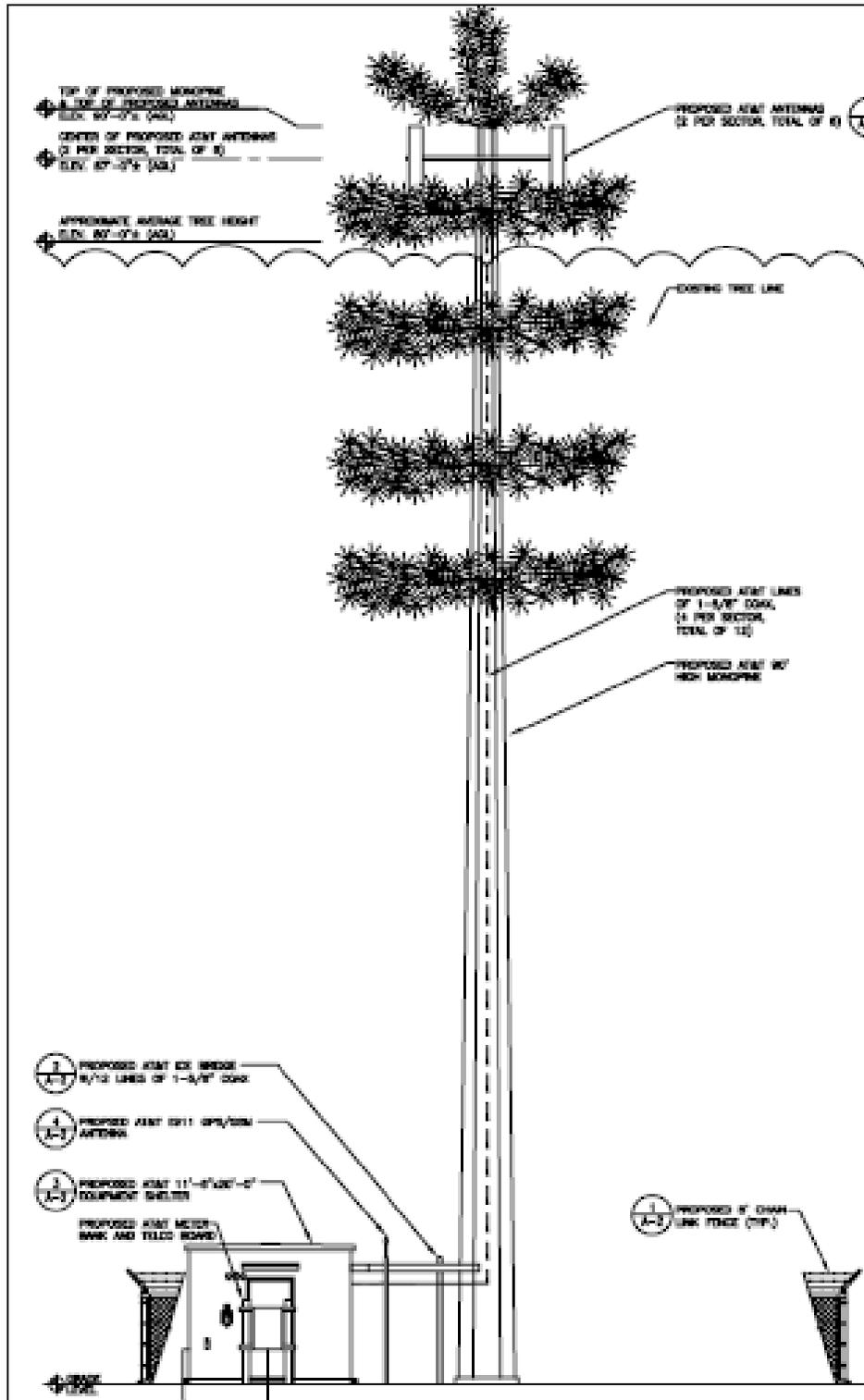
Due to the topography, the existing tree growth and the proposed location of the tower, I am of the opinion that the values of surrounding properties will not be measurably impacted by the placement of the tower at this location.

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Site plan showing proposed access easement and tower location

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Tower profile showing pertinent details of physical improvements

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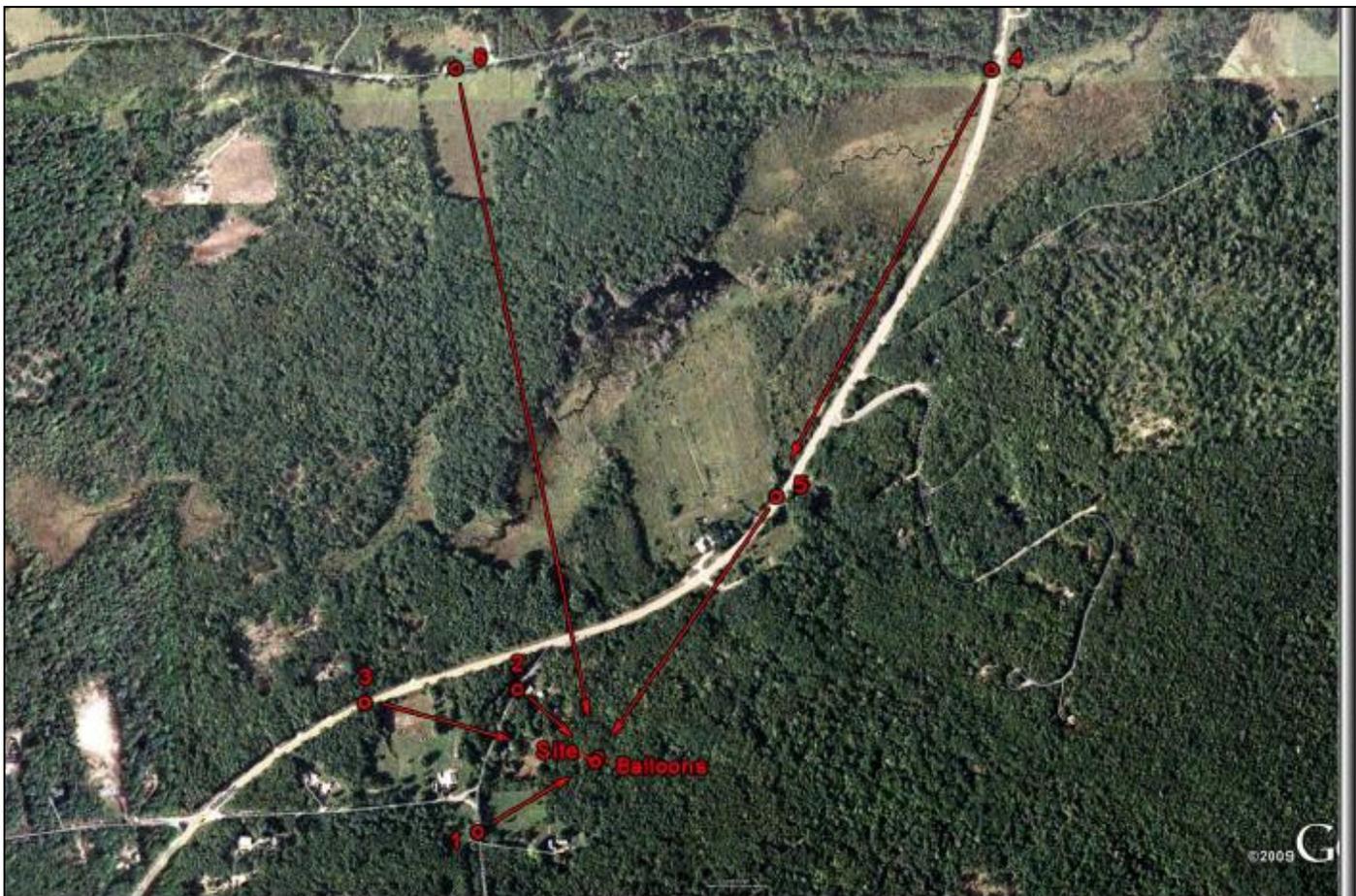
Simulated Proposed Tower Pictures

The applicant has commissioned a “balloon simulation” in order to assist the Board in visualizing the proposed tower as it relates to surrounding properties.

The following exhibits can be compared to the sale data contained in this report.

The reader must keep in mind that every property is unique just as every tower is unique and as a result the visual impact of the proposed tower to surrounding properties will not be identical to the examples contained herein. However these sale examples illustrate a wide range of visual exposure which can be related to the simulations presented for the proposed tower.

Below is a map showing the locations from which the following photo simulations are taken.



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Sandwich, NH ~ #2619

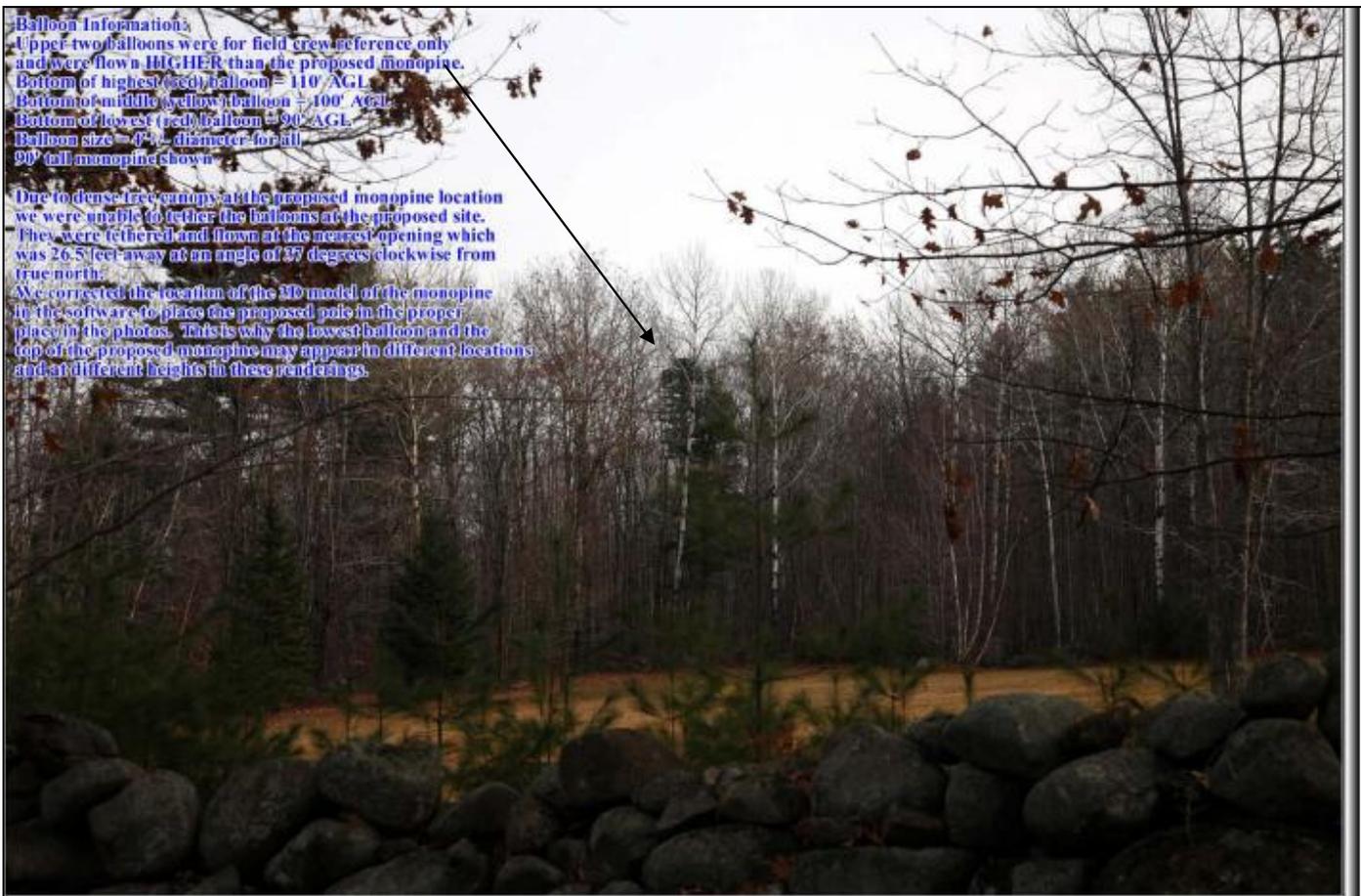
Photo Location Map ~ 11/13/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
Tel: (978) 360-3671 info@cadsim.com

This aerial plan shows several points from which photos were taken to create the simulations that follow. All of the locations have some visual exposure that can be described as ranging from limited to minimal. The photo simulations for each location are contained on the following pages.

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Simulation 11/30/09 Location 1



Balloon Information:
Upper two balloons were for field crew reference only and were flown HIGHER than the proposed monopine.
Bottom of highest (red) balloon = 110' AGL
Bottom of middle (yellow) balloon = 100' AGL
Bottom of lowest (red) balloon = 90' AGL
Balloon size = 4' diameter for all
90' tall monopine shown

Due to dense tree canopy at the proposed monopine location we were unable to tether the balloons at the proposed site. They were tethered and flown at the nearest opening which was 26.5 feet away at an angle of 37 degrees clockwise from true north.
We corrected the location of the 3D model of the monopine in the software to place the proposed pole in the proper place in the photos. This is why the lowest balloon and the top of the proposed monopine may appear in different locations and at different heights in these renderings.

For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Existing Drawings by HDG dated 08/27/2009

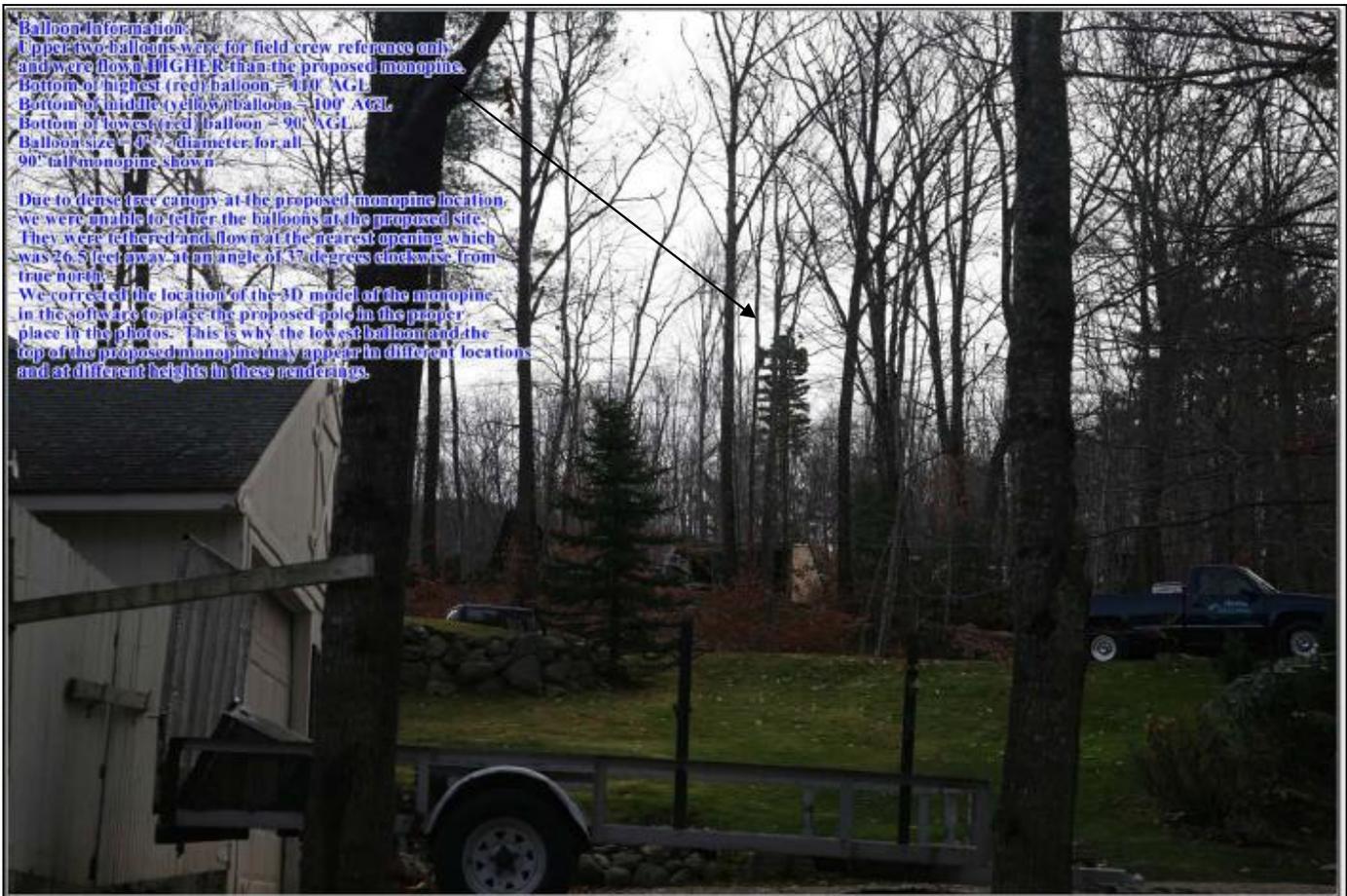
Sandwich, NH ~ #2619

Photo Location 1 ~ 65mm ~ 712'+/- (0.13mi) Away ~ 11/13/2009

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Simulation 11/30/09 Location 2



Balloon Information:
Upper two balloons were for field crew reference only and were flown HIGHER than the proposed monopine.
Bottom of highest (red) balloon = 110' AGL
Bottom of middle (yellow) balloon = 100' AGL
Bottom of lowest (red) balloon = 90' AGL
Balloon size = 4' > diameter for all
90' tall monopine shown

Due to dense tree canopy at the proposed monopine location we were unable to tether the balloons at the proposed site. They were tethered and flown at the nearest opening which was 26.5 feet away at an angle of 37 degrees clockwise from true north.

We corrected the location of the 3D model of the monopine in the software to place the proposed pole in the proper place in the photos. This is why the lowest balloon and the top of the proposed monopine may appear in different locations and at different heights in these renderings.

For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Zoning Ordinance by HDG dated 08/21/2009

Sandwich, NH ~ #2619

Photo Location 2 ~ 65mm ~ 551'+/- (0.10mi) Away ~ 11/13/2009

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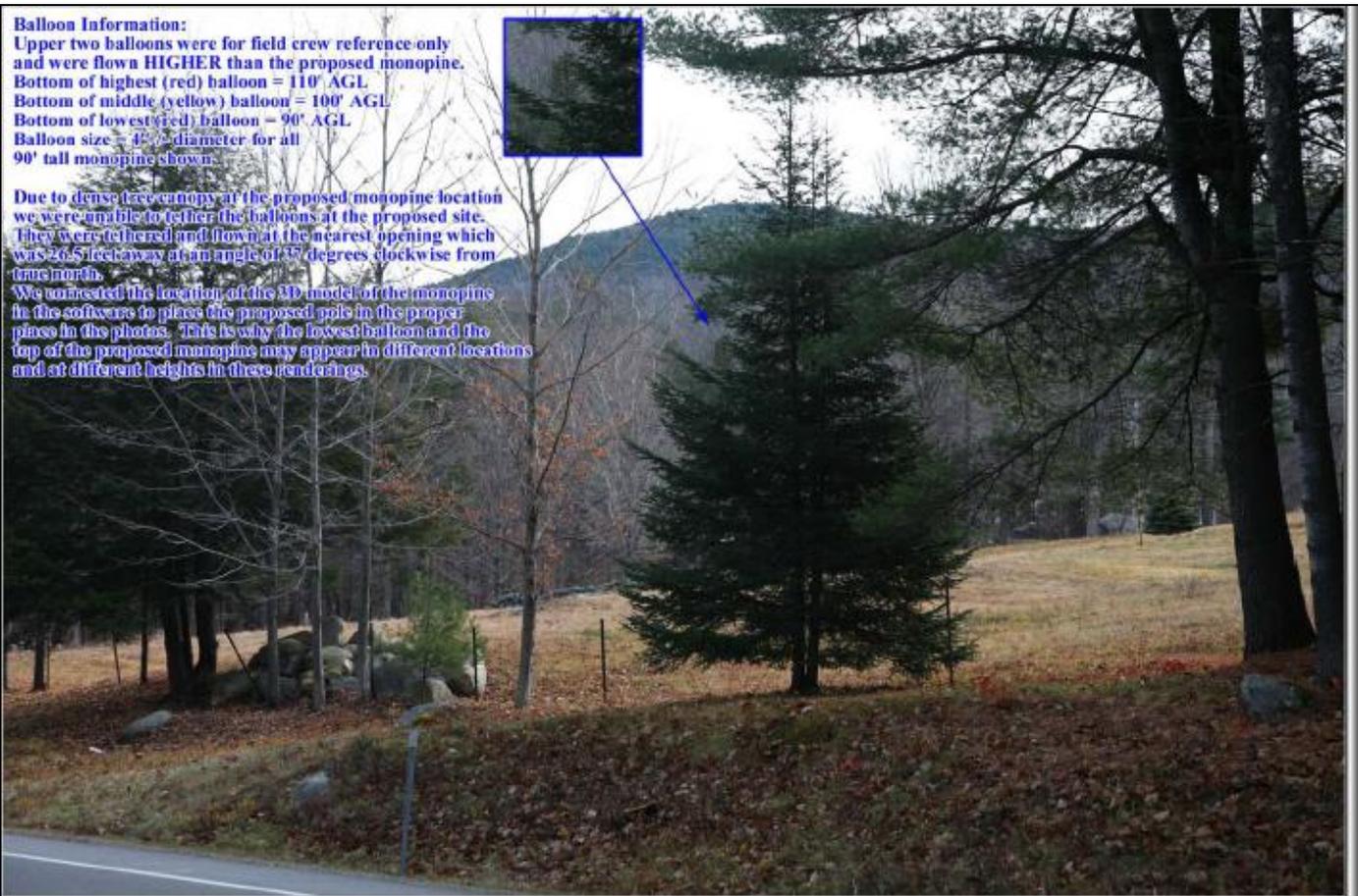
Simulation 11/30/09 Location 3

Balloon Information:

Upper two balloons were for field crew reference only and were flown HIGHER than the proposed monopine. Bottom of highest (red) balloon = 110' AGL. Bottom of middle (yellow) balloon = 100' AGL. Bottom of lowest (red) balloon = 90' AGL. Balloon size = 4' diameter for all 90' tall monopine shown.

Due to dense tree canopy at the proposed monopine location we were unable to tether the balloons at the proposed site. They were tethered and flown at the nearest opening which was 26.5 feet away at an angle of 37 degrees clockwise from true north.

We corrected the location of the 3D model of the monopine in the software to place the proposed pole in the proper place in the photos. This is why the lowest balloon and the top of the proposed monopine may appear in different locations and at different heights in these renderings.



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Zoning Drawings by HMG dated 08/27/2009

Sandwich, NH ~ #2619

Photo Location 3 ~ 65mm ~ 1238' +/- (0.23mi) Away ~ 11/13/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
Tel: (978) 360-3671 info@cadsim.com

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Simulation 11/30/09 Location 4

Balloon Information:

Upper two balloons were for field crew reference only and were flown HIGHER than the proposed monopine.
Bottom of highest (red) balloon = 110' AGL
Bottom of middle (yellow) balloon = 100' AGL
Bottom of lowest (red) balloon = 90' AGL
Balloon size = 4' +/- diameter for all
90' tall monopine shown

Due to dense tree canopy at the proposed monopine location we were unable to tether the balloons at the proposed site. They were tethered and flown at the nearest opening which was 26.5 feet away at an angle of 37 degrees clockwise from true north.

We corrected the location of the 3D model of the monopine in the software to place the proposed pole in the proper place in the photos. This is why the lowest balloon and the top of the proposed monopine may appear in different locations and at different heights in these renderings.



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Zoning Drawings by DDA dated 08/27/2009

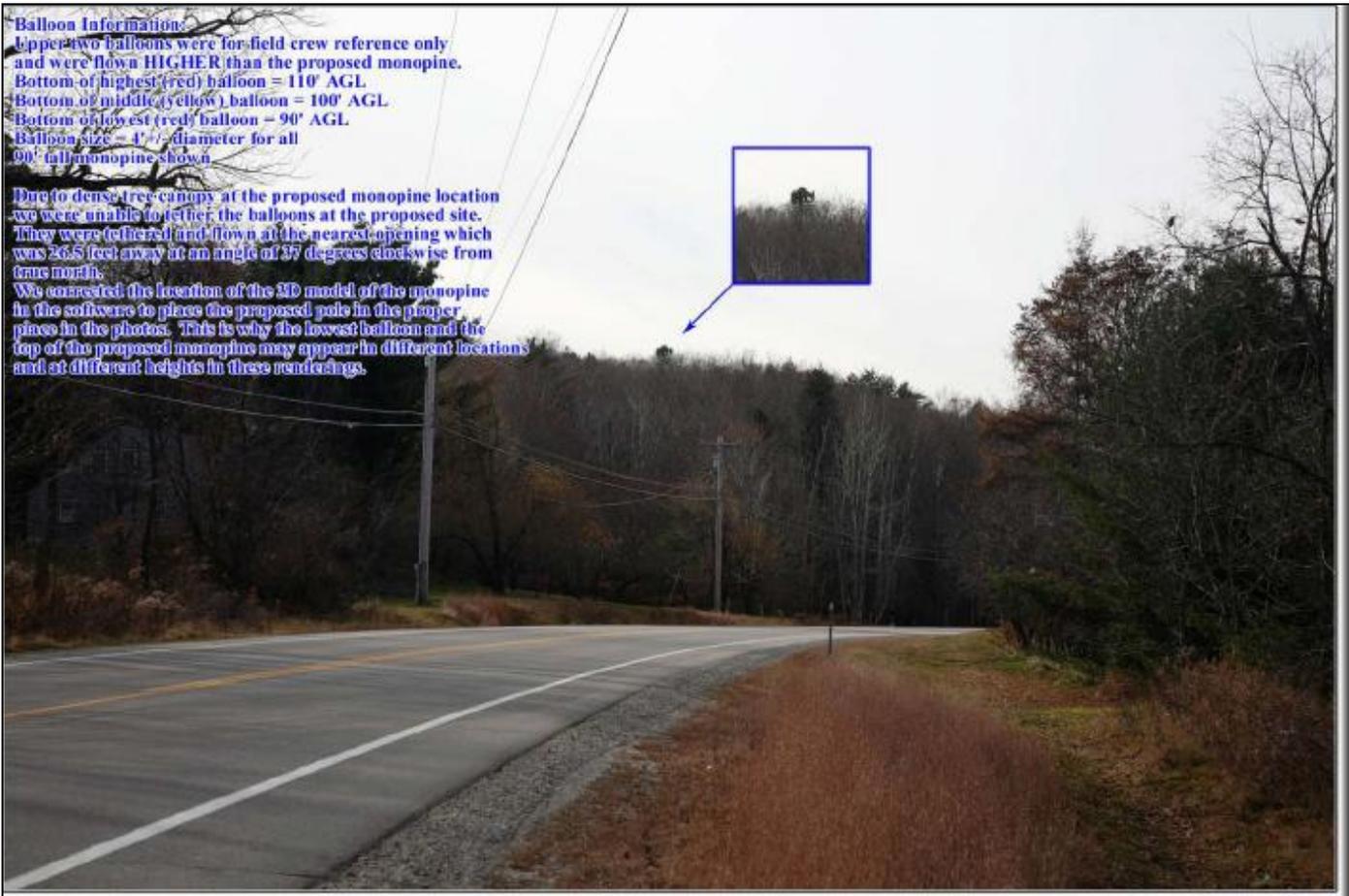
Sandwich, NH ~ #2619

Photo Location 4 ~ 85mm ~ 4147' +/- (0.79mi) Away ~ 11/13/2009

Created By: Hudson Design Group LLC
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Tel: (978) 360-3671 info@cadsim.com

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Simulation 11/30/09 Location 5



Balloon Information:
Upper two balloons were for field crew reference only and were flown HIGHER than the proposed monopine.
Bottom of highest (red) balloon = 110' AGL
Bottom of middle (yellow) balloon = 100' AGL
Bottom of lowest (red) balloon = 90' AGL
Balloon size = 4' +/- diameter for all 90' tall monopine shown

Due to dense tree canopy at the proposed monopine location we were unable to tether the balloons at the proposed site. They were tethered and flown at the nearest opening which was 26.5 feet away at an angle of 37 degrees clockwise from true north.
We corrected the location of the 3D model of the monopine in the software to place the proposed pole in the proper place in the photos. This is why the lowest balloon and the top of the proposed monopine may appear in different locations and at different heights in these renderings.

For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Existing Drawings by HMR dated 08/27/2009

Sandwich, NH ~ #2619

Photo Location 5 ~ 65mm ~ 1672' +/- (0.32mi) Away ~ 11/13/2009

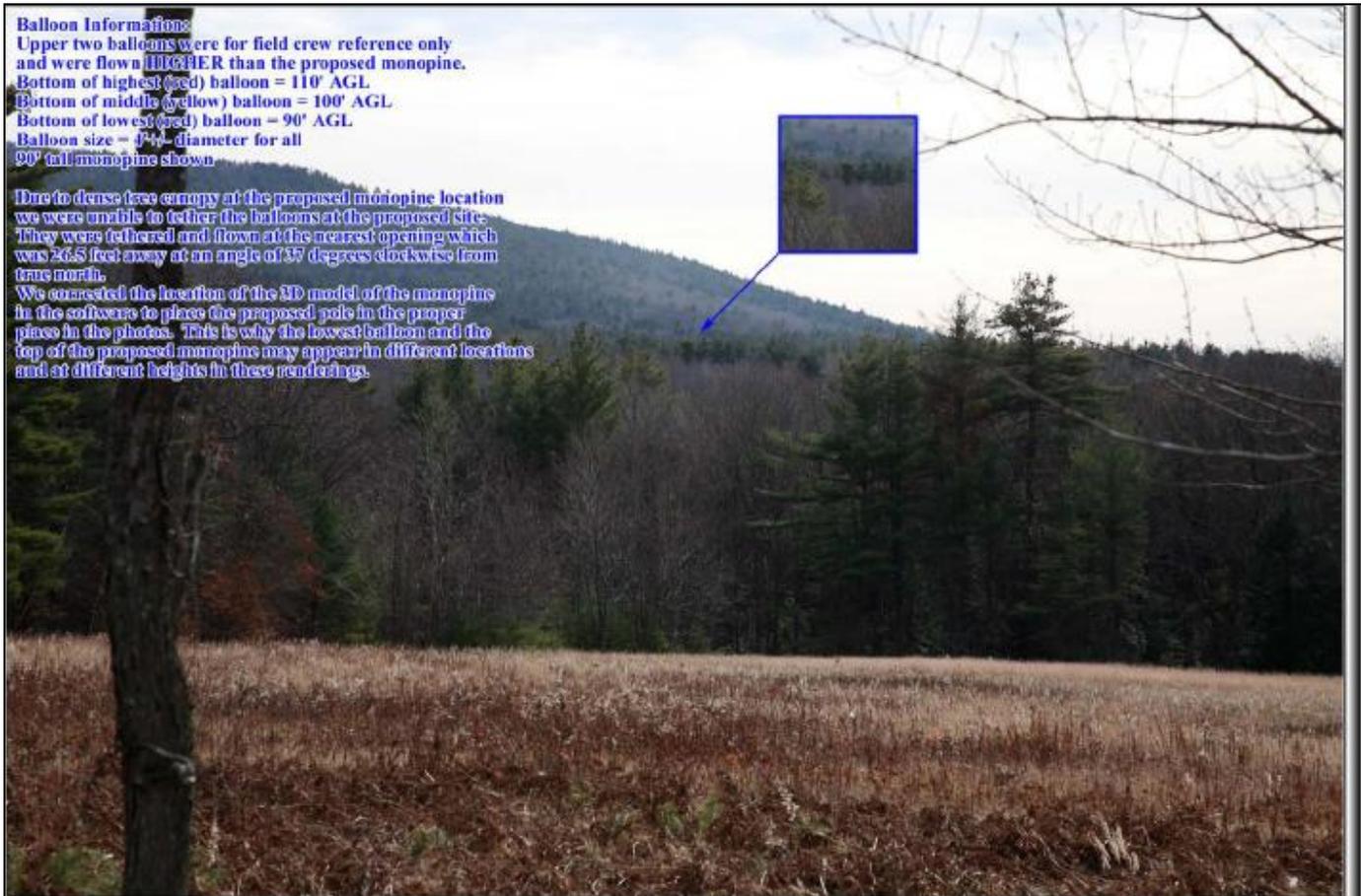
Created By: Hudson Design Group LLC
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Tel: (978) 360-3671 info@cadsim.com

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Simulation 11/30/09 Location6

Balloon Information:
Upper two balloons were for field crew reference only and were flown HIGHER than the proposed monopine.
Bottom of highest (red) balloon = 110' AGL
Bottom of middle (yellow) balloon = 100' AGL
Bottom of lowest (red) balloon = 90' AGL
Balloon size = 4' - diameter for all
90' tall monopine shown

Due to dense tree canopy at the proposed monopine location we were unable to tether the balloons at the proposed site. They were tethered and flown at the nearest opening which was 26.5 feet away at an angle of 37 degrees clockwise from true north.
We corrected the location of the 3D model of the monopine in the software to place the proposed pole in the proper place in the photos. This is why the lowest balloon and the top of the proposed monopine may appear in different locations and at different heights in these renderings.



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Rendered using Zoexing Drawings by CADSIMS dated 08/27/2009

Sandwich, NH ~ #2619
Photo Location 6 ~ 85mm ~ 3674' +/- (0.70mi) Away ~ 11/13/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
Tel: (978) 360-3671 info@cadsim.com

National Survey of Appraisers

A national e-mail survey of appraisers was initiated. The purpose of this survey is to obtain input from appraisal professionals from a national perspective to see what they have observed relative to the impact that communication towers have on residential property values.

A total of 11,478 appraisers were contacted and 172 replies were received from 135 communities in 17 states with a total combined population in excess of 12,600,000 people. The communities range in size from Waterville Valley NH population 257 to Seattle WA population 3,554,760. This is a very diverse mix of communities with differences in socio-economic and geographic influences.

Of the total it should be noted that 39% of the replies were from New Hampshire communities covering a combined population of more than 687,000 people and 33% of the replies were from Maine communities covering a combined population of more than 672,000 people

The survey solicited responses to the follow three questions:

1. ***Have you observed or are you aware of any loss in residential property value due to the presence of a cell tower? YES / NO***
2. ***Have you observed or are you aware of any appeals filed in the last two years claiming property value loss due to the presence of a cell tower? YES / NO***
3. ***Have you observed or are you aware of any property value loss due to the ABILITY to see ANY part of a cell tower from a residential property, regardless of distance? YES / NO.***

All of the respondents answered “NO” to each of the above three questions.

On the following page the data is tabulated by State, Community and Population.

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National Survey

State	Community	Population
AR	Siloam Springs	10,843
CA	Aliso Viejo	40,166
CT	Stamford	117,083
FL	Jacksonville	735,617
ID	Coeur d'Alene	34,785
ID	Moscow	21,291
KS	Kansas City	146,866
ME	Alfred	2,497
ME	Arundel	3,571
ME	Bangor	90,864
ME	Berwick	6,535
ME	Biddeford	20,942
ME	Brewer	8,987
ME	Brunswick	35,988
ME	Buxton	7,452
ME	Cape Elizabeth	9,068
ME	Carmel	2,416
ME	Casco	3,469
ME	Cornish	1,269
ME	Cumberland	9,775
ME	Dayton	1,805
ME	Eliot	9,400
ME	Etna	1,012
ME	Falmouth	10,310
ME	Farmington	7,410
ME	Hollis	4,114
ME	Houlton	6,476
ME	Kennebunk	15,280
ME	Kennebunkport	5,905
ME	Kittery	15,482
ME	Lebanon	5,083
ME	Limerick	2,763
ME	Lyman	3,795
ME	Naples	3,274
ME	Newfield	1,328
ME	No Berwick	1,580
ME	Ogunquit	1,226
ME	Old Orchard Beach	8,856
ME	Orrington	3,526
ME	Parsonsfield	1,584
ME	Portland	243,537
ME	Raymond	4,299
ME	Saco	16,822

State	Community	Population
ME	Sanford	20,806
ME	Scarborough	16,970
ME	Shapleigh	2,326
ME	Sidney	3,514
ME	So Berwick	6,671
ME	Waterboro	6,214
ME	Waterville	15,605
ME	Wells	9,400
ME	York	12,854
MN	Farmington	12,365
MN	Minneapolis	2,868,847
MN	St Cloud	167,392
MO	Branson	6,408
MO	Camdenton	2,779
MO	Lake Ozark	1,489
MO	Springfield	325,721
MT	Helena	25,780
NH	Manchester	109,691
NH	Albany	654
NH	Allenstown	4,843
NH	Alton	4,502
NH	Andover	2,215
NH	Ashland	1,955
NH	Auburn	4,682
NH	Belmont	7,322
NH	Bow	8,020
NH	Brentwood	3,194
NH	Campton	2,719
NH	Candia	3,911
NH	Claremont	13,388
NH	Concord	42,336
NH	Conway	8,604
NH	Dover	24,486
NH	Durham	13,040
NH	Epping	5,476
NH	Gilford	6,803
NH	Gilmanton	3,537
NH	Hampton	15,450
NH	Hanover	11,156
NH	Henniker	4,867
NH	Holderness	1,930
NH	Hooksett	3,609
NH	Hopkinton	5,620

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National Survey

State	Community	Population
NH	Hudson	24,568
NH	Keene	22,778
NH	Laconia	17,060
NH	Littleton	5,845
NH	Londonderry	24,837
NH	Madison	1,984
NH	Manchester	198,378
NH	Moultonborough	2,009
NH	Nashua	87,321
NH	New Boston	4,880
NH	New Durham	2,220
NH	New Hampton	1,950
NH	New London	4,463
NH	Newbury	2,042
NH	Newport	6,561
NH	Northfield	4,548
NH	Plainfield	2,460
NH	Salem	29,558
NH	Sanbornton	2,581
NH	Seabrook	8,434
NH	Stratham	7,098
NH	Sugar Hill	563
NH	Tamworth	2,510
NH	Tilton	3,477
NH	Wakefield	4,252
NH	Waterville Valley	257
NH	Windham	10,709
NM	Albuquerque	712,738
NM	Las Cruces	174,682
NM	Peralta	3,750
NM	Ruidoso	7,698
NM	Santa Fe	147,635
NM	Socorro	18,078
NY	Larchmont	6,485
NY	Pomona	2,726
NY	Rhinebeck	7,762
NY	Scarsdale	17,823
NY	Westchester	923,459
PA	Union City	3,463
PA	Wattsburg	378
TX	Abilene	126,555
TX	Big Spring	25,233
TX	Carlsbad	1,322

State	Community	Population
TX	Lubbock	242,628
VA	Clifton	4,474
WA	Clarkson	7,337
WA	Seattle	3,554,760
WA	Spokane	417,939
WA	Yakima	222,581

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New Hampshire market research

A commonly held theory is that the value of a home is negatively affected if it is close to a cell tower or has a close, unobstructed view of a tower.

In order to test this theory I examined residential sales in *Sandwood Crossing at Thirty Pines*.

Sandwood Crossing at Thirty Pines is a new residential development located in the Concord New Hampshire area that is currently being built and actively marketed. Located within 100 yards of this development is a 180 foot monopole cell tower. The tower is not camouflaged or disguised in any way and looms over a large section of the first phase of the development.

I visited the on-site sales office and spoke with an agent from Innovative Realty the exclusive marketing agent for the project. I asked about the general sales activity and if the presence of the cell tower had elicited any negative comments from potential buyers or otherwise impacted the prices being paid for the homes. The agent indicated that sales activity has been excellent and that there had been no reduction in prices as a result of the presence of the tower. She stated that prices had been increasing as sales progressed with no buyer resistance or increase in marketing time. In other words business is good and the homes are selling, the buyers do not perceive the presence of the tower as a negative influence.

The sales in the development consist of Colonial, Cape and Ranch style homes in eight different design choices. The sales range in living area size from 1,406 to 2,392 square feet of living area.

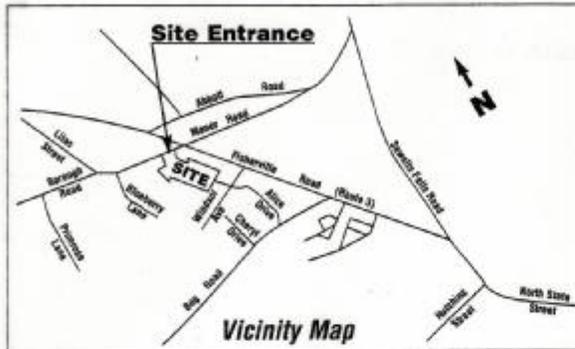
When I first drove into the development I suspected that the homes located on lots 101, 40, 102 and 7 would have lower sale prices than other homes on the street due to the immediate proximity and visual exposure to the cell tower. After reviewing the sales information I discovered that these homes sold for \$140 to \$163 per square foot of living area. The properties on lots 93, 96, 97, and 98 sold for \$116 to \$139 per square foot of living area. Interestingly none of these homes have any visual exposure to the tower.

After reviewing the sale data I was unable to find any evidence that there is a measurable impact on residential values due to the proximity of or the ability to see the cell tower.

The following page contains a site plan showing the lots and their location to the cell tower this is followed by several photographs taken at *Sandwood Crossing at Thirty Pines* each are captioned to orient the reader.

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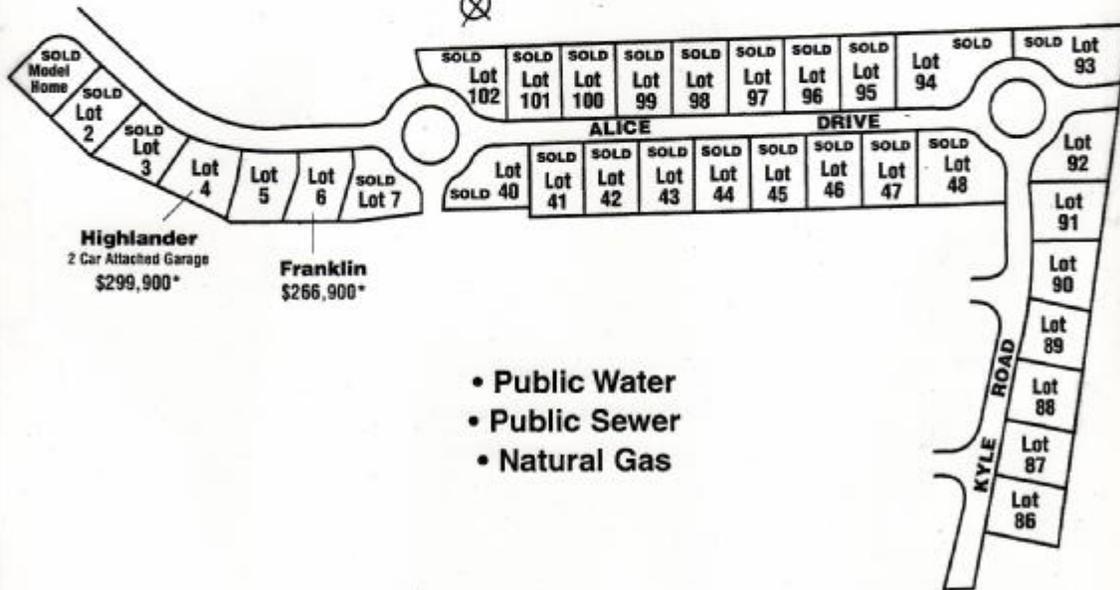
Site Plan



Penacook, NH

Model Phone: (603) 753-9419

- 180' Monopole
- 200 sq ft fenced equipment area
- 209 sq ft equipment building
- 3 antenna arrays



- Public Water
- Public Sewer
- Natural Gas

Built By:



Updated August 9, 2005
*Prices Subject to Change



Marketed Exclusively By:

Innovative Realty

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Looking south east from Lot 4



Looking east to Lot 102

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Looking southeast along the north side of Lot 102



Looking north -lot 48 on left, Lots 94 to 98 are on the right

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In addition to this research a comparison was made between two sale properties located within the Sandwood Crossing development and two sale properties located in another neighborhood “Primrose” that has no proximity to the cell tower.

In Sandwood the property located on lot 102 has an address of 62 Alice Dr. It was compared to a property located at 101 Primrose Lane. Primrose lane is located due west of the Sandwood development approximately 1 mile. This development is well treed and there is no ability to see the cell tower from anywhere within this development.

A comparison was made between these two properties with adjustments being made for those differences considered to have a measurable impact on value.

62 Alice drive sold for \$246,100 while 101 Primrose Lane sold for \$244,000. After adjusting for the physical differences present between these properties the values were: 62 Alice Dr \$246,100; 101 Primrose Lane \$247,600. **The difference of less than 1% is statistically insignificant.**

A second comparison was made between the property located at 59 Alice Dr. (This home faces the tower and is almost directly across from 62 Alice Dr.) and 69 Primrose Lane.

59 Alice Dr. sold for \$292,000 while 69 Primrose Lane sold for \$283,000. After adjusting for the physical differences present between these properties the values were: 59 Alice Dr \$292,000; 69 Primrose Lane \$285,600. **In this case the home not facing the cell tower sold for 2.2% less than the property facing the cell tower further indicates that the presence of a cell tower does not diminish value.**

The following page contains a chart illustrating the adjustments in the above comparisons.

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Community	Concord NH	Concord NH	differences	Concord NH	Concord NH	differences
Location	62 Alice	101 primrose		59 Alice	69 Primrose	
Tower Exposure	Tower in back	none		Facing Tower	none	
Date	6/13/2005	2/15/2005		5/17/2005	3/8/2006	
Price	\$246,100	\$244,000		\$292,000	\$283,000	(\$8,490)
Time adj value @ 6% /yr	\$0	\$244,000		\$0	\$274,510	
Lot - acres	0.33	0.72	(\$1,500)	0.29	0.69	(\$1,500)
Style	Colonial	Colonial		Colonial	Colonial	
Rooms	6	6		9	7	
Beds	3	3		4	3	\$1,000
Baths	2.5	2.5		2.5	2.5	
Exterior	Vinyl	Vinyl		Vinyl	Vinyl	
Living area @ 20 per sq ft	1,666	1,550	\$2,320	1,871	1,700	\$3,420
Year built @ 500/yr	2004	1990	\$7,000	2004	1997	\$3,500
Fireplaces	0	1	(\$1,200)	1	0	\$1,200
Patio / deck / porch	yes	yes		yes	yes	
Garage size	none	2-car	(\$3,000)	2-car	2-car	
Central Air	none	none		central	none	\$3,500
School System	MVHS	MVHS		MVHS	MVHS	
Total adjustment			\$3,620			\$11,120
Indicated value		\$247,620			\$285,630	
Rounded Value		\$247,600			\$285,600	

Final Comparison of adjusted values

Concord NH	Concord NH		Concord NH	Concord NH	
62 Alice	101 Primrose	Net	59 Alice	69 Primrose	
Tower in back	none	difference	Facing Tower	none	
\$246,100	\$247,600	0.6%	\$292,000	\$285,600	-2.2%

Notes:

69 Primrose Lane price has been adjusted back for market changes (time/appreciation) to sale date of 59 Alice so that values reflect market conditions at that date.¹

Adjustments used reflect observed market actions to the influence of physical differences that exist between the Primrose Lane properties and the Alice Drive properties.

As the Alice Drive properties have the Tower exposure they are the independent variable while the Primrose Lane properties are the dependent variables (not having the influence). Therefore the Primrose Lane properties have been adjusted to the Alice Drive properties.

¹ Despite an apparent strong start in 2005, reduced buyer optimism and shifting interest rates caused extended marketing times by the end of 2005. No adjustment for appreciation was applied in 2006 as the market appeared stable. In 2005 the rate of appreciation was decreasing in the second half of the year. Therefore the 5% adjustment used for 69 Primrose is conservative reflecting the declining market trends.

recne@yahoo.com

62 ALICE - \$246,100



101 PRIMROSE - \$247,600



recne@yahoo.com

59 ALICE - \$292,000



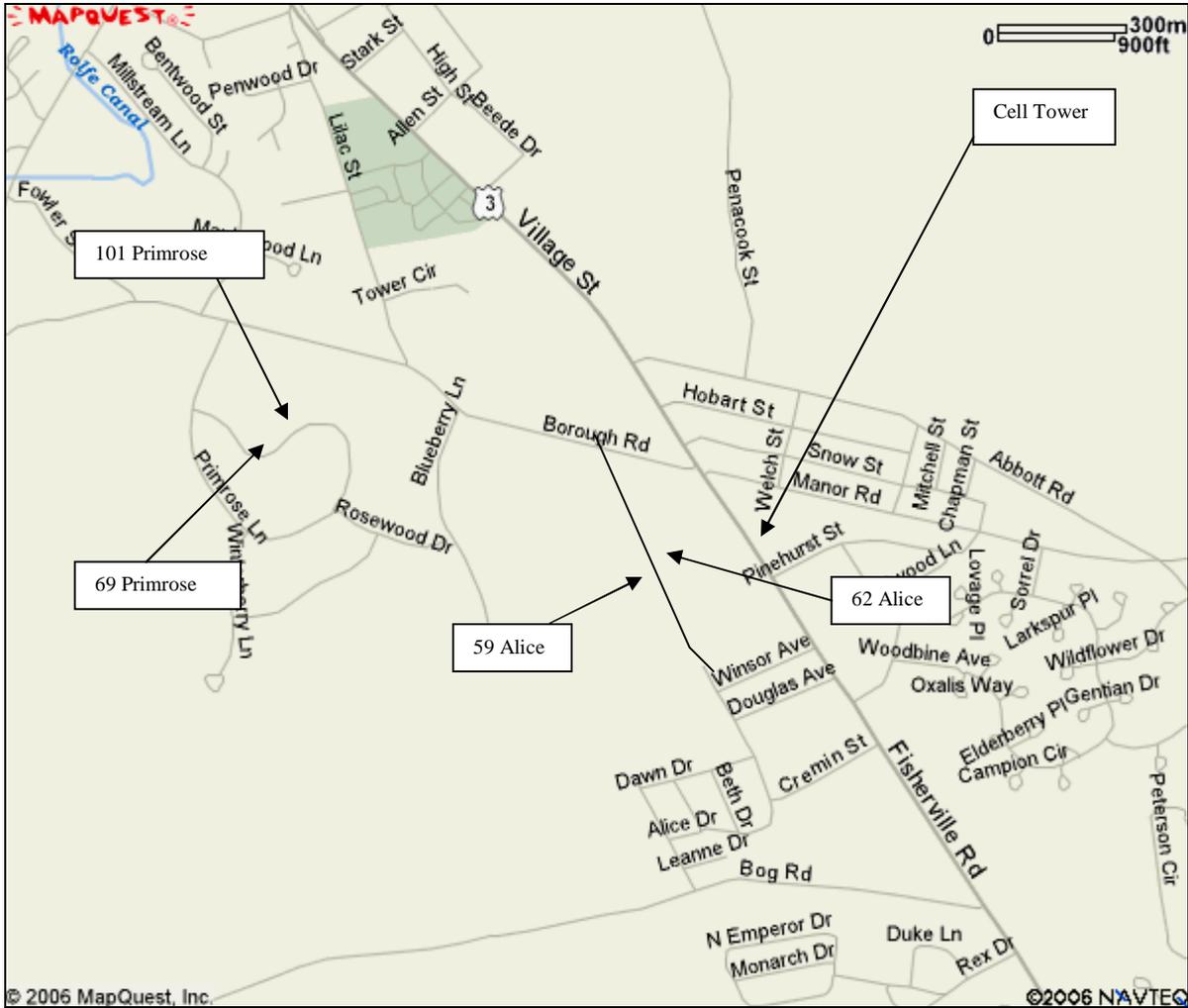
69 PRIMROSE - \$285,600



603-464-3203 26 South Main St, PMB 168 Concord, New Hampshire 03301

recne@yahoo.com

Map of Alice Drive and Primrose Lane



recne@yahoo.com

Newport market research

I also located a sale at 79 Pine St. in Newport, NH. This .68 acre in-town lot is improved with a six-room, three-bedroom home with an attached one-car garage. The home was built in 1950 and was updated in 1997 and again in 2005. This home sold in August 2005 for \$149,000. Because of the elevation of the lot the property has a view easterly towards downtown Newport. A 197 foot lattice-type radio tower located at 112 Belknap Avenue to the east of this home is minimally visible from the home.

I contacted the buyer and asked if the tower in any way affected their decision to purchase. She replied the tower was not an issue in any way.

This sale was appraised by Robert Hill, a Certified New Hampshire Appraiser. I asked Mr. Hill if the price was impacted by the presence of the existing tower. He replied that it did not. **I also contacted Leila Mahoney the broker that sold the property. I asked her if the tower elicited any comments from potential buyers or otherwise affected the listing or sale price in any way. She replied "It was not an issue, no one brought it up."**

Since the presence of the cell tower or the ability to see it from the yard did not affect the asking price or the selling price of this property, it is obvious that the presence of the tower did not diminish the value of this property.



recne@yahoo.com



Newport Sale with minimally visible tower to rear of home
Top of tower located immediately left of label

recne@yahoo.com

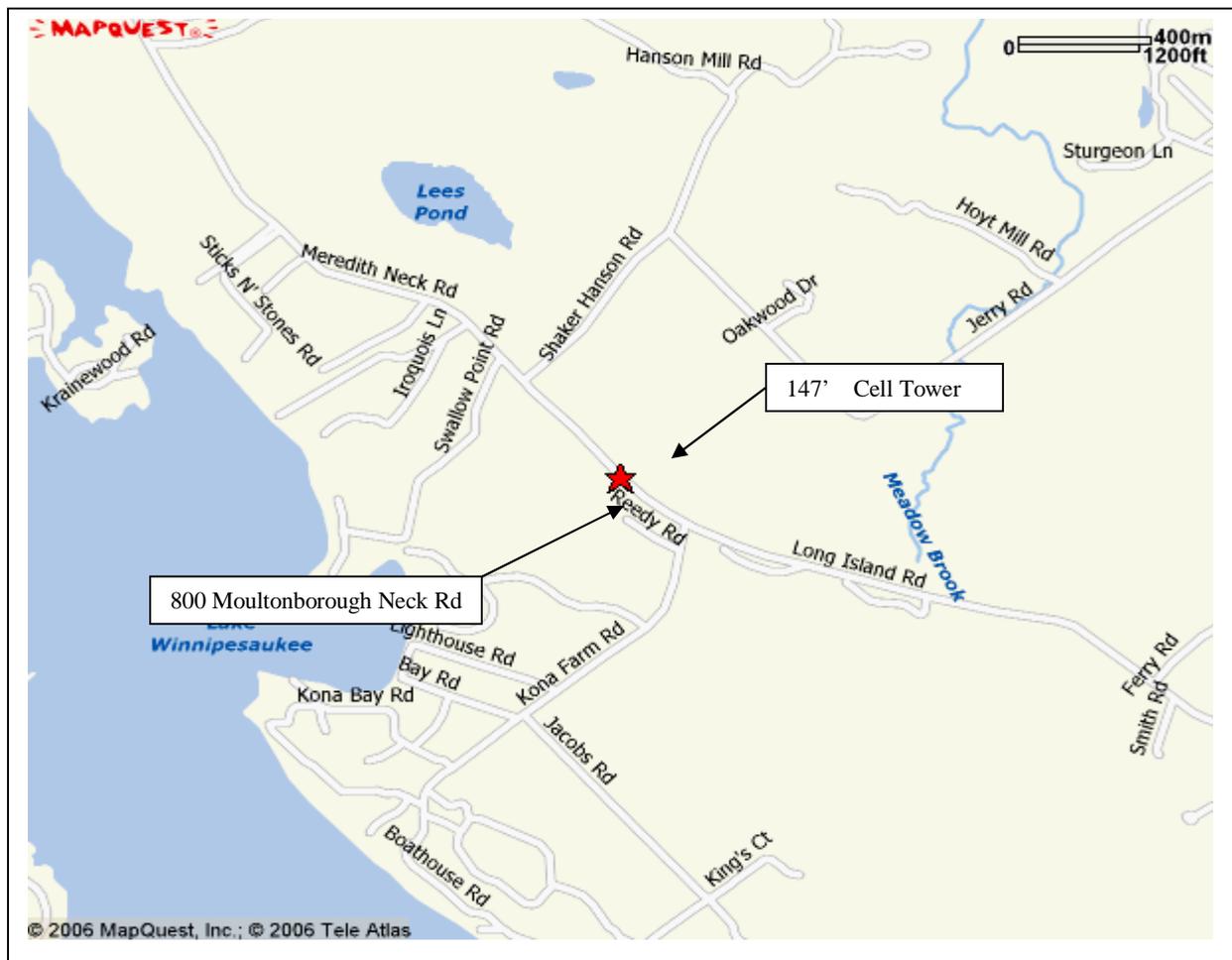
Moultonborough market research

I also located and confirmed the September 6, 2005 sale of a new residential home in the area adjacent to a cell tower. The sale was of a 7 room 4-bedroom Colonial with an attached 2-car garage located at 800 Moultonborough Neck Rd in Moultonborough, NH. The home sold for \$345,000, and it is located diagonally across the street from a 1 acre parcel of land improved with a 140 foot lattice type cellular tower. The tower is located approximately 100 feet from the edge of the road and is well screened from the road by large mature pines. This sale had minimal visibility.

I call the owner as asked if the tower affected the price or her interest in the property in any way, she replied “No, we thought it was cool to have service.”

I also contacted the selling agent and inquired if the asking price or the sale price were reduced due to the location of the cell tower. I also asked her if anyone looking at the home prior to the sale had voiced any concerns relative to the cell tower being located across the street from the home. The agent’s response to both of my inquiries was “absolutely not.”

Since the presence of the cell tower did not affect the asking price or the selling price of this property, it is obvious that the presence of the tower did not diminish the value of this property.



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Springfield, NH market research

I also located the sale of a four-year old residential home on a lot abutting a cell tower. The sale was of an 8 room 3-bedroom Contemporary with an attached 2-car garage located at 164 Oak Hill Road in Springfield, NH. The home sold in May 2005 for \$595,000 and it is located to the north of a parcel that is improved with a 295 foot lattice –type guyed communications tower. The tower looms over the entire Oak Hill area but is surrounded by thick evergreens. This dense tree cover makes seeing the tower from the adjacent properties almost impossible.

According to the listing broker the buyer has negotiated the sale price without significant discounting for the tower proximity or view. Three issues seemed to have a more measurable impact on the price were the somewhat unconventional floor plan, the difficulty of drilling a well and the very long and steep driveway (about ½ of the potential buyers declined to look at the home upon seeing the driveway). This home has a grand view to the west. The tower is located behind this home, up a steep hill to the east. It is partly visible from the front yard and the pool area. I tried to contact the buyer however the number is unlisted. **Based upon this information the presence of the tower did not affect the selling price of this property.**



recne@yahoo.com



Oak Hill Rd tower as seen from Oak Hill Road



Relationship Tower to 164 Oak Hill Rd. Sale

recne@yahoo.com

Bedford, NH market research

A land sale in Bedford, NH was closed on March 11, 2005 on a 4.89 acre lot located due south across a cul-de-sac from a radio tower access easement. There is no tower on the easement. *This easement represents the potential that a tower could be constructed on this site at a future time.*

Since the purchase a home valued in excess of \$1,600,000 has been built on the site.

In addition to having possible visual exposure to a tower in the future, the home is also close to a windmill located on the adjacent property. This windmill is located in plain view of the home and whenever it is operating it produces a sound that is audible from the home and the driveway.

According to the selling broker the \$235,000 sale price was negotiated without discounting for the possibility that a tower might be built in the future or the existence of the windmill. The buyer concluded that the likelihood of a tower being constructed on the site was minimal. This home has a panoramic view to the south and east. **The assessor indicated that the price paid was consistent with land values in the area.** I tried to contact the buyer however they have an unlisted number.

Based upon this information the presence of the windmill and the potential of a tower being built at a future date did not affect the selling price of this property.



recne@yahoo.com



72 Barrington Drive, Bedford, NH

recne@yahoo.com

Hooksett market research

I also located and confirmed a home sale on Gosselin Ave in close proximity to a 195 foot high lattice type cell tower. 7 Gosselin Ave sold July 21, 2003 for \$239,500. This is a two-story home with 8 rooms, 4 bedrooms and 1 ½ baths with a built in two car garage. This home is located a short distance down slope from the tower which is visible from the rear of the home. The tower is screened somewhat from this property by mixed hardwoods. **I called the buyer and asked if the tower effected the decision to buy or the price paid in any way. She stated that it had no effect at all. I contacted the Listing Realtor and inquired if the asking price or the sale price were reduced due to the location of the cell tower. I also asked if anyone looking at the home prior to the sale had voiced any concerns relative to the cell tower being visible from the home. The agent's response to both of my questions was "the tower was not an issue; it had no impact on the deal".**

Since the presence of the cell tower did not affect the asking price or the selling price of this property, the presence of the tower did not diminish the market value.



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7 Gosselin Ave

Tower in trees to right side of roof over double windows

recne@yahoo.com

Hooksett market research

I also located and confirmed a home sale at 14 Gosselin Ave that sold March 19, 2004 for \$185,000. This is a ranch-style home with 5 rooms, 2 bedrooms and 1 bath with a built in one car garage. This home is located a short distance down slope from the tower which is visible from the rear of the home. The tower is screened somewhat from this property by mixed hardwoods; however is it more visible form this property than from 7 Gosselin Ave. **I contacted the Listing Realtor and inquired if the asking price or the sale price were reduced due to the location of the cell tower or if anyone looking at the home prior to the sale had voiced any concerns relative to the cell tower being visible from the home. The agent's response to both of my questions was "the tower had no affect on the listing or sale prices."**

Since the presence of the cell tower did not affect the asking price or the selling price of this property, the presence of the tower did not diminish the market value.



recne@yahoo.com



14 Gosselin Ave

Tower in trees directly over Bay window

recne@yahoo.com

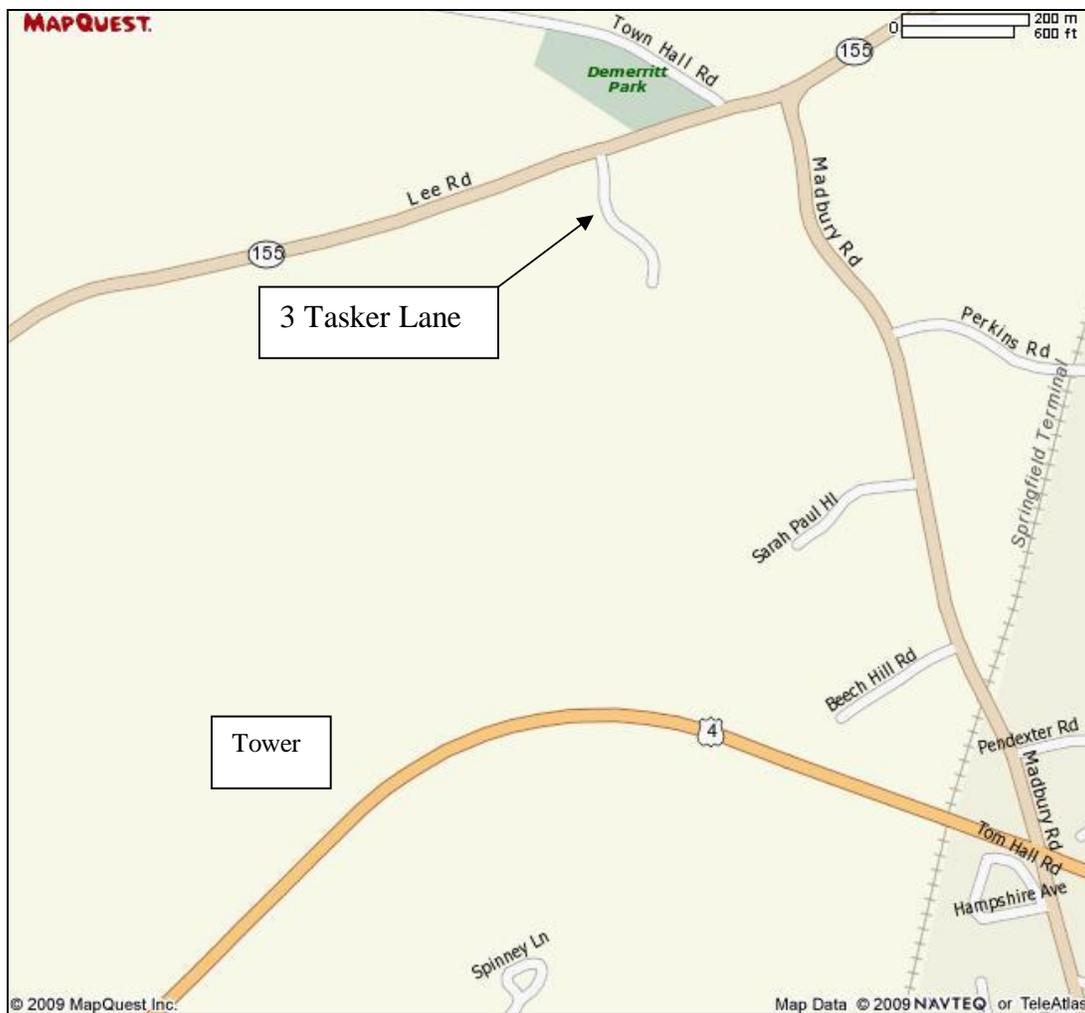
Madbury NH market research

I confirmed a sale of a home on 3 Tasker Lane in Madbury that sold July 17, 2007 for \$640,000. This property is a newer two and one half story colonial home with 8 rooms, 4 bedrooms and 2 ½ baths with an attached two car garage. It is located in small development of homes priced above \$500,000.

There is a partial view of a communication tower from the side and front yard of the home. Additionally the tower can be seen as approaching the property. Admittedly the tower is screened somewhat from this property by its distance and the surrounding trees however a sizable portion of the tower remains visible.

I contact the homeowner and asked if the asking price or the sale price were reduced due to the location of the cell tower. Her reply was that “The tower was not an issue, we use cell phones and we glad that we have good coverage.”

I also contacted the Listing Realtor and inquired if the asking price or the sale price were reduced due to the location of the cell tower. I also asked if anyone looking at the home prior to the sale had voiced any concerns relative to the cell tower being visible from the home. The agent’s response to both of my questions was “No, not at all.



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3 Tasker Lane Madbury

Top of tower can be seen to left skyline over trees

recne@yahoo.com

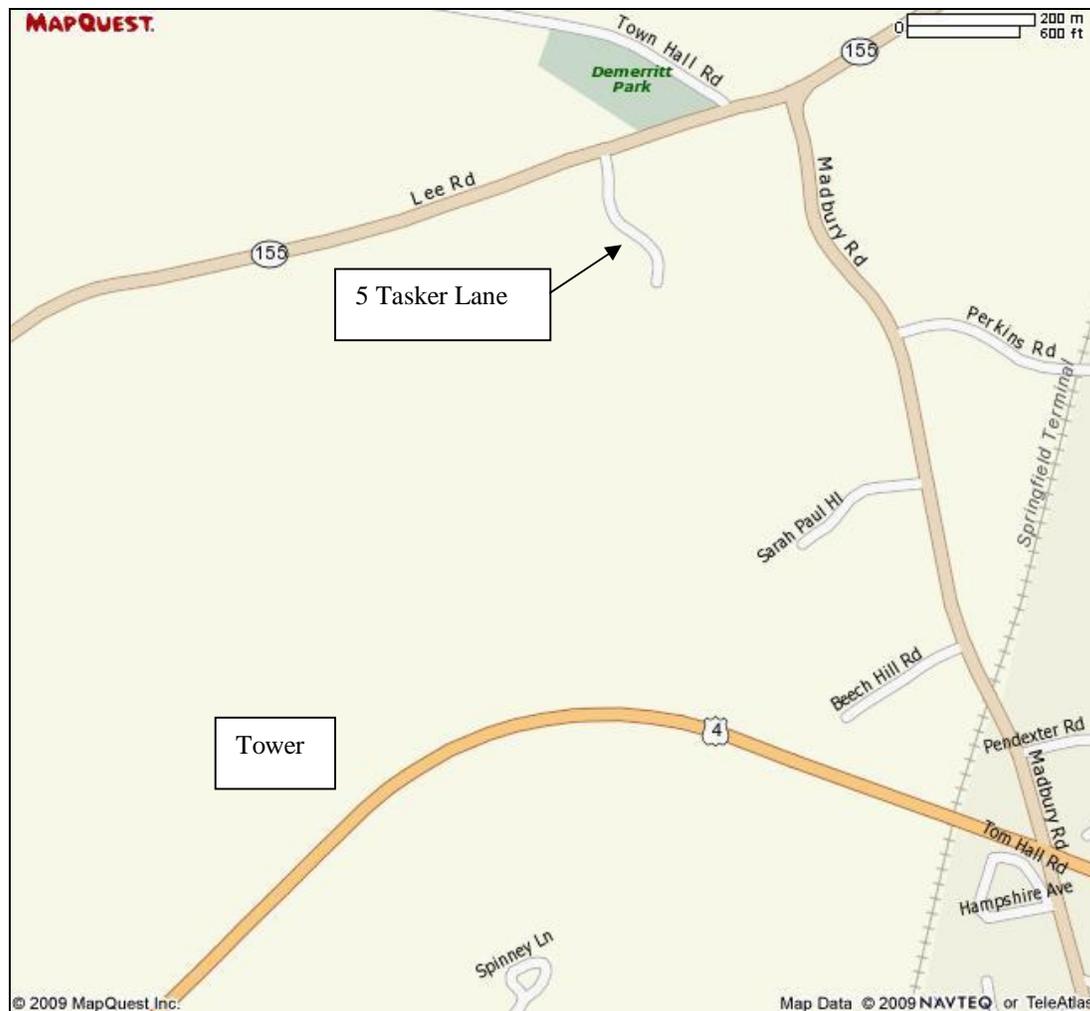
Madbury NH market research

I confirmed with the buyer a second sale on 5 Tasker Lane in Madbury that sold September 8, 2008 for \$521,000. This property is a newer two story colonial home with 8 rooms, 4 bedrooms and 3 ½ baths with an attached two car garage. It is located in small development of homes priced above \$500,000.

There is a partial view of a communication tower from the side and rear of the home. Additionally the tower can be seen as approaching the property. Admittedly the tower is screened somewhat from this property by its distance and the surrounding trees however a sizable portion of the tower remains visible.

I contact the homeowner and asked if the asking price or the sale price were reduced due to the location of the cell tower. Her reply was that “The tower did not influence our decision to purchase the property or the price.”

I contacted the Listing Realtor and inquired if the asking price or the sale price were reduced due to the location of the cell tower. I also asked if anyone looking at the home prior to the sale had voiced any concerns relative to the cell tower being visible from the home. The agent’s response to both of my questions was “No, not at all”.



recne@yahoo.com



**5 Tasker Lane Madbury
(Yellow home)**

Top of tower can be seen to right skyline over trees

recne@yahoo.com

Maine market research

In addition to the preceding I include from my files sales of properties in Maine having exposure to communication towers. I include this material here in order to demonstrate that the conclusions drawn from the New Hampshire data is not unique. The Maine data also shows that buyers of properties with visual exposure to communication towers do not find this to be a negative influence and it does not affect the price.

I completed this work with the help of two prominent Maine-based appraisers; Pat Amidon, MAI and Richard Carter, SRA.

My initial research consisted of first identifying the location of existing communication towers near residential areas where single family homes have the potential to be located in close (or relatively close) proximity to a tower or may have a view of a tower.

The communities researched included Yarmouth, Shapleigh, Sanford Lebanon, Alfred, Berwick and South Berwick. A total of 95 properties were viewed and based upon this field work seven homes were identified as either being in close proximity to communication tower or have a view of a tower.

I contacted the selling Broker for each of the seven sales and verified the pertinent details of each.

After reviewing the sale data I was unable to find any evidence that there is a measurable impact on residential values due to the proximity of or the ability to see the cell tower.

Information about the seven sales used for this study is contained on the following pages.

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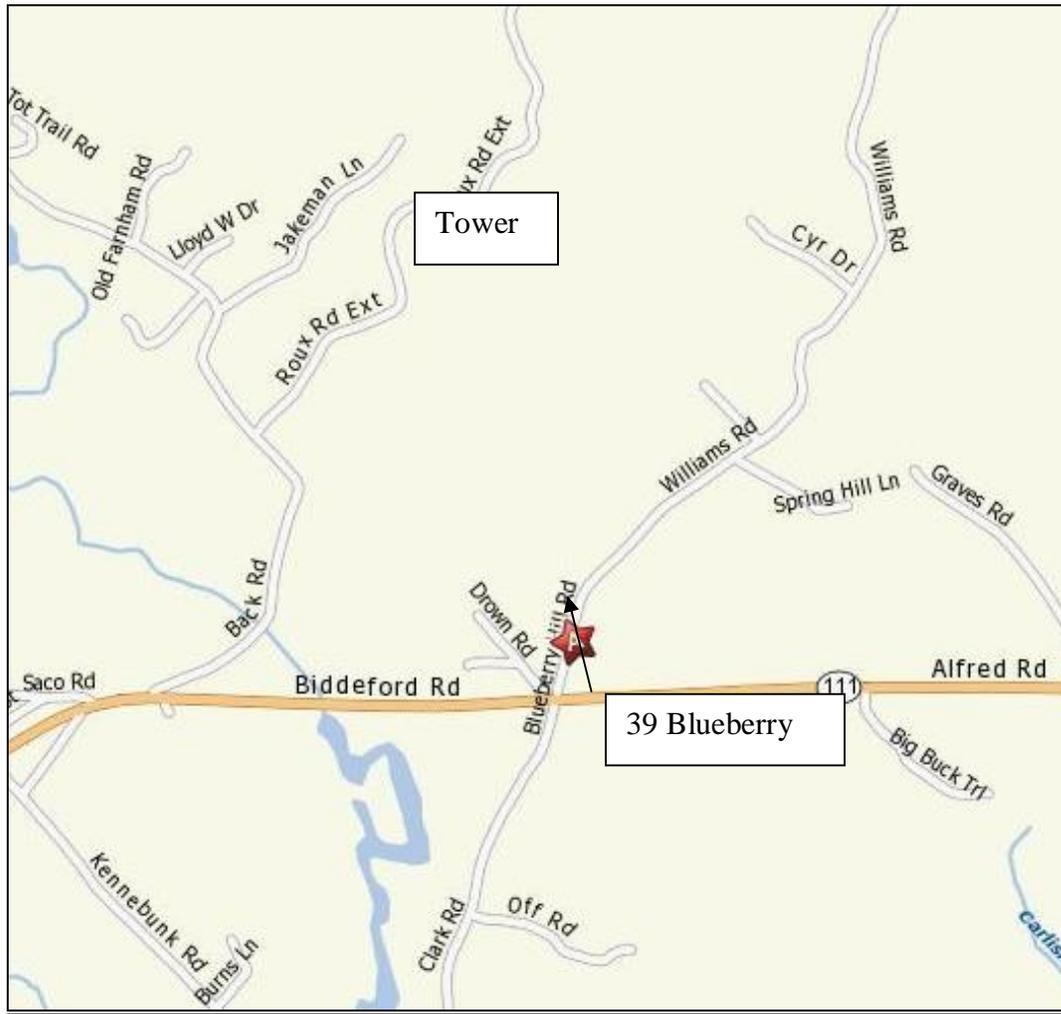
Alfred market research

This sale is located at 39 Blueberry Lane in Alfred, Maine. This 10 acre lot is improved with a 8-room, 3-bedroom home with a detached barn. Additional features include an in ground pool.

The home was built in 1840 and all the major systems have been updated along with kitchen sheetrock and windows. This home sold in August 2007 for \$439,900. While not in close proximity to a cell tower, a tower is visible from the home and yard as depicted in the photo.

I contacted Don L'Heureux the broker that sold the property. I asked if the tower elicited any comments from potential buyers or otherwise affected the listing or sale price in any way. He replied "No, it did not come into play."

Since the ability to see it from the yard did not affect the asking price or the selling price of this property, it is concluded that the presence of the tower did not diminish the value of this property.



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39 Blueberry Lane in Alfred, Maine



View of tower from edge of property at road

recne@yahoo.com

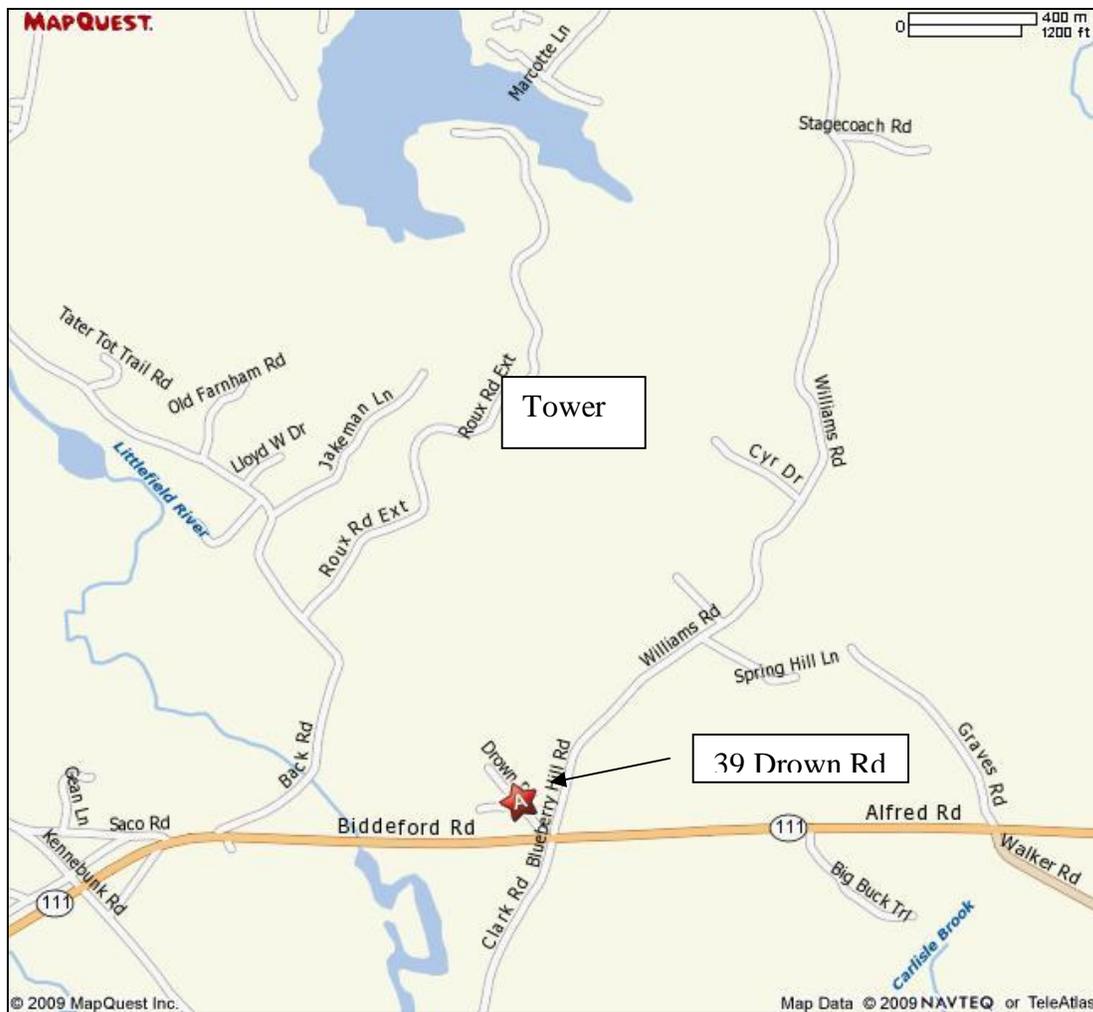
Alfred market research

This sale is located at 39 Drown Rd in Alfred, Maine. This 3.42 acre lot is improved with a 5-room, 2-bedroom home with a detached barn. The home was built in 1770 and all the major systems have been updated along with the roof, well and septic. Additional features include 4 working fireplaces. This home sold in September 2008 for \$180,000. While not in close proximity to a cell tower, a tower is visible from the home and yard as depicted in the photo.

I contacted Michael Frechette the broker that sold the property. I asked if the tower elicited any comments from potential buyers or otherwise affected the listing or sale price in any way. He replied "None what so ever."

This property previously sold in February 2006 for \$185,000. **I contacted Virginia Grover the broker that sold the property. I asked if the tower elicited any comments from potential buyers or otherwise affected the listing or sale price in any way. She replied "No, it was not a factor."**

Since the ability to see it from the yard did not affect the asking price or the selling price of this property, it is concluded that the presence of the tower did not diminish the value of this property.



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39 Drown Rd in Alfred, Maine



Tower as seen from street

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Sanford market research

This sale is located at 24 Bauneg Beg Rd in Sanford, Maine. This 2.2 acre lot is improved with a 8-room, 4-bedroom home with a three room addition. Additional features include tile floors, gas fireplace, and above ground pool. The home was built in 1972 and was well maintained. This home sold in January 2005 for \$156,000. While not in close proximity to a cell tower, portions of three communication towers are visible from the home and yard as depicted in the photo.

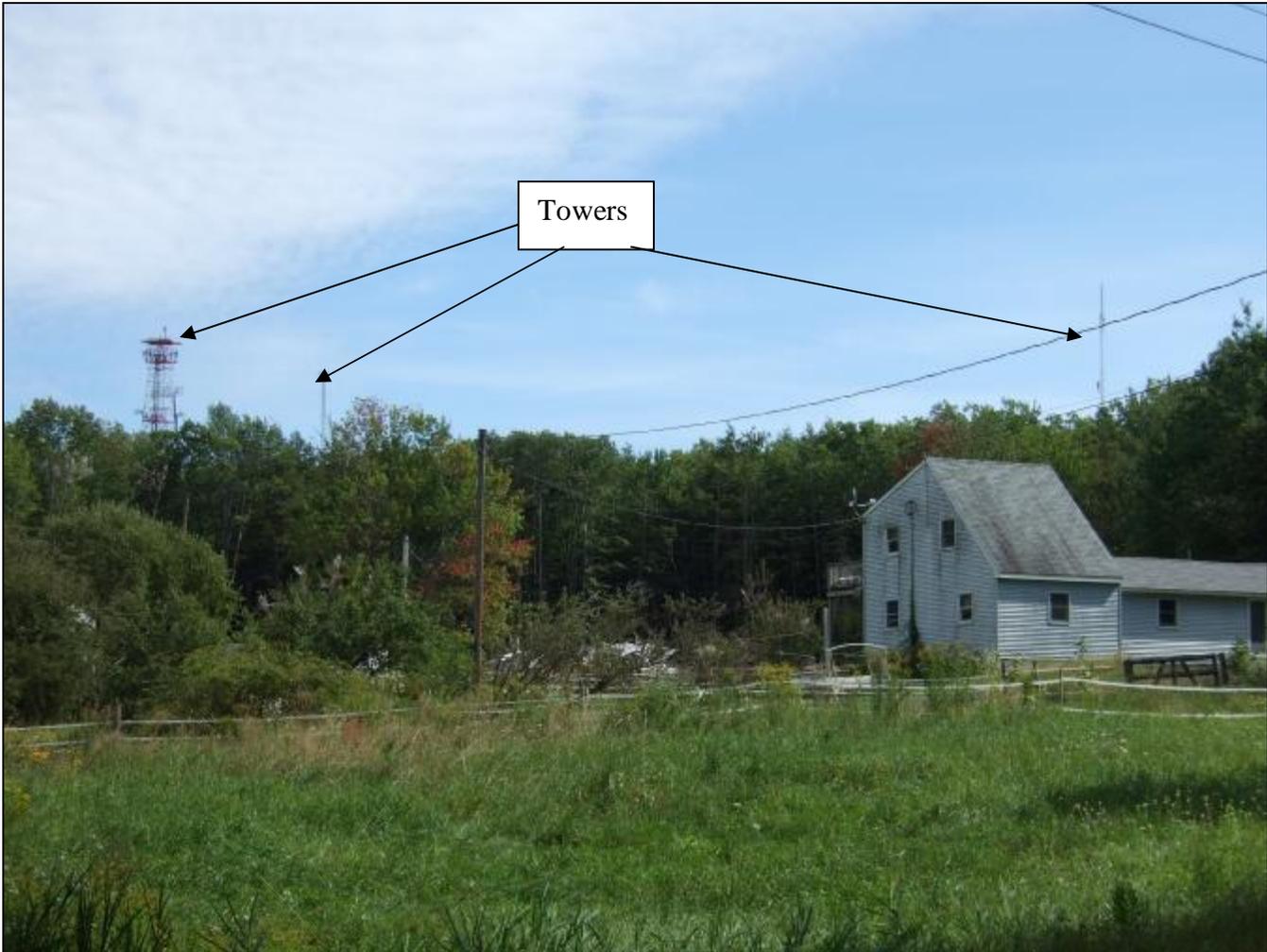
I contacted Michael Dubois the broker that sold the property. I asked if the towers elicited any comments from potential buyers or otherwise affected the listing or sale price in any way. He replied "No, it did not."

Since the ability to see multiple cell towers from the yard did not affect the asking price or the selling price of this property, it is concluded that the presence of the tower did not diminish the value of this property.



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24 Bauneg Beg Rd in Sanford, Maine



Three towers as seen from roadway

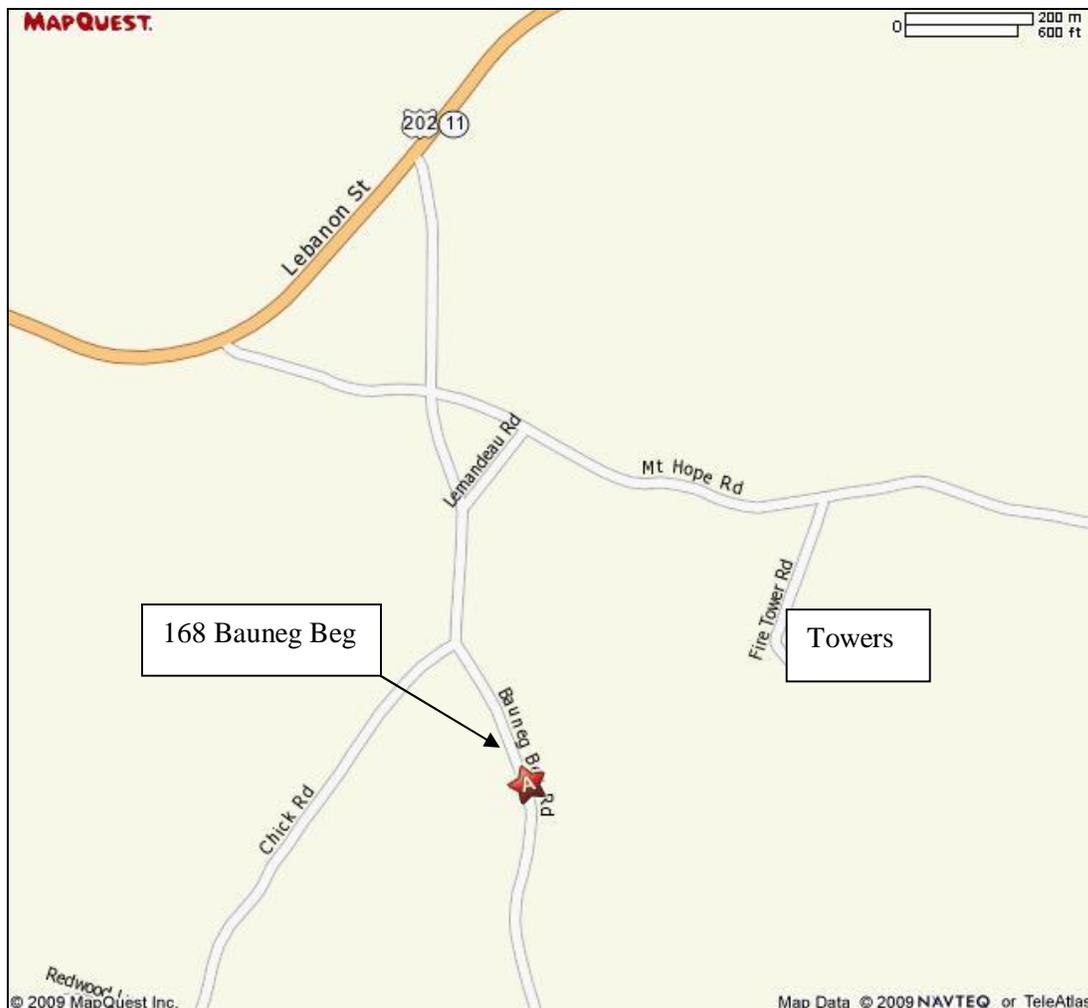
recne@yahoo.com

Sanford market research

This sale is located at 168 Bauneg Beg Rd in Sanford, Maine. This 2.12 acre lot is improved with a 5-room, 3-bedroom home with attached 2 car garage. Additional features include cherry cabinets, central air, heated garage, and trout pond. The home was built in 1998 and was very well maintained. This home sold in November 2005 for \$225,000. Portions of three communication towers can be seen from this home.

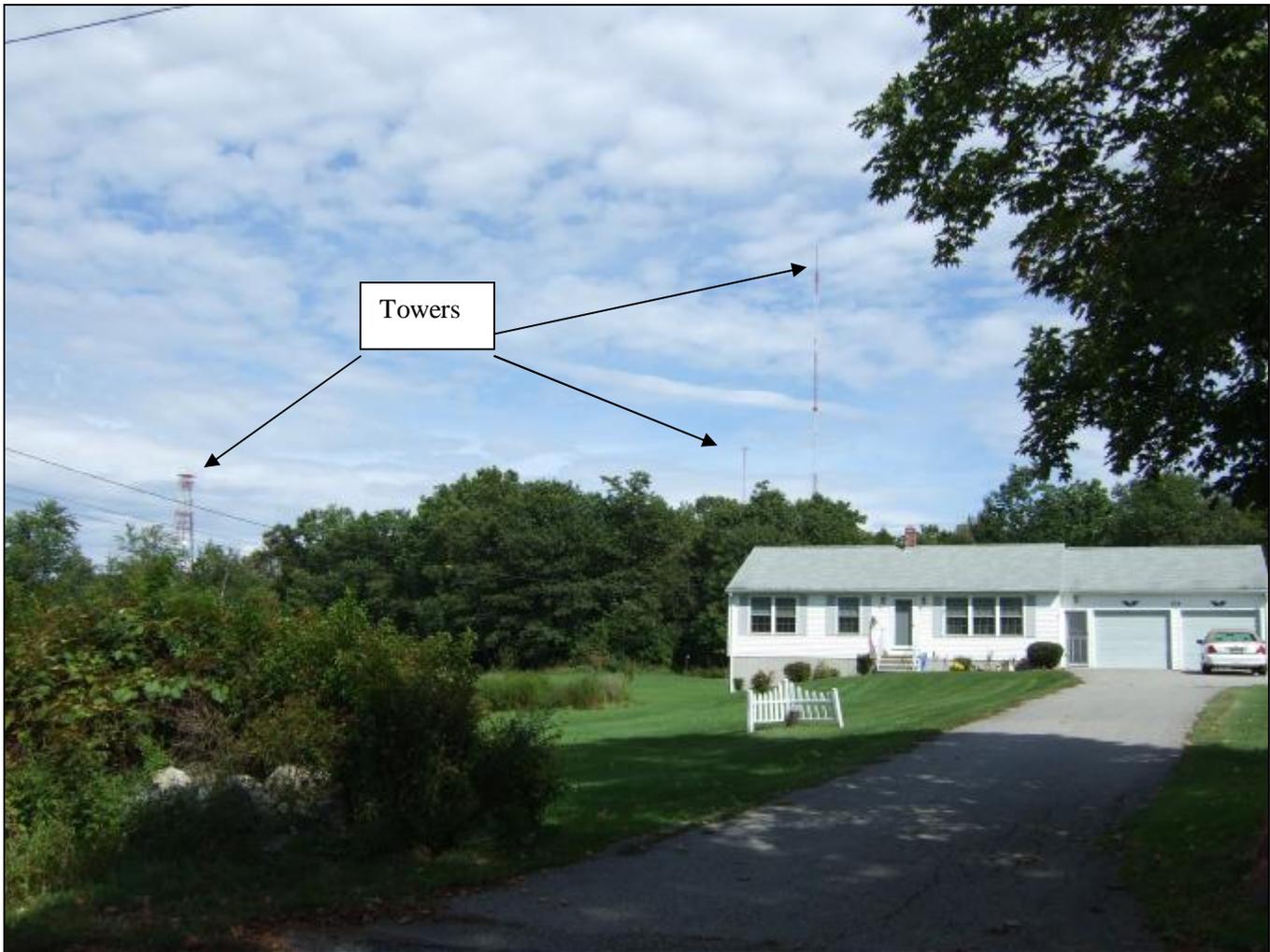
I contacted Linda Legere the listing broker that sold the property. I asked if the tower elicited any comments from potential buyers or otherwise affected the listing or sale price in any way. She replied "NO, most people don't even know they are there."

Since the ability to see multiple cell towers from the yard did not affect the asking price or the selling price of this property, it is concluded that the presence of the tower did not diminish the value of this property.



recne@yahoo.com

168 Bauneg Beg Rd in Sanford, Maine



Three towers as seen from roadway

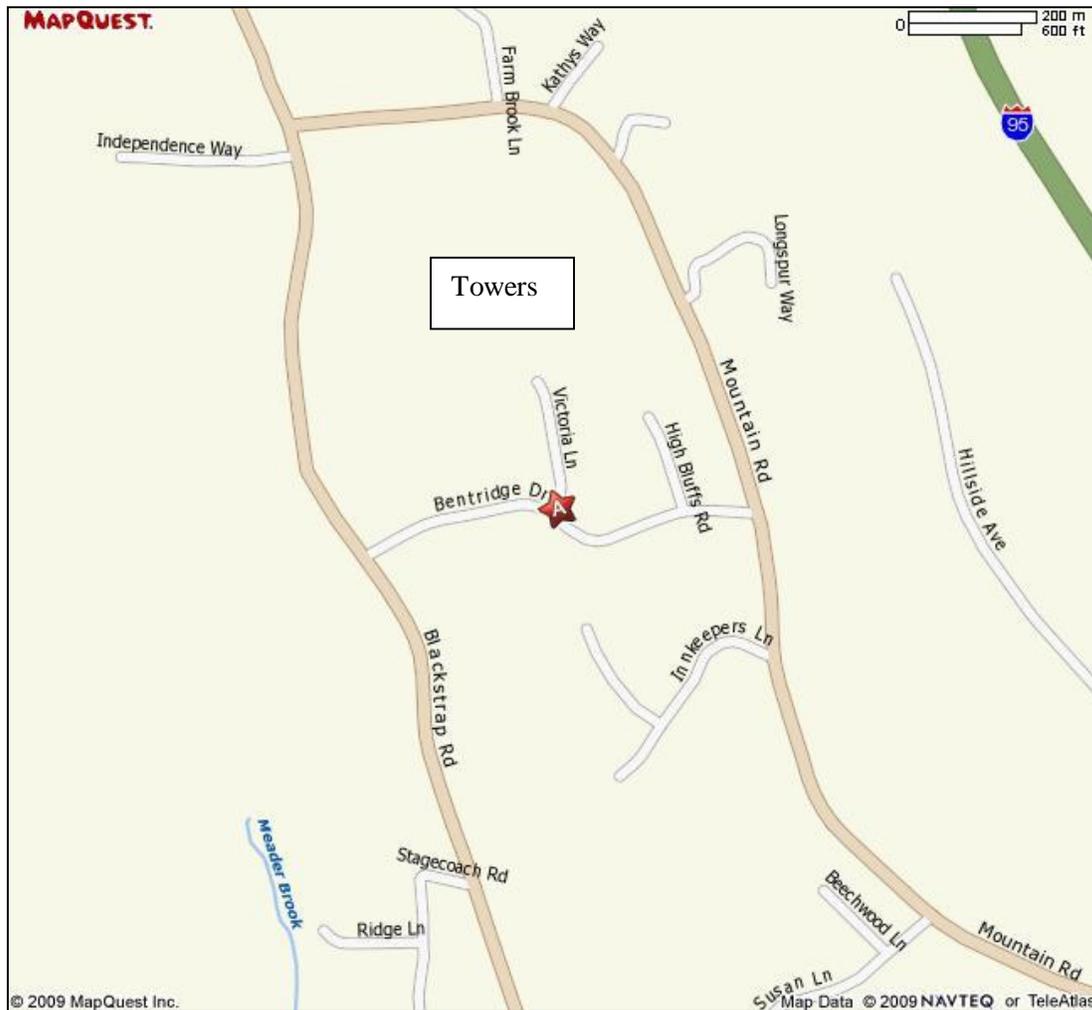
recne@yahoo.com

Falmouth market research

This sale is located at 4 Victoria Lane in Falmouth, Maine. This 1.86 acre lot is improved with an 11-room, 4-bedroom home with an attached 2-car garage. Additional features include spectacular views and cherry kitchen with built-in china closet. The home was built in 1996 and was in like-new condition. This home sold in May 2005 for \$560,000. This home is located in close proximity to several imposing communication towers as depicted in the photo.

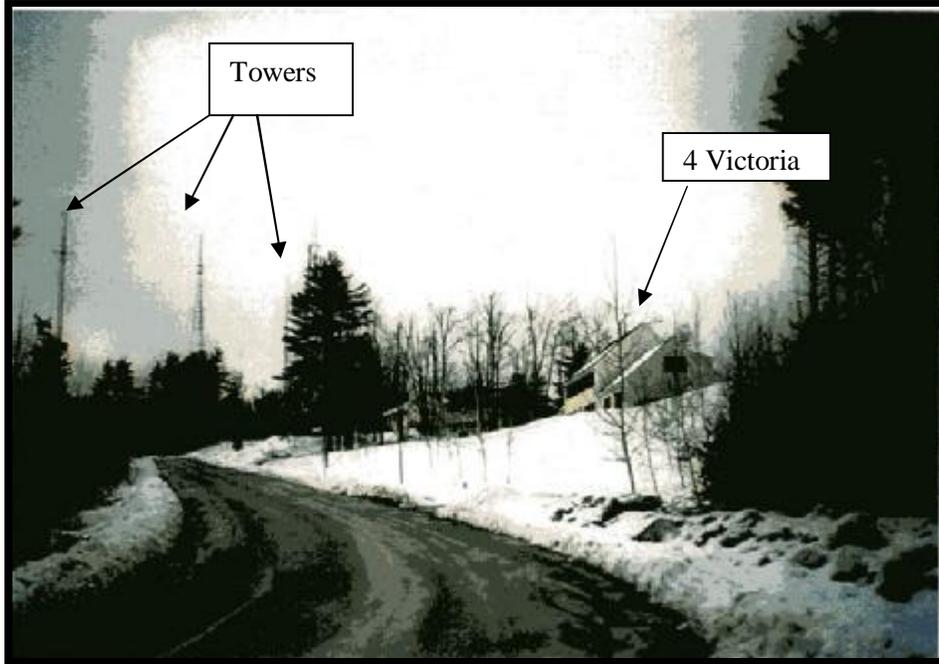
I contacted Marc Fishman the broker that sold the property. I asked if the tower elicited any comments from potential buyers or otherwise affected the listing or sale price in any way. He replied "Not to my buyers, although the yard is somewhat steep and that was a point of resistance to some parties."

Since the presence of the cell towers and the ability to see them from the home did not affect the asking price or the selling price of this property, it is concluded that the presence of the tower did not diminish the value of this property.

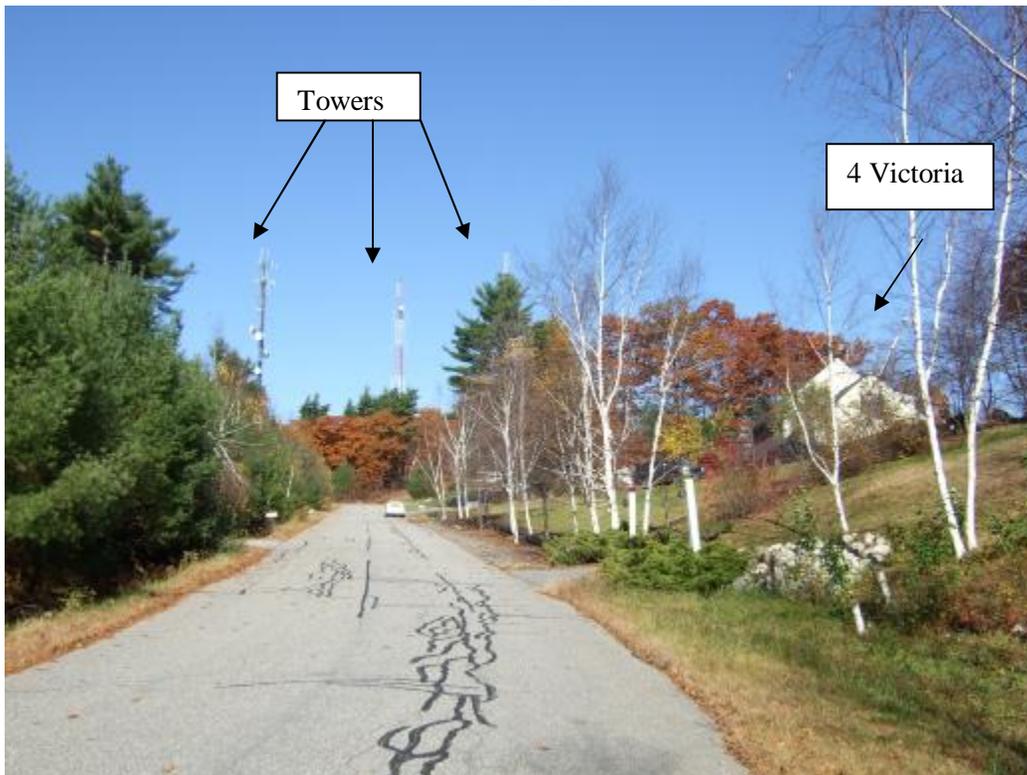


recne@yahoo.com

4 Victoria Lane in Falmouth, Maine - Winter 2000



October 2009



recne@yahoo.com

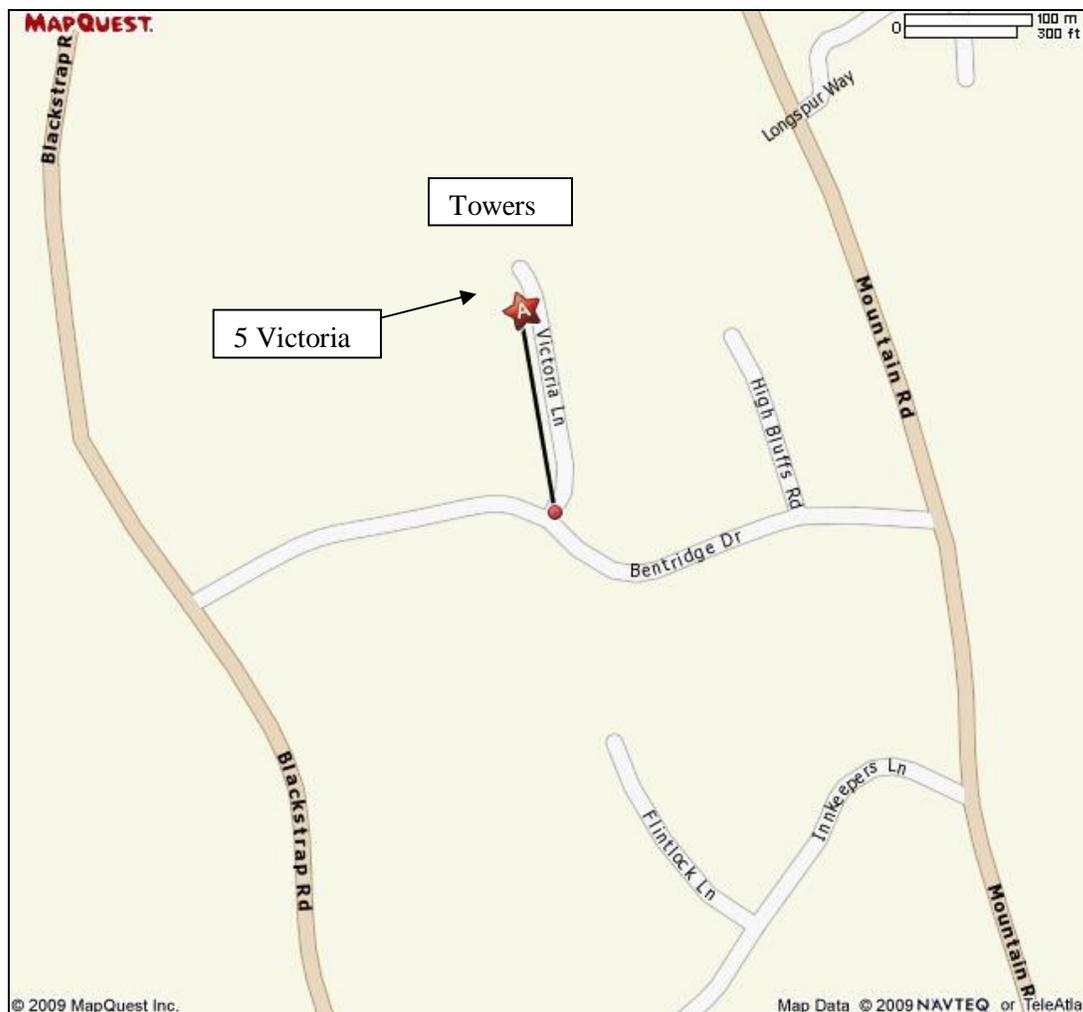
Sale in close proximity to three highly visible towers

Falmouth market research

This sale is located at 5 Victoria Lane in Falmouth, Maine. This 1.84 acre lot is improved with a 8-room, 3-bedroom home with an attached 2-car garage. Additional features include cherry kitchen cabinets and floors, fireplace in the family room, large private deck and a daylight walkout basement. The home was built in 1989 and was in very good condition. This home sold in April 2007 for \$385,000. This home is located in close proximity to several imposing communication towers as depicted in the photo.

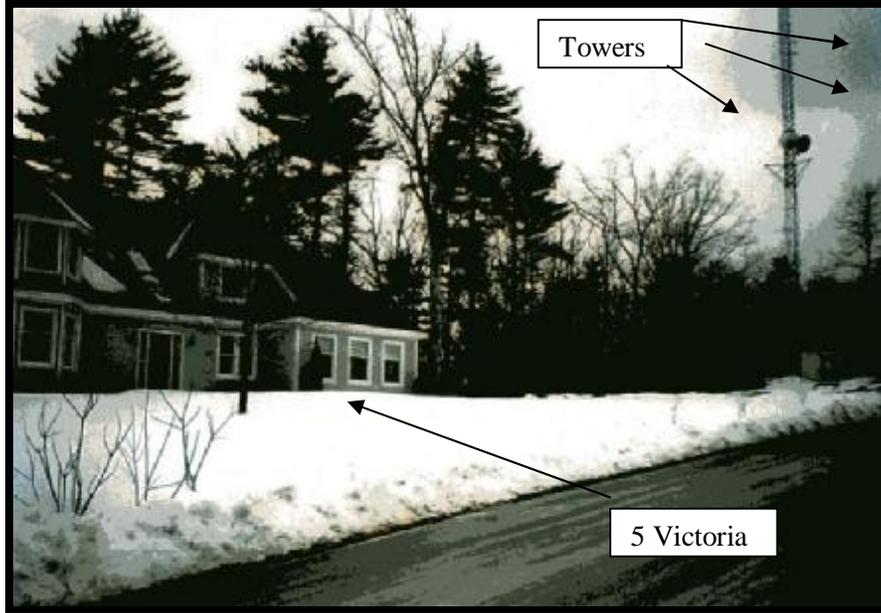
I contacted Melissa B Richter the broker that sold the property. I asked if the tower elicited any comments from potential buyers or otherwise affected the listing or sale price in any way. She replied "The towers were there, it was just not an issue, the home was wonderful."

Since the presence of the cell towers and the ability to see them from the home did not affect the asking price or the selling price of this property, it is concluded that the presence of the tower did not diminish the value of this property.

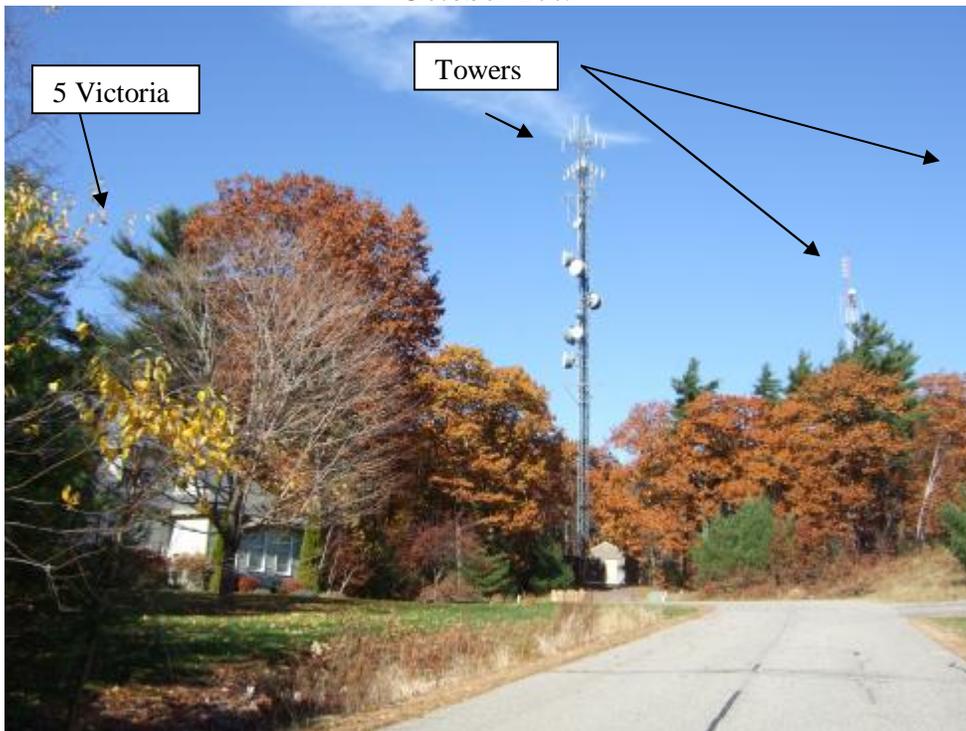


recne@yahoo.com

5 Victoria Lane in Falmouth, Maine - Winter 2000



October 2009



Sale in close proximity to three highly visible towers

recne@yahoo.com

Falmouth market research

This sale is located at 6 Victoria Lane in Falmouth, Maine. This 2.06 acre lot is improved with a 11-room, 5-bedroom home with an attached 3-car garage. Additional features include a hilltop view, natural fieldstone fireplaces, wood floors, brick exterior granite counters and full guest quarters. The home was built in 1970 and was in very good condition. This home sold in April 2008 for \$590,000. This home is located in close proximity to several imposing communication towers as depicted in the photo.

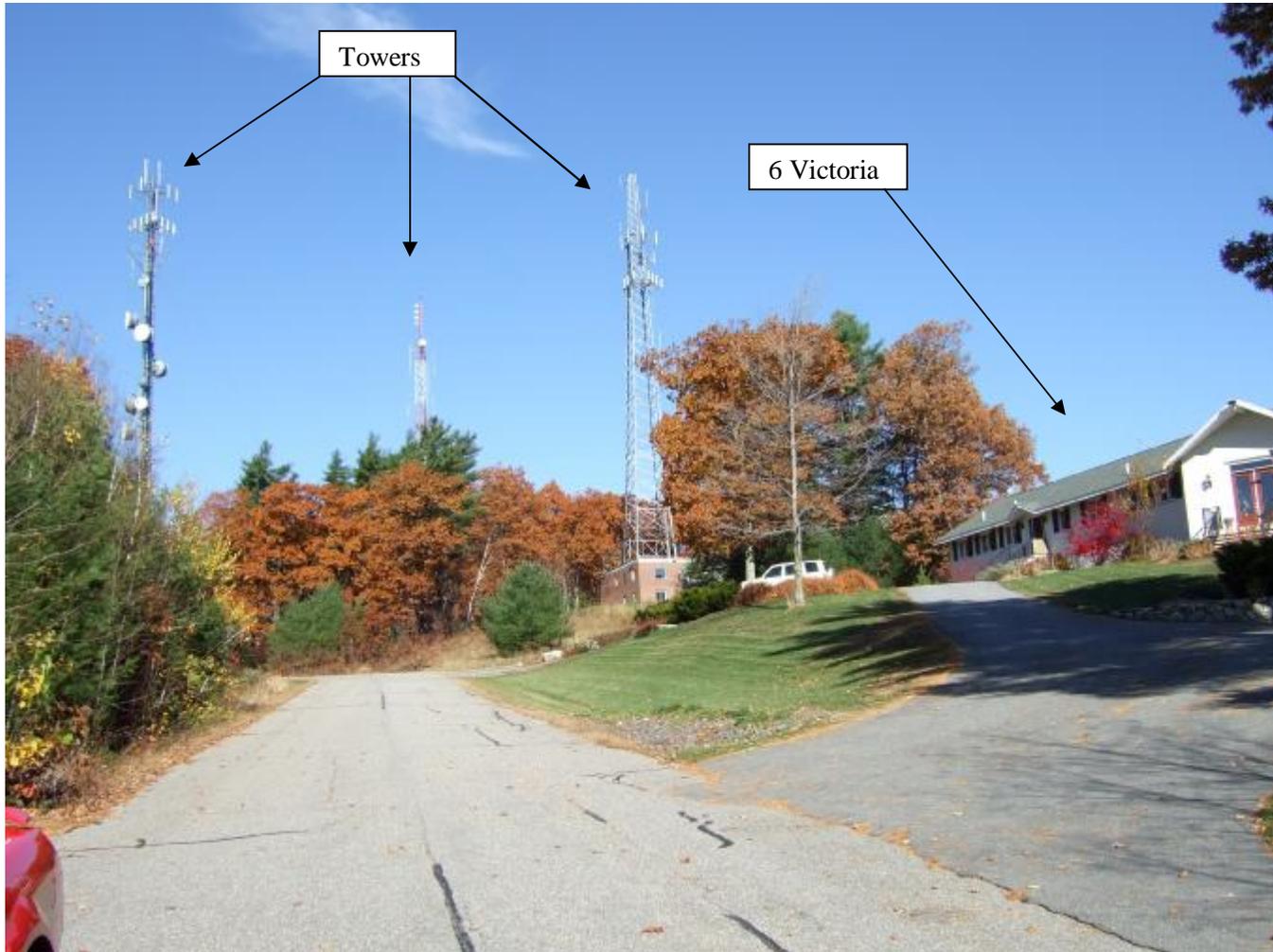
I contacted Jane Smith the listing broker that sold the property. I asked if the tower elicited any comments from potential buyers or otherwise affected the listing or sale price in any way. She replied "Not so much, it wasn't a problem, the view is incredible."

Since the presence of the cell towers and the ability to see them from the home did not affect the asking price or the selling price of this property, it is concluded that the presence of the tower did not diminish the value of this property.



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**6 Victoria Lane in Falmouth, Maine
Summer 2009**



Sale in close proximity to three highly visible towers

recne@yahoo.com

General market research

Robert H. McKennon, CRE, MAI an appraiser located in Wilmington, Delaware has researched the impact of telecommunications towers on residential property values in his area. The following summarizes the results of his research.

To all who took the time to respond to my AI forum request for info on the impact of telecommunications towers on residential property values: -Thanks very much for your input.

I looked this time at a potential tower site in a heavily developed and desirable residential area that was slated for a monopole installation behind a supermarket at a major commercial intersection.

After reviewing 8 tower sites in residential locations with varying price ranges, I was unable to find any evidence that there is a measurable impact on value due to the proximity of a tower.

For example: A Toll Brothers development currently underway has three contiguous towers that loom over the residential lots currently being sold. These are being developed with \$700,000 homes that are selling at a similar absorption pace to other similar Toll communities in the area. The site manager indicated that the towers were not a factor in pricing or marketing. The developer did not provide extra buffers, larger lots, or open space nearby to alleviate any potential impact the towers might have.

Another area development has an unsightly latticework tower nearby that can be seen from various points in the development. **There is absolutely no difference in pricing of similar model homes that can see the tower as opposed to those that cannot.** The sales agent who sold the project noted that the tower had no impact on sales. Another agent who has sold several homes in the neighborhood indicated that her daughter lives in the neighborhood, that she has been in the neighborhood many times over the years and had never noticed it during her walks with her granddaughter, and that it was not a factor with buyers.

In another neighborhood, there was some anecdotal evidence from agents that sold houses that were contiguous to a 1960's vintage latticework tower that there was some buyer resistance expressed by some prospects for those particular houses. However, a close analysis of these properties did not produce any evidence of a value diminution. The houses were listed at similar prices to those away from the tower and sold for similar prices, in similar time frames. When this data was discussed with the agents they indicated that although there were some prospective buyers who may have "walked" from the sites next to a tower, they were in fact able to obtain a satisfactory price. I could not reasonably justify any value diminution even in these extreme cases and believe me I looked. These cases are akin to a Rubik's Cube in some ways. 99.9% of the evidence can point one way, but if any stone is left unturned, the Board may disregard the entire study.

Hope this is of interest. Again, thanks for your comments and input.

Robert H. McKennon, CRE, MAI
Appraisal Associates, Inc.
2101 Tattnell Street
Wilmington, DE 19802
Phone (302) 652-0710
Fax (302) 652-1098

recne@yahoo.com

The following excerpts are from reports by appraisers who completed site-specific or general market studies addressing the potential impact that proposed cell towers would have on surrounding property values.

Robert G. Bramley, MAI - May 2006 - Cornish NH

and structural condition of the house at the time. In short, this was the only sale or resale found to demonstrate the property values tend to hold their own and/or appreciate in close proximity to tower sites in rural areas. Similar investigations in urban areas of Nashua where cell towers are situated revealed the same general trend in property value being uninfluenced by close proximity or in view of cell towers, much in the same fashion as homes that are not influenced by and generally go up in value over time in spite of proximity to utility poles and electrical substations.

In summary, while the existing tower, if constructed, may be visible at a distance, I know of no instance where local property values in rural locations such as the subject will diminish with the construction of said facilities nor will the region be impacted, except in a positive way, from said facilities because of improved communication facilities.

Donald E. Watson, Certified General Appraiser – June 1998 – 5 communities in Southern NH

The study of sales in Bedford, Nashua, Merrimack, Candia, and Manchester did not indicate any discernible trends or variations in the sale prices of properties in the vicinity of telecommunications towers or similar structures in relation to the overall sales ratios found in each community. The lack of any trend would indicate that in fact there is no diminution of value of properties near these structures. Given federally mandated guidelines, I am of the opinion that as more telecommunications tower are constructed, their presence will become more common, similar to the existing telephone poles. If any diminution of value were to occur, it would be evident during the early stages of placement of telecommunications towers.

David S. Rauseo MAI – April 2005 – Bow NH

It is reasonable to conclude that in order to attract the more limited quantity of buyers to purchase an impacted property within typical marketing times, an assumption of this appraisal, the sale price should be reduced. Otherwise, longer marketing times are experienced. The intensity of this price reduction should be adequate to be recognized by a prospective buyer. However, as noted above, there is no evidence of sales which support an appropriate discount to attract these types of buyers. In addition, the sellers of these homes appear to be capable of weathering a long marketing period to find the appropriate buyer.

recne@yahoo.com

Michael P. Wicker, MAI - April 1994 - Sullivan, New York

At your request, we have performed a detailed analysis of the effects of radio communication towers on surrounding property values. It is the conclusion of this analysis that the subject's proposed cell site to contain a 180-foot guyed tower and a 293 square foot prefabricated concrete shelter will have no effect upon surrounding property values. The location, nature, and height of buildings, walls, and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

Enclosed please find the results of this analysis which support the above conclusion.

Robert G. Bramley, MAI - August 1990 - Candia NH

demand. In short, diminution in value of surrounding property was not found in nearby areas of Chester or Candia and, as a matter of fact, in areas surrounding tower sites in more densely populated areas of Hudson and Merrimack, New Hampshire. Conversation with residents in periphery areas suggests that the sites are not objectionable from an aesthetic viewpoint and may in fact contribute somewhat to retaining the undeveloped or sparsely developed character of the area, unless of course development pressures are greater, in which case housing development appears to take place without any real measurable detriment to price or value. Safety is also not a detriment since towers are constructed to withstand hurricane force winds.

recne@yahoo.com

CERTIFICATION

The undersigned certifies 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, are my personal, impartial, and unbiased professional analyses, opinions, conclusions and recommendations.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to any 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 reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the 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.

As of the date of this report I have completed the requirements under the continuing education program of the Appraisal Institute.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real estate appraisal assistance to me with regard to the preparation of this report.



December 29, 2009

Andrew G. LeMay SRA, SRPA, CNHA, NHCG #8

Date

recne@yahoo.com

Qualifications

Andrew G. LeMay SRA, SRPA, CNHA, CGA-NH # 8

EDUCATION

New England College, Henniker, NH - BA - Business Administration

Society of Real Estate Appraisers / American Institute of Real Estate Appraisers - Course 101, 102, 201, VIII, 1B-A, 202

International Right of Way Association - Course 402

Federal Highway Administration - "Appraisals under Eminent Domain for Federal Highways and Related Programs"

International Association of Assessing Officials - Course 300, 400

General Seminars: Narrative Report, Professional Practice, Report Writing, Valuation of Easements, Intro. to Income Property Appraising, Appraiser's Legal Liabilities, Litigation Valuation, Standards of Professional Practice, Parts A & B. Solar Workshops.

APPRAISAL & REAL ESTATE EXPERIENCE

2007 - President - Real Estate Consultants of New England Inc.

2006 - 2007 Senior Commercial Appraiser AVITAR Associates of NE

2003 - 2006 Assessor - Hopkinton, NH

1997 - 2003 Commercial Assessor, City of Nashua NH

1985 - 1997 Partner, Capital Appraisal Associates

1980 - 1985 R.O.W. Appraiser for NH Department of Transportation

1976 - 1979 Appraiser for New Hampshire Savings Bank

1972 - 1975 Real Estate Broker the Village House, Inc.

PROFESSIONAL DESIGNATIONS & LICENSES

New Hampshire Certified General Appraiser #8, Licensed NH Real Estate Broker. SRA, SRPA, - Appraisal Institute, CNHA - NHA AO, Member - IAAO

COURT EXPERIENCE

Qualified as an expert witness before the NH Board of Tax and Land Appeals and the Superior Court in Merrimack, Hillsborough, and Rockingham Counties

PUBLISHED ARTICLES & MONOGRAPHS

"Valuation of Communication Towers using sale data - another approach" NHA AO newsletter August 2002

"Communication Tower Market Data Report - 2003" - Lynxfield Publishing

AWARDS

2002 Manuscript award - New Hampshire Association of Assessing Officers

2002 President's Award - Concord Board of Realtors

2002 President's Award - New Hampshire Association of Assessing Officers

2005 Distinguished Service Award - New Hampshire Chapter of the Appraisal Institute