

Before and After

Appraisal Report

Conforming to Uniform Appraisal Standards for Federal Land Acquisitions, 2016

Larger Parcel:

G-8-MA-BA-130.001.AR

West Side Deseret Dr, Bourne, MA 02532

By:

CBRE

**Two Liberty Place - 50 S. 16th Street,
Suite 3000**

Philadelphia, PA 19102

Client

ALGONQUIN GAS TRANSMISSION, LLC

Effective Date of Value

November 4, 2025

Client Reference

PUR-1180-2002431

Date of Report

December 1, 2025

CBRE File Number

CB25US106314-7

Transmittal Letter



50 South 16th Street, Suite 3000
ROW Philadelphia, PA 19102

T - 215.561.8734
www.cbre.com

Date of Report: December 1, 2025

Ms. Nancy Kist

ALGONQUIN GAS TRANSMISSION, LLC
PO BOX 1411
Houston, Texas 77251

RE: Current Appraisal of: G-8-MA-BA-130.001.AR
West Side Deseret Dr
Bourne, Barnstable County, Massachusetts
CBRE, Inc. File No. CB25US106314-7
Client Reference No. PUR-1180-2002431

Dear Ms. Kist:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property following the before-and-after method for partial acquisitions. Our analysis is presented in the following Appraisal Report.

The subject is identified as G-8-MA-BA-130.001, an 18-acre property located on the south side of Deseret Drive in the Town of Bourne, MA. The larger parcel has no significant primary improvements, and therefore, this valuation is limited to land only. This appraisal is for a temporary work easement rights following the before-and-after method. Algonquin Gas Transmission, LLC intends to acquire temporary interest for temporary workspace purposes on 1,950 square feet or 0.045-acres in the upper northwesterly portion of the site. No parcels are acquired in fee.

INTERESTS APPRAISED	
Fee Simple	Subject to existing conditions.
Easement	Rights limited to stated purpose.
Temporary Easement	Easement for a limited time.

Based on the analysis contained in the following report, the appraiser's opinion of difference in market value is concluded as follows:

CONCLUDED MARKET VALUE		
As of the Fourth of November, 2025		
Before	\$324,000	
After	\$324,000	
Difference in Value		\$0
Cost to Cure Damages		\$0
Temporary Easements		\$162
Total Estimated Compensation		\$162
Rounded		\$162
Allocation of Appraised Value (Unrounded):		
Taking		\$0
Fee Acquisition of Land	\$0	
Permanent Easement Acquisition	\$0	
Temporary Easements		\$162
Net Damages or Benefits		\$0

This Appraisal Report is subject to the following Extraordinary Assumptions and/or Hypothetical Conditions.

Assignment Conditions and Special Assumptions

The appraisal is subject to the following **extraordinary assumptions**. The use of these extraordinary assumptions may have affected assignment results.

1. I have relied on Survey and Deed Records for the land area size utilized in this assignment and assume this size to be correct. The shape and size of the partial acquisition is based upon the survey provided by the client. If additional data is later provided which contradicts this information the conclusions in this report may change.
2. I have been instructed that the Authority will protect in place or repair damages to site improvements impacted by the acquisition.
3. The valuation of subsurface mineral rights is outside the scope of this assignment. CBRE is aware that some properties in the area may benefit from the sub-surface mineral development. These potentially contain oil, natural gas, and other resources which, if extracted, could contribute to the value of the property. It is recommended that the client contact an appropriate geological professional to determine the possible benefits, if any, of the subject's subsurface rights. The value conclusion(s) presented in this report specifically exclude any subsurface mineral rights. The assumption is made that the comparable sales utilized in this report excluded mineral rights and/or value attributed to mineral rights, unless otherwise stated in the Discussion/Analysis of Sales section(s).
4. I assume that any remaining improvements that are disturbed during construction will be repaired or replaced by the project contractor.

The appraisal is subject to the following **hypothetical conditions**. The use of these hypothetical conditions may have affected assignment results.

1. The value of the remainder after the acquisition is subject to the Hypothetical Condition that, as of the effective date of appraisal, the proposed project has been constructed according to project specifications.
2. Federal courts have determined that the following losses are not compensable under the Fifth Amendment: loss of business value or going concern value; loss of or damage to goodwill; future loss of profits; frustration of plans; frustration of contract or contractual expectations; loss of opportunity or business prospect; frustration of an enterprise; loss of

customers; expenses of moving removable fixtures and personal property; depreciation in value of furniture and removable equipment; increased production or management costs; damage to inventory or equipment; expense of adjusting or restructuring manufacturing operations; incurrence of removal or relocation costs; loss or cancellation of revocable permits or licenses; loss of ability to collect assessments; uncertainty premium due to tenant's status as a government entity; and interference with development agreements, among others. Such losses are disregarded because by law, they are not compensable under the Fifth Amendment. (Standard 4.6.2.3.)

The appraisal is subject to the following *jurisdictional exceptions*. The use of these jurisdictional exceptions may have affected assignment results.

1. USPAP Standards Rule 1-2 (c) comments "When reasonable exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion." This appraisal does not link the opinion of value to a specific exposure time, as required by UASFLA Section 1.2.7.2.
2. Section 1.2.7.3.3 of Yellow Book Standards provides that the appraiser disregard any changes in a property's neighborhood brought about by the government's project. Section 1.4.3 further instructs appraisers to disregard recent rezoning (or the probability of rezoning) of the subject property if such action was the result of the government's project. These instructions are contrary to USPAP Standards Rule 1-3(a), which requires appraisers to identify and analyze the effect on use and value of existing land use regulations and probable modifications thereof, and to USPAP Standards Rule 1-4(f), which requires appraisers to analyze the effect on value of anticipated public improvements located on or off site. Therefore, the instructions to appraisers in these Standards in this regard are considered jurisdictional exceptions.
3. The Jurisdictional Exception Rule of USPAP applies to Standards Rule 1-4(f) which states anticipated public or private improvements must be analyzed for their effect on value as reflected in market actions. This is contrary to the "Scope of the Project" Rule for just compensation purposes. Under federal law, valuations for just compensation purposes must disregard any government project influence on a property's market value once it is within the scope of the government's project. Jurisdictional exception authorities are Uniform Act, Title III, § 301(3); 49 CFR § 24.103(b); § 24-56-117(1)(c), C.R.S.; and CJI – Civ. 4th, 36:3.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the Code of Federal Regulations (CFR), the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), and the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act or URA).

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users

does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

A handwritten signature in dark ink, reading "Albert R. Crosby". The signature is fluid and cursive, with the first name "Albert" and last name "Crosby" being more prominent than the middle initial "R".

Albert Crosby, MAI
Senior Vice President
MA Lic#1000435

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ADDENDA

 A Land Sale Data Sheets

 B Subject Information

 C Title Evidence

 D Client Contract Information

 E Qualifications

Certification

I certify to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Albert Crosby has not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event The related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Albert Crosby has not made a personal inspection of the property that is the subject of this report.
10. Rich Ferrelli provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, Albert Crosby has completed the continuing education program for Designated Members of the Appraisal Institute.
14. As of the date of this report, Albert Crosby has completed the Standards and Ethics Education Requirements for Associate Members of the Appraisal Institute.
15. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Commonwealth of Massachusetts.
16. The appraisal was developed, and the appraisal report was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.
17. The appraisal was developed and the appraisal report prepared in conformance with the Appraisal Standards Board's Uniform Standards of Professional Appraisal Practice and complies with USPAP's Jurisdictional Exception Rule when invoked by Section 1.2.7.2 of the Uniform Appraisal Standards for Federal Land Acquisitions.

Value Conclusion

CONCLUDED MARKET VALUE		
As of the Fourth of November, 2025		
Before	\$324,000	
After	\$324,000	
Difference in Value		\$0
Cost to Cure Damages		\$0
Temporary Easements		\$162
Total Estimated Compensation		\$162
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Taking		\$0
Fee Acquisition of Land	\$0	
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Temporary Easements		\$162
Net Damages or Benefits		\$0



Albert Crosby, MAI
Senior Vice President
MA Lic#1000435

Executive Summary

EXECUTIVE SUMMARY	
CBRE File No.:	CB25US106314-7
Date of the Report	December 1, 2025
Effective Date	November 4, 2025
Date of Inspection	N/A
Valuation Date Type	Current
Client	Algonquin Gas Transmission, LLC
Client Name	Algonquin Gas Transmission, LLC
Representative	Ms. Nancy Kist, Senior Advisor, Lands & ROW
Address	PO BOX 1411 Houston, TX 77251
Parcel Number	G-8-MA-BA-130.001.AR
Property Type	Land: Residential Subdivision Land
Subject Location	West Side Deseret Dr Bourne, Barnstable County, MA
Owner	Town of Bourne
Assessor IDs	20.0_54_0
Zoning	R-80
Before	18.000 acres; 784,080 square feet
Property Rights Appraised	Fee Simple Estate subject to existing encumbrances
Rights Being Acquired	Temporary Easement
Current Use of Subject	Vacant Land
Highest and Best Use	Before After
As Vacant	Residential Residential
As Improved	N/A N/A
of Acquisition	As part of the whole
Estimated Exposure Time	6 - 12 Months
Improvement Type	Vacant Land
Buyer Profile	Developer

LAND AREAS		
Before		
Subject Property	18.000 AC	784,080 SF
Taking		
Total Acquired in Fee	0.000 AC	0 SF
Total Acquired in Easement	0.000 AC	0 SF
After		
Subject Property Remaining	18.000 AC	784,080 SF
Total After Size	18.000 AC	784,080 SF
Tempoorary Easements		
Temporary Workspace Easement	0.045 AC	1,950 SF
Total Temporary Easements Size	0.045 AC	1,950 SF

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Market Conditions

Inflationary pressures began in 2022 and led to higher interest rates, slower job growth, and stress in banking systems. Recent tariffs implemented by the US have created global economic uncertainty. Potential impacts will depend on how long tariffs remain in place and how retaliatory tariffs by other countries will impact the U.S. economy. These factors increase the potential for market volatility and greater risk in property markets. While the overall long-term outlook for commercial real estate remains positive, the full effect of these factors may not yet be reflected in transactional data or may be lagging recent changes.

The impacts on real estate markets are likely uneven across property types and may vary by location. It is important to note that the conclusions set out in this report are valid only as of the valuation date.

Larger Parcel Aerial & Photographs

****Photos have been obtained via Google Street view as no onsite inspection was required***



Date Taken: N/A

Taken By: Google Street View

1.Location: SE Corner of Site

Looking: Westerly from Deseret Drive



2.Location: SE Corner of Site

Looking: Westerly from Deseret Drive



Subject Photographs

Date Taken: N/A

3.Location: NW Corner of Site

Taken By: Google Street View

Looking: Southerly from Deseret Drive



4.Location: NW Corner of Site

Looking: South from Deseret Drive



Scope of Work

This Appraisal Report is intended to comply with the real property appraisal development and reporting requirements set forth under Standards Rule 1 and 2 of USPAP and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied.

Client

The client is Algonquin Gas Transmission, LLC

Intended Use of Report

This appraisal is to be used for real property acquisition for the Cape Cod Replacement project, based on the rights being acquired, and no other use is permitted. The appraisal of the same property for a different use may result in a value divergent from the appraisal conclusions in this report due to differences in the rights or interests appraised and matters of law such as project influence.

Intended User of Report

This appraisal is to be used by Algonquin Gas Transmission, LLC, and no other user may rely on my report unless as specifically indicated in the report.

Intended users are those who an appraiser intends will use the appraisal or review report. In other words, appraisers acknowledge at the outset of the assignment that they are developing their expert opinions for the use of the intended users they identify. Although the client provides information about the parties who may be intended users, ultimately it is the appraiser who decides who they are. This is an important point to be clear about: The client does not tell the appraiser who the intended users will be. Rather, the client tells the appraiser who the client needs the report to be speaking to, and given that information, the appraiser identifies the intended user or users. It is important to identify intended users because an appraiser's primary responsibility regarding the use of the report's opinions and conclusions is to those users. Intended users are those parties to whom an appraiser is responsible for communicating the findings in a clear and understandable manner. They are the audience.¹

Reliance

Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

¹ Appraisal Institute, The Appraisal of Real Estate, 15th ed. (Chicago: Appraisal Institute, 2020), 40.

Purpose of the Appraisal

The purpose of this appraisal is to assist the client in offering market value for the acquired property rights, as it pertains to the appraisal problem.

Definition of Value

The definition of market value is defined by the UASFLA, 2016 as:

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither compelled to buy or sell, giving due consideration to all available economic uses of the property.²

The market value of the larger parcel in this appraisal is for the Unified Fee. This means that all interests in the property are valued as if owned by one party, except for any existing encumbrances.

Effective Date

The effective date of value of this appraisal is November 4, 2025.

Property Characteristics

The subject is made up of a single irregularly shaped parcel that offers 18.000 acres of vacant land that is heavily wooded with sufficient frontage and access along Bournedale Road.

The larger parcel is located in the Town of Bourne, Barnstable County, Massachusetts. Recent development of surrounding land uses at sites similar to the larger parcel has been toward residential and commercial uses.

The larger parcel is more fully described in the Site Analysis section of this report.

Assignment Conditions

See Special Assumptions & Conditions.

Interest Appraised

The value estimated represents Fee Simple Estate as defined below:

² Interagency Land Acquisition Conference, Uniform Appraisal Standards for Federal Land Acquisitions, 2016. Section 4.2.1

INTERESTS APPRAISED

Fee Simple Estate	<i>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.</i>
	In practice, the interest appraised is that of the freeholder, which is limited by existing reservations, encumbrances, restrictions, and conditions. The value of the mineral estate is considered in this appraisal as it contributes to the value of the land as a unitary holding.
Easement	<i>The right to use another's land for a stated purpose.</i>
Temporary Easement	<i>An easement granted for a specific purpose and applicable for a specific time period. A construction easement, for example, is terminated after the construction of the improvement and the unencumbered fee interest in the land reverts to the owner.</i>

Source: Dictionary of Real Estate Appraisal, Seventh Edition, 2022

The interest appraised includes the value of the rights to the fee owner, considering existing easements, encumbrances, and restrictions. The value of any mineral estate is excluded from this valuation, unless otherwise stated.

Identification of the Larger Parcel

The subject is identified as G-8-MA-BA-130.001, an 18-acre property located on the south side of Deseret Drive in the Town of Bourne, MA. The larger parcel has no significant primary improvements, and therefore, this valuation is limited to land only. This appraisal is for a temporary work easement rights following the before-and-after method.

The value of a property cannot be estimated without a determination of the Larger Parcel. In some cases, multiple tax parcels are utilized together in one use or a larger tract of land may be legally, economically and physically divisible into smaller economic units. As stated in Yellow Book 2016, p. 16, note 27:

The larger parcel, for purposes of these Standards, is defined as that tract or those tracts of land that possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.

The larger parcel is a single tract consisting of 18.000 acres. No other tracts in the immediate vicinity are known to be in common ownership. The three tests utilized to determine the larger parcel are:

- Unity of Title - control by a single entity, individual, or group. The subject parcel ownership, Town of Bourne, does not own any other contiguous sites.
- Unity of Use - an integrated highest and best use separate from surrounding land. Multiple tracts can have the same use but be separate tracts, such as plated lots. There is no unity of use within the proximity to the subject as many of the surrounding sites are large vacant tracts or single-family residential uses.
- Proximity - contiguous tracts or proximate tracts that are used together. There are adjacent tracts that could be assembled; however, it is unlikely at this time.

Owner Contact

The client, Algonquin Gas Transmission, LLC is in contact with the ownership and/or the representatives of ownership regarding the proposed acquisitions. Contact information for ownership was not provided and we instead coordinated an exterior-only inspection. Subsequently, the appraiser did not physically inspect the subject.

Extent to Which the Property is Inspected

The subject is primarily vacant land.

Albert Crosby did not personally inspect the subject as the assignment did not require field inspection. The subject and its surrounding environments were viewed via web sources such as google earth and Streetview, Landvision, and other sources.

DATA SOURCES	
Item:	Source(s):
Site Data	
Subject Property	Survey and Deed Records Title work dated February 28, 2024
Remainder Size	Appraiser Calculations
Floodplain	FEMA
Zoning	Bourne
Site Improvement Sizes	N/A
Easements	Survey Provided by the Client & Title Documents
Economic Data	
Demographics	ESRI
Comparables:	CoStar, Landvision, MLS, and CBRE database
Building Costs:	Marshal Valuation Service/Residential Cost Handbook

Comparable data was collected from MLS databases, CoStar, and the CBRE proprietary database, and contacted local brokers/market participants for sales occurring prior to the effective date, searching within the surrounding submarket, for properties with similar characteristics.

Appraisal Methodology

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available. Depending on a specific appraisal assignment, any of the following four methods may be used to determine the market value of the fee simple interest of land:

- Sales Comparison Approach;
- Income Capitalization Procedures;
- Allocation; and
- Extraction.

The following summaries of each method are paraphrased from the text.

The first is the sales comparison approach. This is a process of analyzing sales of similar, recently sold parcels in order to derive an indication of the most probable sales price (or value) of the property being appraised. The reliability of this approach is dependent upon (a) the availability of comparable sales data, (b) the verification of the sales data regarding size, price, terms of sale, etc., (c) the degree of comparability or extent of adjustment necessary for differences between the subject and the comparables, and (d) the absence of nontypical conditions affecting the sales price. This is the primary and most reliable method used to value land (if adequate data exists).

The income capitalization procedures include three methods: land residual technique, ground rent capitalization, and Subdivision Development Analysis. A discussion of each of these three techniques is presented in the following paragraphs.

The land residual method may be used to estimate land value when sales data on similar parcels of vacant land are lacking. This technique is based on the principle of balance and the related concept of contribution, which are concerned with equilibrium among the agents of production--i.e. labor, capital, coordination, and land. The land residual technique can be used to estimate land value when: 1) building value is known or can be accurately estimated, 2) stabilized, annual net operating income to the property is known or estimable, and 3) both building and land capitalization rates can be extracted from the market. Building value can be estimated for new or proposed buildings that represent the highest and best use of the property and have not yet incurred physical deterioration or functional obsolescence.

The subdivision development method is used to value land when subdivision and development represent the highest and best use of the appraised parcel. In this method, an appraiser determines the number and size of lots that can be created from the appraised land physically, legally, and economically. The value of the underlying land is then estimated through a discounted cash flow analysis with revenues based on the achievable sale price of the finished product and expenses based on all costs required to complete and sell the finished product.

The ground rent capitalization procedure is predicated upon the assumption that ground rents can be capitalized at an appropriate rate to indicate the market value of a site. Ground rent is paid for the right to use and occupy the land according to the terms of the ground lease; it corresponds to the value of the landowner's interest in the land. Market-derived capitalization rates are used to convert ground rent into market value. This procedure is useful when an analysis of comparable sales of leased land indicates a range of rents and reasonable support for capitalization rates can be obtained.

The allocation method is typically used when sales are so rare that the value cannot be estimated by direct comparison. This method is based on the principle of balance and the related concept of contribution, which affirm that there is a normal or typical ratio of land value to property value for specific categories of real estate in specific locations. This ratio is generally more reliable when the subject property includes relatively new improvements. The allocation method does not produce conclusive value indications, but it can be used to establish land value when the number of vacant land sales is inadequate.

The extraction method is a variant of the allocation method in which land value is extracted from the sale price of an improved property by deducting the contribution of the improvements, which is estimated from their depreciated costs. The remaining value represents the value of the land. Value indications derived in this way are generally unpersuasive because the assessment ratios may be unreliable, and the extraction method does not reflect market considerations.

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. The sales comparison approach for land is utilized to develop an opinion of land value because market participants rely on this method.

The appraiser analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

BEFORE ACQUISITION: The sales comparison approach for land is utilized to develop an opinion of land value because market participants rely on this method. Being vacant land, the cost approach, sales comparison approach, and income approach for improved property are not applicable.

AFTER ACQUISITION: The same approaches to value are utilized in the valuation of the remaining property after the acquisition.

Methodology Applicable to the Larger Parcel

- The appraiser analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. The sales comparison approach for land is utilized to develop an opinion of land value because market participants rely on this method. The subject is valued as vacant land so the cost approach is not applicable. The subject is valued as vacant land and so the sales comparison approach for improved property is not applicable. Being valued as vacant land, the income approach for improved property is not applicable. Furthermore, surface rights in this area are not purchased based on income production.
- We searched utilizing Costar, Landvision, in addition to the CBRE proprietary comparables database, and contacted local brokers/market participants for sales occurring over the last five years, searching within the surrounding counties and market areas, for properties with similar characteristics.

It is worth noting here that the fee simple interest of the subject property exclusive of mineral rights is appraised, and unified fee at that. This means that all interests and title are valued together. In reality, the leased fee valuation of the property may be different from the fee simple value because of the terms of existing leases. This appraisal follows the so-called unit rule which includes the valuation of all rights of any parties who may have an interest (such as tenants, life estate holders, remaindermen, leaseholders, etc.) in the subject as one. The exception is consideration of existing easement encumbrances.

The Unit Rule

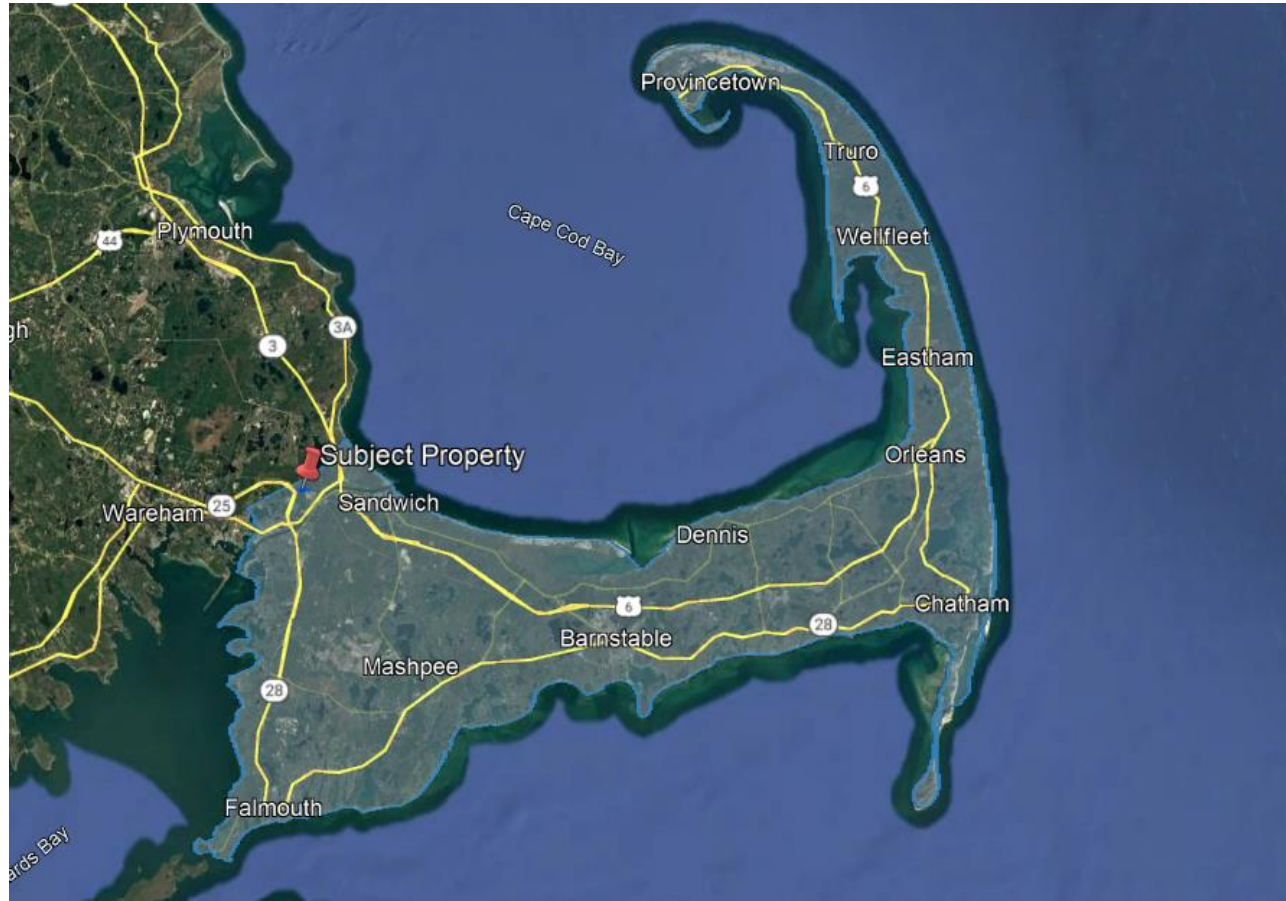
In the case of this appraisal, which was conducted in conformance to the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), the final selection of methodology must adhere to the Unit Rule. The Unit Rule is defined below, cited from Section 4.2.2 of (UASFLA).

The market value concept in federal acquisitions generally requires application of the so-called unit rule, a principle developed by the federal courts that dictates what is to be valued for just compensation purposes. Under the unit rule, the property being appraised must be valued as a unitary whole and held in single ownership. The value of the whole cannot be derived by adding together the separate values of various interests or components. As a result, summation or cumulative appraisals are improper under federal law. The unit rule relates to ownership interests (estates) in real estate – such as landlord and tenant, or mortgagor and mortgagee – and to various physical components of real estate – such as timber, mineral deposits, farmland, and buildings.

In order to comply with the Unit Rule of UASFLA, the most reliable and standards-compliant methodology is to use the sales comparison approach on the basis of price per acre (inclusive of improvements, if any, for each comparable sale) and to adjust within the approach for differences between the existing improvements on the larger parcel and the existing improvements at each comparable as well as all other relevant elements of comparison. The adjustments for improvements are quantified through multiple methods, including broker interviews, market extraction and elements of the cost approach.

The indication of market value by the sales comparison approach as described above complies with the Unit Rule by valuing the property as a unitary whole rather than summing the various physical components of the property.

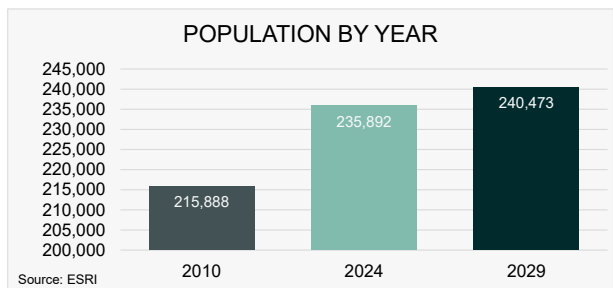
Area Analysis



The subject is located in the Town of Bourne, Barnstable County, MA Metropolitan Statistical Area. Key information about the area is provided in the following tables.

Population

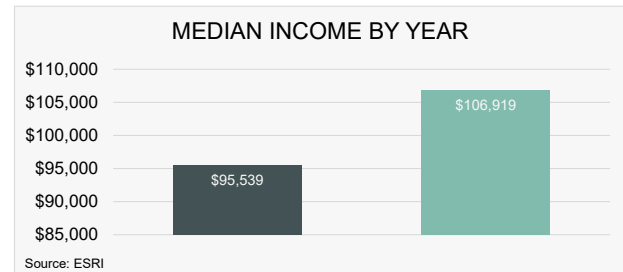
The area has a population of 235,892. Population has increased by 20,004 since 2010, reflecting an annual increase of 0.63%. Population is projected to increase by an additional 4,581 by 2029, reflecting 0.39% annual population growth.



Source: ESRI, downloaded on Nov, 4 2025

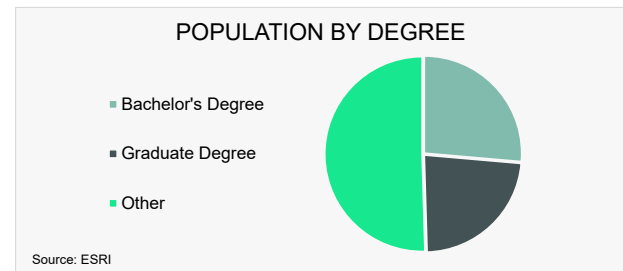
Income

The area features an average household income of \$134,967 and a median household income of \$95,539. Over the next five years, median household income is expected to increase by 11.9%, or \$2,276 per annum.

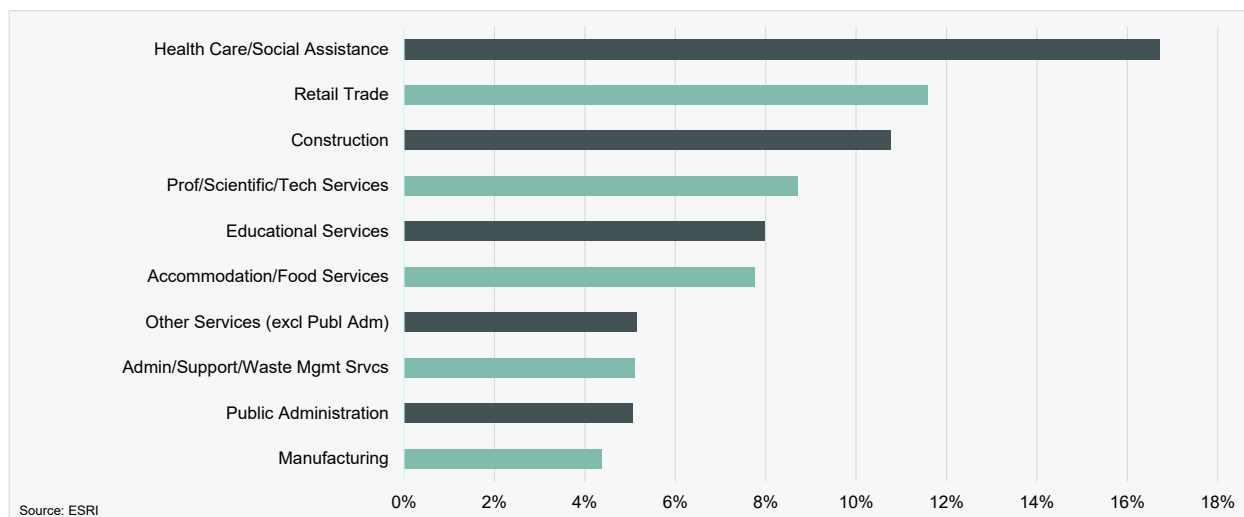


Education

A total of 49.5% of individuals over the age of 24 have a college degree, with 26.4% holding a bachelor's degree and 23.2% holding a graduate degree.



Employment

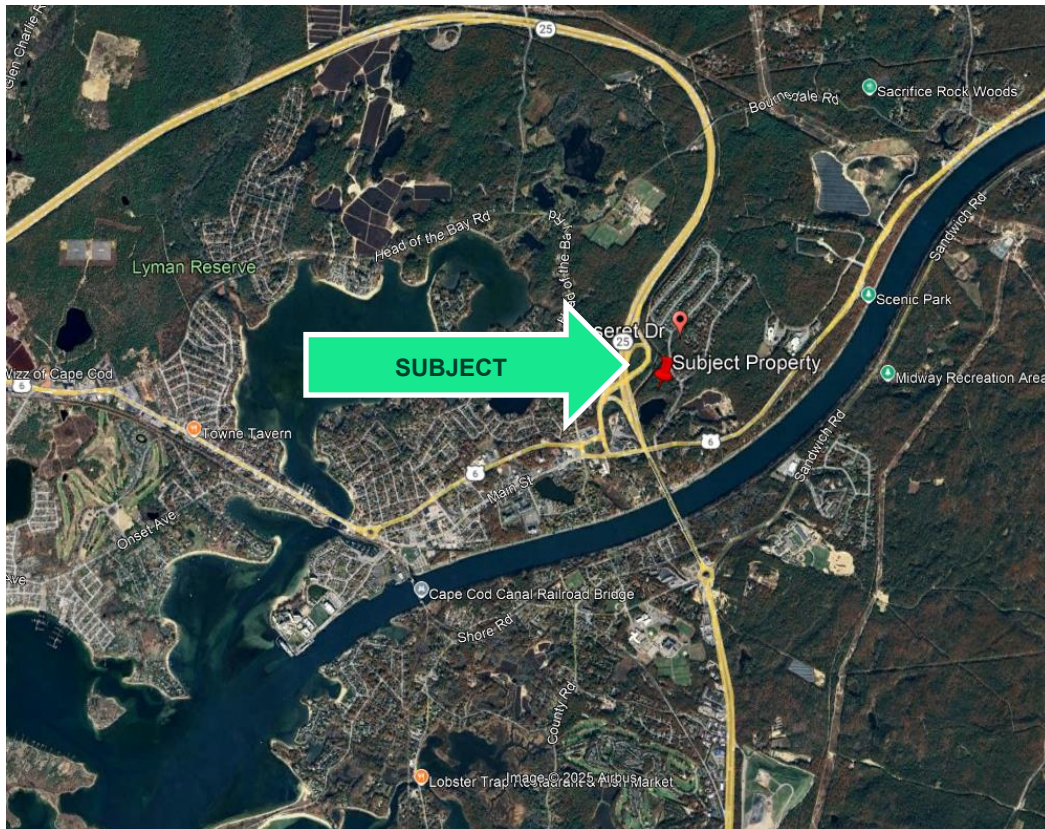


The area includes a total of 136,432 employees and has a 2.7% unemployment rate. The top three industries within the area are Health Care/Social Assistance, Retail Trade and Construction, which represent a combined total of 39% of the population.

Source: ESRI, downloaded on Nov, 4 2025

In summary, the subject is forecasted to experience an increase in population, an increase in household income, and an increase in household values.

Neighborhood Analysis



Location

The larger parcel is located in the Town of Bourne, Barnstable County, Massachusetts. The subject is in the city of Bourne and is a suburban location. The Town of Bourne is situated in the western most part of Barnstable County. The subject is north of the predominantly developed portion of the town and on the north side of the Cape Cod Canal.

NEIGHBORHOOD CHARACTERISTICS

Location	Suburban
Built-Up	Over 75%
Growth Rate	Stable
Change in Present Land Use	Not Likely
Land Use Trend Toward	Vacant Land
Property Values	Increasing
Demand & Supply	In Balance
Nearest Major City	Bourne

Surrounding land uses include recreational and preserved wooded land, with pockets of residential development in the surrounding area. South and west of the subject is a mix of commercial uses. The area has strong access to major highways like Route 25 leading to the greater north and south regions bordering the Town of Bourne as well as US-6 (Scenic Highway) running east and west to neighboring municipalities.

Demographics

Selected neighborhood demographics in the area are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS						
G-8-MA-BA-130.001.AR West Side Deseret Dr Bourne, MA 2532	1 Mile Radius	3 Mile Radius	5 Mile Radius	Massachusetts	Town of Bourne, Barnstable County, MA Metropolitan Statistical Area	Barnstable County
Population						
2029 Total Population	1,042	17,473	42,667	7,134,866	240,473	240,473
2024 Total Population	1,030	17,109	41,920	7,069,210	235,892	235,892
2010 Total Population	904	15,686	38,055	6,547,680	215,888	215,888
2000 Total Population	638	13,981	34,909	6,349,116	222,230	222,230
<i>Annual Growth 2024 - 2029</i>	<i>0.23%</i>	<i>0.42%</i>	<i>0.35%</i>	<i>0.19%</i>	<i>0.39%</i>	<i>0.39%</i>
<i>Annual Growth 2010 - 2024</i>	<i>0.94%</i>	<i>0.62%</i>	<i>0.69%</i>	<i>0.55%</i>	<i>0.63%</i>	<i>0.63%</i>
<i>Annual Growth 2000 - 2010</i>	<i>3.55%</i>	<i>1.16%</i>	<i>0.87%</i>	<i>0.31%</i>	<i>-0.29%</i>	<i>-0.29%</i>
Households						
2029 Total Households	438	7,130	17,864	2,867,819	108,158	108,158
2024 Total Households	433	6,932	17,372	2,811,726	106,313	106,313
2010 Total Households	402	6,048	14,926	2,547,092	95,755	95,755
2000 Total Households	299	5,359	13,357	2,443,585	94,822	94,822
<i>Annual Growth 2024 - 2029</i>	<i>0.23%</i>	<i>0.56%</i>	<i>0.56%</i>	<i>0.40%</i>	<i>0.34%</i>	<i>0.34%</i>
<i>Annual Growth 2010 - 2024</i>	<i>0.53%</i>	<i>0.98%</i>	<i>1.09%</i>	<i>0.71%</i>	<i>0.75%</i>	<i>0.75%</i>
<i>Annual Growth 2000 - 2010</i>	<i>3.00%</i>	<i>1.22%</i>	<i>1.12%</i>	<i>0.42%</i>	<i>0.10%</i>	<i>0.10%</i>
Income						
2024 Median Household Income	\$81,116	\$104,183	\$104,725	\$105,410	\$95,539	\$95,539
2024 Average Household Income	\$108,847	\$139,145	\$138,594	\$149,876	\$134,967	\$134,967
2024 Per Capita Income	\$46,581	\$56,121	\$57,705	\$59,732	\$60,962	\$60,962
2024 Pop 25+ College Graduates	307	6,046	14,305	2,460,711	94,009	94,009
Age 25+ Percent College Graduates - 2024	38.5%	48.2%	45.3%	48.6%	49.5%	49.5%

Source: ESRI

The population within the subject neighborhood has experienced an increase over the past several years. The neighborhood is expected to experience population growth over the next five years. As a result, the demand for existing developments is expected to be average to good.

Conclusion

The neighborhood is primarily stable as the nearby area is not densely populated and is only expected to see a small population increase moving forward. Recent development trends are likely to be stable in the reasonably foreseeable future as there has been a lack of large parcel sales in the region. Overall, land values have been increasing in recent history and this trend is likely to continue in the reasonably foreseeable future.

Based on the foregoing, values are expected to be increasing in the near future. In keeping with the principle of conformity, neighborhood land uses are expected to continue to be suburban, similar to the present use. A generally positive growth rate is expected in the near future. This is a positive indicator for real estate demand.

Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY			
Physical Description			
Gross Site Area	18.000 Acres	784,080 Sq. Ft.	
Shape	Irregular		
Dimensions	Please refer to parcel sketch for details.		
Zoning District	R-80		
Legally Conforming Site	N/A Land		
Site Development Status	Raw		
Topography	Moderate Slope		
Flood Map Panel No. & Date	25001C0314K	July 6, 2021	
Flood Zone	Zone X (Unshaded)		
Floodplain Notes	Area of minimal flood hazard		
Drainage	Adequate		
Utilities	<u>(i) On-Site</u>	<u>(j) Availability</u>	<u>Provider</u>
Water		Yes	Bourne
Sewer		No	
Natural Gas		Yes	
Electricity		Yes	
Other	<u>Yes</u>	<u>No</u>	<u>Unknown</u>
Detrimental Easements		X	
Encroachments		X	
Deed Restrictions		X	
Environmental Hazards		X	

Present Use

As of the effective date, the larger parcel comprised vacant land.

Size

The larger parcel has a gross land area of 18.000 -acres or 784,080 SF.

Ingress/Egress

The subject can be accessed along the majority of frontage along Deseret Drive along the northern boundary.

Topography and Drainage

The site has moderately sloping topography throughout. Given the subject's current use, we recognize this type of topography and drainage consideration is typical for the area and for similar properties with recreational type uses.

Flood Zone

Based on my review of FEMA Flood Panel No. 25001C0314K dated July, 06, 2021, the property is in designated Zone X (Unshaded), which is Area of minimal flood hazard. We are not experts in determining

flood zone elevations and we were not provided with a flood zone certificate for the subject. The reader is encouraged to consult with a professional engineer to determine the subject's actual flood zone status.

Easements and Encroachments

There are three existing easements encumbering the subject property; a utility line easement, and two gas pipeline easements..

The easements present on the site are detrimental to the marketability of the site as well as to the highest and best use.

Covenants, Conditions and Restrictions

There are no known covenants, conditions or restrictions impacting the site that are considered to affect the marketability or highest and best use, other than what is listed above. It is recommended that the client/reader obtain a copy of the current covenants, conditions and restrictions, if any, prior to making a decision.

Hazardous Substances

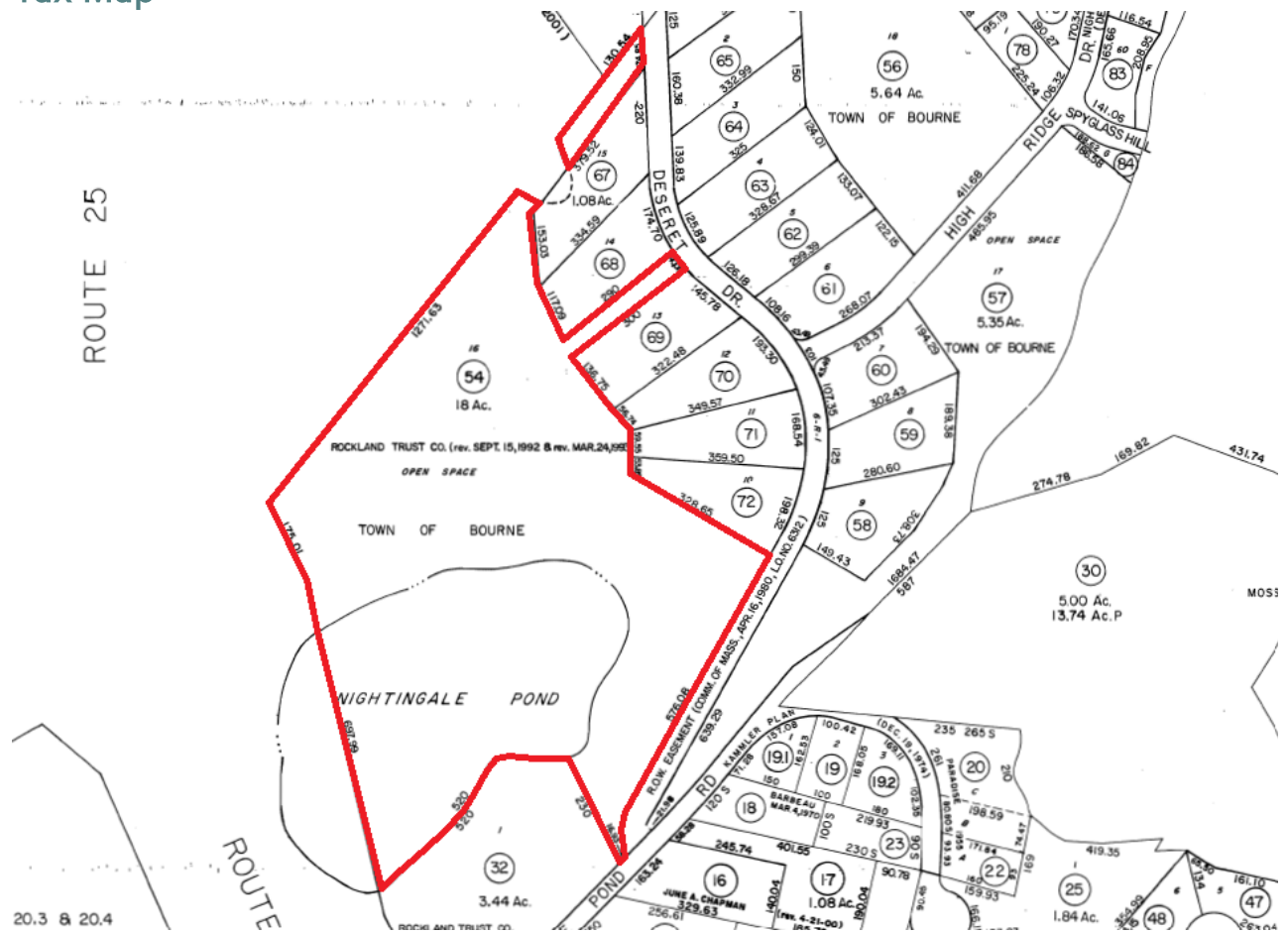
CBRE, Inc. is not qualified to detect the existence of any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. The existence of such substances may affect the value of the property.

No hazardous substances which would affect value were noted by the appraiser (see Assumptions and Limiting Conditions).

Conclusion

The site is suitable for uses commensurate with the surrounding neighborhood. The site is well-located and is afforded reasonable visibility and average access from roadway frontage. The size of the site is larger than typical for the area and there are no known detrimental uses in the immediate vicinity. There are no known factors which are considered to prevent the site from development to its highest and best use, as vacant.

Tax Map



Flood Plain Map

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/6/2025 at 8:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Improvements Analysis

The larger parcel has no significant primary improvements and therefore, this valuation is limited to land only. As such, no further description or analysis will be provided as to improvements.

Tax and Assessment Data

The following summarizes the local assessor’s estimate of the subject’s market value, assessed value, and taxes, and does not include any furniture, fixtures or equipment.

TAX INFORMATION	
Assessor Account ID(s)	20.0_54_0
Tax Year	2025
Assessed Land SF	784,080
Assessor Improvement Value	\$551,900
Assessor Land Value	\$1,363,200
Assessor Total Market Value	\$1,915,100
Assessor Land Value/SF	\$1.74
Total Taxes	\$2,955

The local Assessor’s methodology for valuation is based upon mass appraisal techniques.

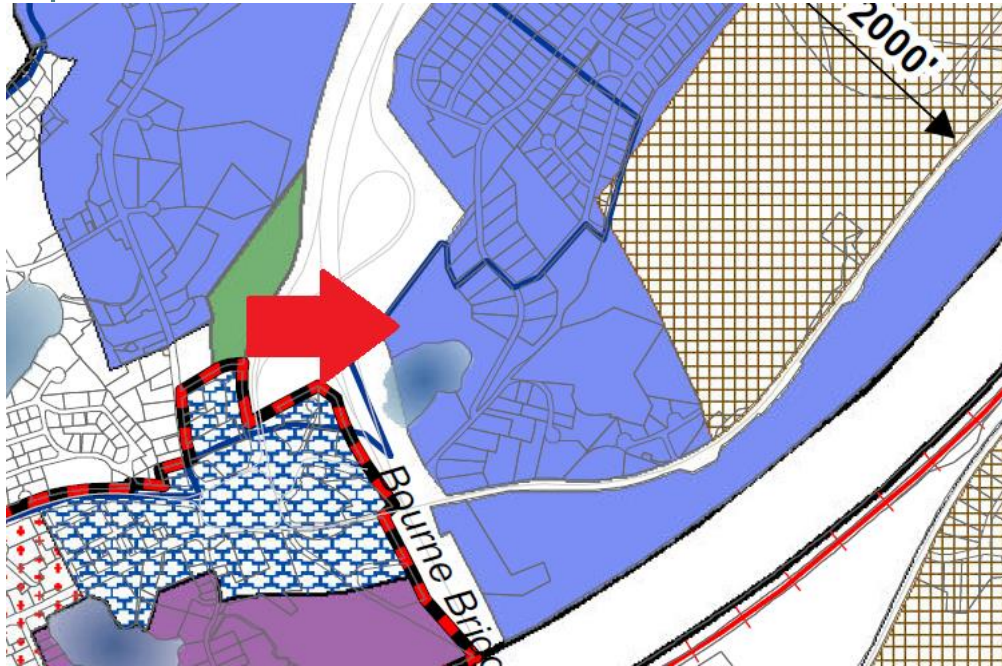
While the assessor does place assessed values on the subject parcels, at 100% of market value, because the property is government-owned, they are tax-exempt.

Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Jurisdiction	Bourne
Current Zoning	R-80
Legally Conforming	N/A Land
Uses Permitted	Within the R-80 zone permitted uses include single and two-family residential dwellings, farm or nursery without retailing, and dwelling used as temporary real estate office.
Zoning Change	Not Likely
Surrounding Land Use	Recreational/Residential
Category	Zoning Requirement
Minimum Lot Size	80,000 Sq. Ft.
Minimum Setbacks	
Front Yard	40 Feet
Street Side Yard	25 Feet
Interior Side Yard	25 Feet
Rear Yard	25 Feet
Maximum Bldg. Coverage	10%
Parking Requirements	None

Zoning Map



- MMR
- Railroad
- Water Resource District
- Ponds

ZONING

- B2
- B3
- B4
- DTC
- DTG
- DTN
- DTW
- GD
- R40
- R80**
- SDD
- VB

Zoning Key (Subject zone indicated by red rectangle)

Highest and Best Use

The subject use is vacant land for conservation as of the effective date of value.

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

According to UASFLA Standard 1.4.5.1, “To be an economic use, the use must contribute to the property’s actual market value, and there must be competitive supply and demand for that use in the private market.” Furthermore, Standard 1.4.5 states, “It is the property’s market value that is to be estimated, not the property’s value to the government. If it is solely the government’s need that creates a market for the property, this special need must be excluded from consideration by the appraiser. The government’s intended use of the property can only be considered as a potential highest and best use if there is competitive demand for that use in the private market, separate and apart from the government project for which the property is being acquired.”

The highest and best use analysis of the subject is discussed below.

As Vacant

Legal Permissibility

The site is located in Barnstable County within the Town of Bourne and is currently zoned R80, Residential District, by the Town of Bourne. As such, permitted uses include one-family and two-family dwellings; farm or nursery without retailing; and use of a dwelling as temporary real estate office; as well as other conditional uses that require special permit from the Planning Board.

Based on the legally permissible uses and the future land use designation, limited uses are given consideration. There are no known easements or encroachments impacting the site that are considered to affect the marketability or highest and best use. There are also no known covenants, conditions, or restrictions impacting the site that are considered to affect the marketability or highest and best use.

Physical Possibility

The subject is a 18.000-acre, mostly wooded parcel with an irregular shape, sufficient access along Deseret Drive with moderately sloping topography. It is adequately served by utilities and has an adequate shape and size with sufficient access to be a developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development). Existing structures on similar sites within the subject neighborhood is additional evidence for the physical possibility of development.

Financial Feasibility

Consideration of existing land use trends has been given in determining feasible uses. Only those uses that are physically possible and legally permissible are given further consideration. Recent development of surrounding land uses at sites similar to the subject have mostly been residential in nature.

Maximum Productivity - Conclusion

Based on the information presented above and upon information contained in the market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant would be to hold for the future development of a of residential subdivision land use.

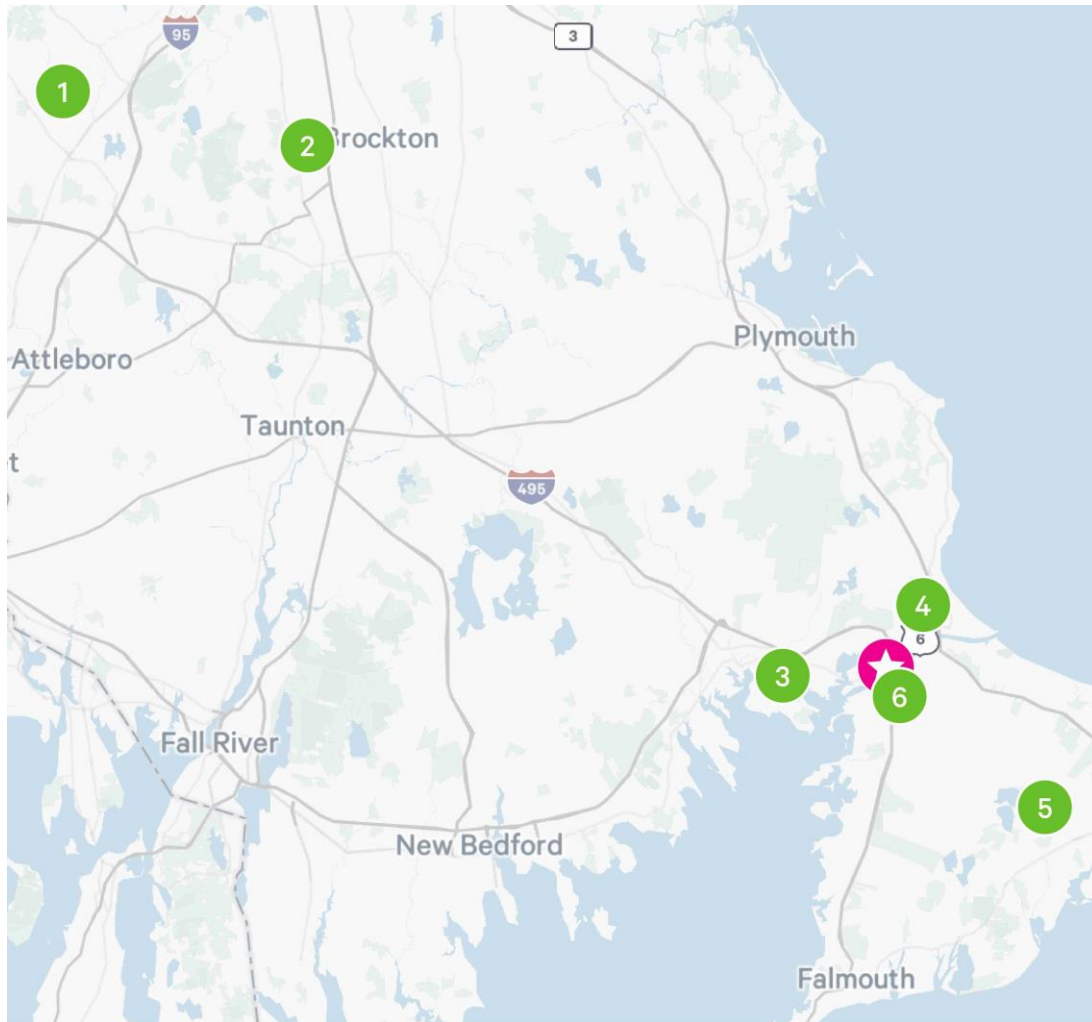
If market conditions were more favorable, the subject property could be developed for residential use, in line with density-based zoning allowances. However, given the current infrastructure costs associated with this type of development, immediate development does not appear to be financially feasible for the subject property. As such, based on the information presented above and contained in the market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant would be for continued use as an interim basis until economic conditions improve to a point that could spur on future development.

Most Likely Buyer

Our analysis of the subject and its respective market characteristics indicate the most likely buyer, as if vacant, would be local or regional developer.

Land Value

The following map and table summarize the comparable data used in the valuation of the subject site. A detailed description of each transaction is included in the addenda.



★ G-8-MA-BA-130.001.AR West Side Deseret Dr Bourne, MA, 02532 1 Residential Vacant Land West Side of Wendy Street Walpole, MA, 02081 2 Residential Vacant Land 95 Union St North Easton, MA, 02356 3 Residential Vacant Land	40 Great Neck Rd East Wareham, MA, 02538 4 Residential Vacant Land 180 Herring Pond Rd Plymouth, MA, 02360 5 Residential Vacant Land 297 Meiggs Backus Rd Sandwich, MA, 02563 6 Recreational Land 53 Macarthur Blvd	Bourne, MA, 02532
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SUMMARY OF COMPARABLE LAND SALES							
No.	Property Location	Type	Date	Zoning	Actual Sale Price	Size (Acres)	Price Per Acre
1	West Side of Wendy Street, Walpole, MA	Sale	Mar-25	Unknown-Residential	\$200,000	10.50	\$19,048
2	95 Union St, North Easton, MA	Sale	Sep-24	Unknown-Residential	\$800,000	32.44	\$24,661
3	40 Great Neck Rd, East Wareham, MA	Sale	Jun-24	R30	\$700,000	10.62	\$65,913
4	180 Herring Pond Rd, Plymouth, MA	Sale	Sep-23	RR	\$80,000	5.32	\$15,038
5	297 Meiggs Backus Rd, Sandwich, MA	Sale	Jun-22	R2	\$225,000	11.22	\$20,053
6	53 Macarthur Blvd, Bourne, MA	Sale	Apr-22	B3	\$650,000	25.70	\$25,292
Subject	West Side Deseret Dr, Bourne, Massachusetts	---	---	R-80	---	18.00	---
* Adjusted sale price for cash equivalency and/or development costs (where applicable)							

The sales utilized represent the best data available for comparison with the subject and were selected from the southeastern portion of Massachusetts.

Description of Sales

Based on my comparative analysis, the following chart summarizes the adjustments warranted to each comparable. A detailed description of each transaction is included in the addenda.

LAND SALES ADJUSTMENT GRID							
	Subject	Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5	Comp No. 6
Grantor		Carl R Swanson Ft I	Benson Wayne Trustee	Johanna G Cote Trustee	Sagamore Cranberry Corp	Robert Baker & Barara M Laflam	Fiddlers Green LP
Grantee		Rocco Realty II LLC	Gar Con Corp	40 Great Neck Dev Llc	Coastal Res Grp LLC	Town of Sandwich	Paralellel Products Solar E
Transaction Type		Sale	Sale	Sale	Sale	Sale	Sale
Date of Sale		Mar-25	Sep-24	Jun-24	Sep-23	Jun-22	Apr-22
Tax Parcel	20.0_54_0	45_87	5U-54	17-1033-F	057-000-034A-00	4-39-0	25.0-6-0
Address	West Side Deseret Dr	West Side of Wendy Street	95 Union St	40 Great Neck Rd	180 Herring Pond Rd	297 Meiggs Backus Rd	53 Macarthur Blvd
City, State	Bourne, MA	Walpole, MA	North Easton, MA	East Wareham, MA	Plymouth, MA	Sandwich, MA	Bourne, MA
Distance from Subject		43.7 Miles	33.9 Miles	4.5 Miles	3.1 Miles	9.3 Miles	1.4 Miles
Gross Acres	18.000	10.500	32.440	10.620	5.320	11.220	25.700
Gross Square Feet	784,080	457,380	1,413,086	462,607	231,739	488,743	1,119,492
Zoning	R-80	Unknown-Residential	Unknown-Residential	R30	RR	R2	B3
Topography	Moderate Slope	Generally Level	Generally Level	Generally Level	Generally Level	Generally Level	Hilly
Adjusted Sale Price*		\$200,000	\$800,000	\$700,000	\$80,000	\$225,000	\$650,000
Unit Price	\$ Per Acre	\$19,048	\$24,661	\$65,913	\$15,038	\$20,053	\$25,292
Property Rights Conveyed		0%	0%	0%	0%	0%	
Financing		0%	0%	0%	0%	0%	
Conditions of Sale		0%	0%	0%	0%	0%	
Market Conditions	% per year	0%	0%	0%	0%	0%	0%
Adjusted \$ Per Acre		\$19,048	\$24,661	\$65,913	\$15,038	\$20,053	\$25,292
Location		0%	0%	0%	10%	0%	0%
Size	2.50% per doubling	0%	0%	0%	-5%	0%	0%
Access		0%	0%	0%	0%	0%	0%
Frontage/Exposure		0%	0%	0%	0%	0%	0%
Topography		-10%	-10%	-10%	-10%	-10%	-10%
Zoning/Use		-10%	10%	-20%	10%	-5%	-10%
Easements/Encumbrances	Yes	-10%	-10%	-10%	-10%	-10%	-10%
Net Property Adjustment		-30%	-10%	-40%	-5%	-25%	-30%
Indicated Unit Value		\$13,334	\$22,195	\$39,548	\$14,286	\$15,040	\$17,704
Estimated Unit Value		\$18,000					

Discussion of Adjustments

The sales comparison grid shows percentage adjustments to each comparable property based on a comparative analysis of value-influencing factors. Where market data was available, adjustments were derived from quantitative (numerical) analysis. For the remaining adjustment factors, sufficient market data was unavailable to extract adjustments through paired sales or statistical analyses. In such cases, market participants often identify superior or inferior characteristics when comparing properties, a process known as qualitative comparison. However, qualitative comparisons alone can be vague or misleading. Therefore, we rely on a blended approach that allows the appraiser to make a qualitative adjustment on a quantitative basis, providing transparency in expressing the degree to which a comparable differs from the subject. This blended approach reflects the judgment market participants, such as real estate brokers, use during price discovery.

Thus, based on anecdotal data and professional judgment, we assigned the following percentage adjustments for qualitative comparisons with the subject property:

CONVERSION OF QUALITATIVE DIFFERENCES INTO PERCENTAGE ADJUSTMENTS	
Qualitative Difference	Typical Adjustment
Slight Difference	0-10%
Moderate Difference	10%-20%
Fair Difference	20%-30%
Significant Difference	30%+

Conditions of Sale/Financing

All sales were indicated to be cash-to-seller transactions or financed by a third party at market terms and none appeared to occur under duress. As such, no adjustments for cash equivalency were necessary. In addition, the sales reflected arm's length transactions; therefore, no adjustments for conditions of sale were warranted.

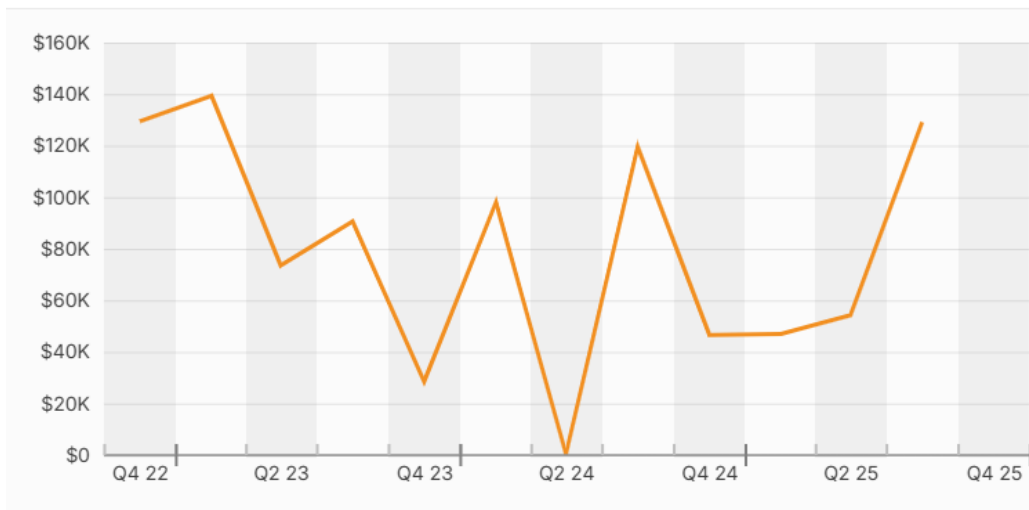
Property Rights Conveyed

All sales were indicated to be cash-to-seller transactions or financed by a third party at market terms and none appeared to occur under duress. As such, no considerations for cash equivalency were necessary. Furthermore, the sales reflected arm's length transactions; therefore, no considerations for conditions of sale were warranted.

Market Conditions

In order to identify potential land value trends applicable to the comparable sales which exhibit similar to the subject, we analyzed actual sale transaction data over the past 3 years via Costar analytics of residential and rural-type land comprising at least 10 acres. Our analysis included 130 transactions occurring throughout the subject's region in the southeast portion of Massachusetts, which revealed the unit price of large land tracts of similar use has been moderately decreasing to remaining level over the past three years, as can be seen in the chart below:

Sale Price Per Acre



There is no market adjustment warranted for market conditions as the market for land sites has cooled over the last couple years due to the high cost of borrowing and building materials has thwarted prospective projects.

Location

Location can have a significant influence on value. On the basis of median household income, we determined that each of the land sales are situated in comparable suburban areas as to where the subject property is located. Considering the potential uses of the subject and sales however, location becomes less relevant compared to sites purchased for development for more intense uses. No adjustments for location were warranted, except for sale comparable 4, which offered a slight inferior location.

Size

Typically, there is an inverse relationship between unit price and size, as larger tracts generally sell for lower unit prices (\$/acre) than smaller tracts. Each of the comparable sales, except comparable sale 2, is larger than the subject and warranted a downward adjustment.

Frontage/Exposure

The subject and all comparables have sufficient frontage and sufficient property access/exposure on residential/collector streets and therefore no adjustment for frontage is warranted.

Topography

The subject is impacted by a large pond in the southeast portion of the site. None of the comparable sales had such physical features impeding potential development and required downward adjustment.

Zoning/Use

The subject's zoning is rural in nature and requires a minimum lot size of 80,000 square feet for residential development. Comparable sales 1, 3, 5, and 6 are zoned within districts that allow for higher density development with smaller lot sizes than the subject's rural size and thus warranted downward adjustment. Comparable sale 2 and 4 were located in zoning that allowed for less density overall development than the subject's zoning warranting upward adjustment.

Land Value Conclusion - Before

The land sales indicated an adjusted range of values from \$13,334 per acre to \$39,548 per acre with an average of \$20,351 per acre . Each of the sales was considered appropriate for comparison to the subject property and we have weighted and reconciled the value conclusion based on each with some sales being more representative to the subject and thus given higher weighting in the final conclusion of value estimate.

A price of \$18,000 per acre is considered most appropriate for the subject. This falls within the range as indicated by the comparable sales, thereby lending support to our value conclusion. The following table presents the valuation conclusion as of November 4, 2025:

CONCLUDED LAND VALUE - TOTAL						
	\$ Per AC		Acre			Total
Subject Property	\$18,000	x	18.000	x	100% =	\$324,000
Indicated Value (Rounded)						\$324,000
			(Rounded Average /Acre)			\$18,000

Reconciliation of Value – Before

The value indications from the approaches to value are summarized as follows:

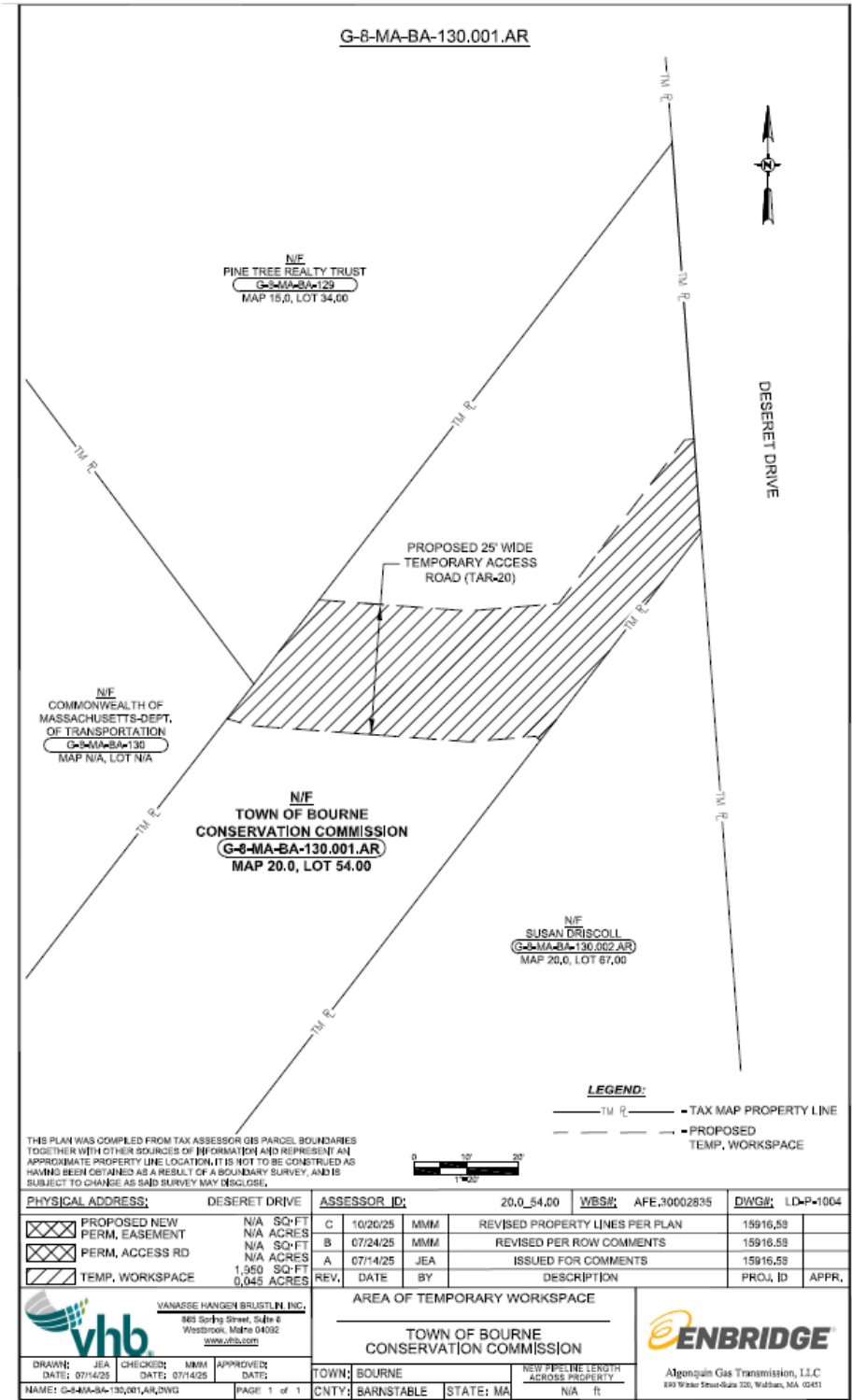
SUMMARY OF VALUE CONCLUSIONS - BEFORE	
Land Value (Sales Comparison Approach)	\$324,000
Cost Approach - N/A	N/A
Sales Comparison Approach - Improved	N/A
Income Capitalization Approach	N/A
Reconciled Value	\$324,000

The sales comparison approach for land is utilized to develop an opinion of land value because market participants rely on this method. Being vacant land, the cost approach, sales comparison approach, and income approach for improved property are not applicable.

Based on the foregoing, the market value of the subject Before the acquisition, as of November 4, 2025 is:

MARKET VALUE CONCLUSION - BEFORE		
Interest Appraised	Date of Value	Value Conclusion
As Is - Fee Simple Estate	November 4, 2025	\$324,000

Factual Data – After Acquisition



Acquisition Map

The subject property will be encumbered by a temporary easement referred to as Temporary Workspace. This area will be located within upper northwester portion of the property just off of Deseret Drive.

- The Temporary Workspace is moderately rectangular in shape encompassing a 0.045-acre portion of the subject in the northwesterly part of the parcel. The need for this area is expected to be for 2 years, at which time, the temporary easement will terminate, unless additional time is requested.

We have not been provided any legal description or easement document which may detail the specific rights to be acquired by way of the proposed easement but did discuss with a representative of the acquiring entity the intent and purpose of the easement area. Based on the information provided we assume the easement will acquire partial rights within the boundaries of the permanent easements as summarized in the tables below.

TEMPORARY EASEMENTS	
Parcel ID/Number	Temporary Workspace Easement
Size	0.045 AC or 1,950 SF
Acquisition Travel	North/South
Acquisition Purpose	Temporary Workspace
Temporary Lease of:	Surface Only
Term	2 Yr

LAND IN ACQUISITIONS			
Temporary Easements:			
Identifier	Purpose	Land Area Affected (SF)	Land Area Affected (Acres)
Temporary Workspace Easement	Temporary Workspace	1,950	0.045
Total in Temporary Easement		1,950	0.045

Neighborhood Factors

The larger parcel after the acquisition is subject to the same socioeconomic forces as before the acquisition.

Site

The following table describes the remainder, not as a basis of damages but as a method for illustrating the larger parcel after the acquisition.

SITE SUMMARY - BEFORE & AFTER COMPARISON				
Physical Description	Before		After	
Gross Site Area	18.000 Acres	784,080 Sq. Ft.	18.000 Acres	784,080 Sq. Ft.
Net Site Area	18.000 Acres	784,080 Sq. Ft.	18.000 Acres	784,080 Sq. Ft.
Excess Land Area	None	n/a	None	n/a
Surplus Land Area	None	n/a	None	n/a
Easements	.		0.000	
Shape	Irregular		Unchanged	
Corner			Unchanged	
Exposure			Unchanged	
View			Unchanged	
Dimensions	Please refer to parcel sketch for details.		Please refer to parcel sketch for details.	
Average Depth			Unchanged	
Zoning District	R-80		R-80	
Primary Road Frontage	Deseret Dr	708 Feet	Deseret Dr	708 Feet
Topography	Moderate Slope		Unchanged	
Flood Zone	Zone X (Unshaded)		Unchanged	
Floodplain Notes	Area of minimal flood hazard		Unchanged	
Drainage	Adequate		Unchanged	
Retention	No known requirements.		Unchanged	
Utilities	<u>On-Site</u>	<u>Availability</u>		
Water		Yes	Unchanged	
Sewer		No	Unchanged	
Natural Gas		Yes	Unchanged	
Electricity		Yes	Unchanged	
Telephone		No	Unchanged	
Other				
Detrimental Easements		Yes	Unchanged	
Encroachments		No	Unchanged	
Deed Restrictions		No	Unchanged	
Environmental Hazards		No	Unchanged	

Remainder Access

Access to the remainder will be similar to that before the temporary easement. The subject has adequate access before and after the acquisition as there is no proposed change in access expected as a result of the acquisition.

Zoning

The zoning of the remainder after the acquisition will remain unchanged.

Data Analysis and Conclusions—After

Damages

The valuation of the remainder after the acquisition takes into consideration any severance damage accruing to the remainder as a result of the condemnation. Impacts to the remainder that are considered to be community damages are excluded.

Market Conformance

The subject will be functional for its intended use and typical for it the neighborhood after the acquisition is complete.

Highest and Best Use – Remainder After, As Vacant

Legally Permissible

The acquisition will not affect the legal conformance of the subject to current zoning regulations.

Physically Possible

The remainder will be similarly suited for the legally permissible uses that were achievable in the whole property before the acquisition.

Financially Feasible

Given the remainder's size, zoning, and its surrounding development, the financially feasible use for the remainder property after the acquisition is unchanged from that of the whole property.

Maximally Productive - Conclusion

Based on the information presented above and upon information contained in the Area and Neighborhood analysis, the highest and best use of the remainder property after the acquisition, as if vacant, would be to hold for future residential development.

Land Value - After

The same sales and adjustments applicable in the valuation of the unencumbered fee simple estate (exclusive of minerals) before the acquisition are also relevant to the valuation of the unencumbered estate after the acquisition. The proposed easement does not impact value to the extent that a new set of comparables is required. Additionally, the same reconciliation reasoning utilized in the valuation of the whole property is applicable to the value of the remainder. The only difference in the sales comparison grid for the valuation of the remainder after the acquisition compared to the grid utilized to value the larger parcel before the acquisition is consideration of the new encumbrance.

LAND SALES ADJUSTMENT GRID - AFTER							
	Subject	Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5	Comp No. 6
Grantor		Carl R Swanson Ft I	Benson Wayne Trustee	Johanna G Cote Trustee	Sagamore Cranberry Corp	Robert Baker & Barara M Laflam	Fiddlers Green LP
Grantee		Rocco Realty II LLC	Gar Con Corp	40 Great Neck Dev Llc	Coastal Res Grp LLC	Town of Sandwich	Paralellel Products Solar E
Transaction Type		Sale	Sale	Sale	Sale	Sale	Sale
Date of Sale		Mar-25	Sep-24	Jun-24	Sep-23	Jun-22	Apr-22
Tax Parcel	20.0_54_0	45_87	5U-54	17-1033-F	057-000-034A-00	4-39-0	25.0-6-0
Address	West Side Deseret Dr	West Side of Wendy Street	95 Union St	40 Great Neck Rd	180 Herring Pond Rd	297 Meiggs Backus Rd	53 Macarthur Blvd
City, State	Bourne, MA	Walpole, MA	North Easton, MA	East Wareham, MA	Plymouth, MA	Sandwich, MA	Bourne, MA
Distance from Subject		43.7 Miles	33.9 Miles	4.5 Miles	3.1 Miles	9.3 Miles	1.4 Miles
Gross Acres	18.000	10.500	32.440	10.620	5.320	11.220	25.700
Gross Square Feet	784,080	457,380	1,413,086	462,607	231,739	488,743	1,119,492
Zoning	R-80	Unknown-Residential	Unknown-Residential	R30	RR	R2	B3
Topography	Moderate Slope	Generally Level	Generally Level	Generally Level	Generally Level	Generally Level	Hilly
Adjusted Sale Price*		\$200,000	\$800,000	\$700,000	\$80,000	\$225,000	\$650,000
Unit Price	\$ Per Acre	\$19,048	\$24,661	\$65,913	\$15,038	\$20,053	\$25,292
Property Rights Conveyed		0%	0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	0%	0%
Market Conditions	% per year	0%	0%	0%	0%	0%	0%
Adjusted \$ Per Acre		\$19,048	\$24,661	\$65,913	\$15,038	\$20,053	\$25,292
Location		0%	0%	0%	10%	0%	0%
Size	3% per doubling	0%	0%	0%	-5%	0%	0%
Access		0%	0%	0%	0%	0%	0%
Frontage/Exposure		0%	0%	0%	0%	0%	0%
Topography		-10%	-10%	-10%	-10%	-10%	-10%
Zoning/Use		-10%	10%	-20%	10%	-5%	-10%
Easements/Encumbrances		-10%	-10%	-10%	-10%	-10%	-10%
Net Property Adjustment		-30%	-10%	-40%	-5%	-25%	-30%
Indicated Unit Value		\$13,334	\$22,195	\$39,548	\$14,286	\$15,040	\$17,704
Estimated Unit Value		\$18,000					

*Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)

**Excluding Quantified Market Conditions (Time)

The same adjustments that were applicable in the valuation of the whole property before the acquisition are applicable in the valuation of the remainder.

Land Value Conclusion - After

The following table presents the valuation conclusion:

CONCLUDED LAND VALUE - AFTER						
	\$ Per AC	Acre			Total	
Subject Property Remaining	\$18,000	x	18.000	100%	=	\$324,000
Indicated Value						\$324,000

Reconciliation of Value - After

The value of the remainder after the acquisition is based on a new site analysis, improvement analysis, and highest and best use analysis. The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS - AFTER	
Land Value (Sales Comparison Approach)	\$324,000
Cost Approach - Land Only	N/A
Sales Comparison Approach - Improved	N/A
Income Capitalization Approach	N/A
Reconciled Final Value	\$324,000

As in the valuation of the whole property before the acquisition, each approach was given consideration based upon its applicability to the valuation of the remainder after the acquisition.

The sales comparison approach for land is utilized to develop an opinion of land value because market participants rely on this method. Being vacant land, the cost approach, sales comparison approach, and income approach for improved property are not applicable.

The cost approach is considered less applicable to the subject and is used primarily as a test of reasonableness against the other valuation techniques.

The sales comparison approach is considered to provide a reliable value indication and is given primary consideration along with the income approach.

The income capitalization approach is considered a reasonable and substantiated value indicator and has been given primary emphasis in the final value estimate along with the sales comparison approach.

Based on the foregoing, the market value of the subject After the acquisition is:

MARKET VALUE CONCLUSION - AFTER		
Interest Appraised	Date of Value	Value Conclusion
As Is - Fee Simple Estate	November 4, 2025	\$324,000
Appraised subject to existing encumbrances and conditions		

Acquisition Analysis

Analysis of Damages or Benefits

Damages are a loss in value to the remainder property as a result of a partial acquisition. Conversely, benefits to the remainder property represent the increase in value to the remainder property as a result of a partial acquisition. Under the Federal Before and After methodology, any damages or benefits to the remainder should be reflected in the difference between the value of larger parcel before the take and the value of the remainder parcel after the take.

Compensable Damages – Residue Value After Acquisition

With the exception of the loss of rights within the new easement areas, the functional utility of the remainder parcel is not significantly changed, nor is its highest and best use. The remainder property after the project can still be put to similar use as before the easement acquisition, and the remainder land unit value after the acquisition as compared to the residue land value before the acquisition has not changed. Overall, after the acquisition, the remainder parcel can continue to function in a similar manner as before the acquisition. Therefore, there are no other compensable damages outside of the loss of rights within the new easement areas.

Specific Benefits – Residue Value After Acquisition

There are no specific benefits to the remainder as a result of the project.

Temporary Easements

If the acquisition includes one or more temporary construction easements, the impact of those easements on the value of the remainder property must be accounted for in the valuation of the land after acquisition.

Temporary easements are utilized during the duration of a project for construction purposes. They are a temporary lease of the land and do not represent a permanent acquisition of rights. However, they affect the utility of the affected land during the duration of the easement and as such, a lease payment is due for its lifetime. Such easements are negotiated such that any damaged site improvements will be repaired or replaced by the project contractor or compensation will be negotiated on a separate basis.

The larger parcel will be encumbered with a proposed temporary access road easement encompassing a total of 0.045 acres. All of the area within the temporary easement currently comprises vacant, wooded land.

In determining the market rent of the proposed temporary easement, we first established the market value of the fee simple estate in the land encumbered by this proposed. Given our previous value conclusions, a unit value of \$18,000 per acre is believed reasonable for the 0.045 acres of temporary construction easement area.

To estimate market rent for the proposed temporary construction easement, we applied an appropriate annual rate of return to the market value of the fee simple estate in the land for the specified term of the easement in order to determine the total market rent. The annual rate of return is based on an analysis of market surveys and market data of cash rents. The following table is a source of capitalization rates, or rates of return, for land leases. Our concluded highest and best use for the subject property as vacant was

for recreational use. As shown in the chart below, capitalization rates for All Property land leases range from 4.34% to 18.42% with an average of 10.07%.

RealtyRates.com INVESTOR SURVEY - 3rd Quarter 2025						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	4.34%	11.22%	8.84%	6.94%	11.72%	9.84%
Golf	5.06%	16.42%	10.65%	7.66%	16.92%	11.65%
Health Care/Senior Housing	5.06%	12.47%	9.81%	7.66%	12.97%	10.81%
Industrial	4.89%	12.24%	9.35%	7.49%	12.74%	10.35%
Lodging	5.26%	16.30%	9.44%	7.86%	16.80%	10.44%
Mobile Home/RV Park	4.96%	14.90%	10.60%	7.56%	15.40%	11.60%
Office	4.91%	13.16%	9.34%	7.51%	13.66%	10.34%
Restaurant	5.39%	18.26%	11.38%	7.99%	18.76%	12.38%
Retail	4.64%	12.38%	9.64%	7.24%	12.88%	10.64%
Self-Storage	4.91%	12.36%	10.15%	7.51%	12.86%	11.15%
Special Purpose	5.30%	18.42%	11.56%	7.74%	20.34%	10.97%
All Properties	4.34%	18.42%	10.07%	6.94%	18.76%	10.92%

*2nd Quarter 2025 Data

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The temporary workspace easement is a surface easement that will have a duration of 2 years impacting a portion of the subject. The right to utilize this area is a temporary easement that will expire at the conclusion of the work, estimated at 2 years. Given the aforementioned, we have concluded that an annual percentage rate of return of 10% is reasonable considering the rural nature of the property and its related use. The estimated annual rental for the subject property is assumed to be on a net basis, with no annual increase over the short-term lease. Under this type of rental, the tenant would be responsible for all real estate taxes, insurance, and maintenance of the property. The return to the landlord or fee owner would, therefore, be a net 10% annually.

At the request of the client, and for purposes of this assignment, we have utilized a 2-year lease term.

Additionally, we have not accorded or allocated any separate consideration to any values associated with natural growth items situated on the subject property, if any. With respect to the temporary easement area, these values are, necessarily, inherent within and subsumed by the value of the land.

Accordingly, a total value of \$162 is calculated for the land encumbered by the temporary easement, determined as follows:

Temporary easements are appraised as a lease of the remaining property, at a rate of 10% of the fee simple value per year, resulting in a lease amount for the temporary rights as follows:

TEMPORARY EASEMENT INTEREST								
Parcel	Purpose	Size	\$/AC		Rate per Year	Rent per Year	Term	Total
CONSTRUCTION PERIOD								
Temporary Workspace Easement	Temporary Workspace	0.045 AC	\$18,000	x	10.00%	\$81 x	2 Yr	\$162
Total						\$81		\$162

Summary of Compensation

In the final accounting, the estimate of the total value acquired (compensation) is the difference in market value before and after the acquisition. It inherently includes the value of the acquisition, compensable damages, special benefits, and any potential curative costs or temporary construction easements. These opinions are based upon market data available as of the effective date of the appraisal.

CONCLUDED MARKET VALUE			
As of the Fourth of November, 2025			
Before		\$324,000	
After		\$324,000	
Difference in Value			\$0
Cost to Cure Damages			\$0
Temporary Easements			\$162
Total Estimated Compensation			\$162
Rounded			\$162

Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
 - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
 - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
 - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
 - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
 - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
 - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
 - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
 - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently, nor super-efficiently.
 - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
 - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.
 - (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property, nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report and any conclusions stated therein. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or on behalf of the client, property owner or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report and any conclusions stated therein. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including, without limitation, any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge including, but not limited to, environmental, social, and governance principles ("ESG"), beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

Addenda

Addendum A

Land Sale Data Sheets

Property Name	Residential Vacant Land
Address	West Side of Wendy Street Walpole, MA 02081
County	Norfolk
Govt./Tax ID	45_87
Area Measurement(NRA)	
Land Area Net	10.500 ac/ 457,380 sf
Land Area Gross	10.500 ac/ 457,380 sf
Site Development Status	Raw
Utilities	Available
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	25021C0331F/ Jul 2025
Zoning	Unknown- Residential
Entitlement Status	N/A
Proposed Use or Development	N/A



Transaction Details

Type	Sale	Primary Verification	Public Record
Interest Transferred	Fee Simple	Transaction Date	03/18/2025
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	Rocco Realty II LLC	Sale Price	\$200,000
Buyer Type	N/A	Financing	Not Available
Recorded Seller	Carl R Swanson Ft I	Cash Equivalent	\$200,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	16170	Adjusted Price	\$200,000
		Adjusted Price / ac and / sf	\$19,048 / \$0.44
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

Property Name	Residential Vacant Land
Address	95 Union St North Easton, MA 02356
County	Bristol
Govt./Tax ID	5U-54
Area Measurement(NRA)	
Land Area Net	32.440 ac/ 1,413,086 sf
Land Area Gross	32.440 ac/ 1,413,086 sf
Site Development Status	Raw
Utilities	Available
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	25005C0054F/ Jul 2009
Zoning	Unknown- Residential
Entitlement Status	N/A
Proposed Use or Development	N/A



Transaction Details

Type	Sale	Primary Verification	Public Record
Interest Transferred	Fee Simple	Transaction Date	09/12/2024
Condition of Sale	None	Recording Date	09/13/2024
Recorded Buyer	Gar Con Corp	Sale Price	\$800,000
Buyer Type	N/A	Financing	Not Available
Recorded Seller	Benson Wayne Trustee	Cash Equivalent	\$800,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	25324	Adjusted Price	\$800,000
		Adjusted Price / ac and / sf	\$24,661 / \$0.57
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

Property Name	Residential Vacant Land
Address	40 Great Neck Rd East Wareham, MA 02538
County	Plymouth
Govt./Tax ID	17-1033-F
Area Measurement(NRA)	
Land Area Net	10.620 ac/ 462,607 sf
Land Area Gross	10.620 ac/ 462,607 sf
Site Development Status	Raw
Utilities	Available
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Shaded)
Flood Panel No./ Date	25023C0493K/ Jul 2021
Zoning	R30
Entitlement Status	N/A
Proposed Use or Development	N/A



Transaction Details

Type	Sale	Primary Verification	Public Record
Interest Transferred	Fee Simple	Transaction Date	06/13/2024
Condition of Sale	None	Recording Date	06/20/2024
Recorded Buyer	40 Great Neck Dev LLC	Sale Price	\$700,000
Buyer Type	N/A	Financing	Not Available
Recorded Seller	Johanna G Cote Trustee	Cash Equivalent	\$700,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	58999/190	Adjusted Price	\$700,000
		Adjusted Price / ac and / sf	\$65,913 / \$1.51
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

Property Name	Residential Vacant Land
Address	180 Herring Pond Rd Plymouth, MA 02360
County	Plymouth
Govt./Tax ID	057-000-034A-00
Area Measurement(NRA)	
Land Area Net	5.320 ac/ 231,739 sf
Land Area Gross	5.320 ac/ 231,739 sf
Site Development Status	Raw
Utilities	Available
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone A
Flood Panel No./ Date	25023C0516L/ Jul 2021
Zoning	RR
Entitlement Status	N/A
Proposed Use or Development	N/A



Transaction Details

Type	Sale	Primary Verification	Public Record
Interest Transferred	Fee Simple	Transaction Date	09/29/2023
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	Coastal Res Grp LLC	Sale Price	\$80,000
Buyer Type	N/A	Financing	Not Available
Recorded Seller	Sagamore Cranberry Corp	Cash Equivalent	\$80,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	63368	Adjusted Price	\$80,000
		Adjusted Price / ac and / sf	\$15,038 / \$0.35
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

Property Name	Residential Vacant Land
Address	297 Meiggs Backus Rd Sandwich, MA 02563
County	Barnstable
Govt./Tax ID	4-39-0
Area Measurement(NRA)	
Land Area Net	11.220 ac/ 488,743 sf
Land Area Gross	11.220 ac/ 488,743 sf
Site Development Status	Raw
Utilities	Available
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	25001C0537J/ Jul 2014
Zoning	R2
Entitlement Status	N/A
Proposed Use or Development	N/A



Transaction Details

Type	Sale	Primary Verification	Public Record
Interest Transferred	Fee Simple	Transaction Date	06/28/2022
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	Town of Sandwich	Sale Price	\$225,000
Buyer Type	N/A	Financing	Not Available
Recorded Seller	Robert Baker & Barara M Laflam	Cash Equivalent	\$225,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	% Interest Purchased	100%
Doc #	35215-42	Adjusted Price	\$225,000
		Adjusted Price / ac and / sf	\$20,053 / \$0.46
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

Addendum B

Subject Information

Property Detail Report

DESERET DR BOURNE MA 02532

Owner Information

Owner Name 1	BOURNE, TOWN OF	Owner Name 2	--
Mailing Address	24 PERRY AVE BUZZARDS BAY	Owner Type	--
	MA 02532	Vesting Code	--
Vesting Code Desc	--		

Location Information

Legal Description	--		
County	BARNSTABLE	Parcel No. (APN)	BOUR M:20.0 P:54
FIPS Code	25001	Alternative APN	--
Census Trct/Blk	013700/1	Legal Book/Page	--
TwnsHP-Rnge-Sect	--	Map Reference	--
Legal Land Lot	--	School District	Bourne School District
Legal Block	--	Subdivision	--

Last Market Sale Information

Recording Date	1993/08/05 00:00:00	New Construction	--
Sale Date	1993/08/05 00:00:00	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	--
Deed Type	--	Transfer Doc. No.	--
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

Last Transfer of Ownership

Recording Date	--	Book Number	--
Doc. Number	--	Page Number	--
Doc. Type	--		

Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	--	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	--	Bathrooms	0
Year Built	--	Basement	--
Condition	--	Basement Area	--
Construction	--	Heat Type	--
Roof Type	--	Air Cond. Type	--
Roof Material	--	Fireplace	--
Parking Spaces	--		

Site Information

Zoning	R40	Assessor Acreage	18
County Use Code	930	Calculated Acreage	18.1
County Use Code Desc.	COUNTY/MUNICIPAL PROPERTY	Assessed Lot SF	784,080
Land Use Code	9200	Calculated Lot SF	788,436
Land Use Desc.	GOVERNMENTAL/PUBLIC USE (GENERAL)	Assessor Lot W/D	0 / 0
		Land Use Category	EXEMPT, GOVERNMENT AND HISTORICAL
Topography	--		

Tax and Value Information

Tax Year	--	Improvement Value	--
Property Tax	--	Improvement %	--
Tax Rate Code	--	Market Value Year	--
Tax Exemption	--	Total Market Value	--
Assessed Year	2025	Land Market Value	--
Assessed Value	\$338,600	Market Imprv. Value	--
Land Value	\$338,600	AVM Value	--

Hazard Information

Flood Zone	A	Flood Panel	25001C0314K
Flood Panel Date	07/06/2021	Wetland Type	Freshwater Pond
Wetland Classification	PUBH		

Addendum C

Title Evidence

Due to the size of the title evidence file, only a portion has been presented with the remainder as part of the appraiser's file

G-8 Bourne Mainland Meter Relocation
LIMITED TITLE CERTIFICATE

TRACT NO: G-8-MA-BA-130.001.AR

VESTING TITLE MARKETABLE TITLE UPDATED TITLE

Legal Description:
18.00 acres of land, more or less, in Bourne, Barnstable County, Massachusetts, being Lot 16 of the Plan of Lots 1 – 19 on Deseret Drive as shown by the Plan of said subdivision, recorded in Book 493, Page 76 in the Register of Deeds Office of Barnstable County, Massachusetts, being more particularly described in that certain deed dated April 29, 1993, from Rockland Trust Company to The Town of Bourne, through its Conservation Commission, recorded in Book 8713, Page 321 in the Register of Deeds Office of Barnstable County, Massachusetts, to which references are herein made for a more complete description.

Property Tax ID:
20.0-54-0

Apparent Record Fee Owner & % Ownership: The Town of Bourne, through its Conservation Commission, 100% Ownership
Real Estate Taxes were last assessed to: N/A

Taxes: Current Delinquent
Taxes Delinquent In The Amount/Date: \$0.00 /

TAX-EXEMPT

Ownership is vested in the above named record fee owner(s) by virtue of the following instruments:

Table with 3 columns: Document Type, Grantor, Grantee, Executed Date, Recorded Date, Book/Page, Instrument #.

Contracts to Purchase:
None found of record.

Outstanding Mortgages, Judgements, and Liens:
None found of record.

Surface Leases (e.g. agricultural, grazing, hunting, gravel, coal, lignite, timber or calcite):
None found of record.

Easements:
Easement from Rockland Trust Company to New England Telephone and Telegraph Company and Commonwealth Electric Company, a Massachusetts Corporation dated March 10, 1993 and recorded March 17, 1993 in Book 8483, Page 160 in the Barnstable County Register of Deeds Office.

Grant of Easement from Kenneth W. and Frances D. Martin to Algonquin Gas Transmission Company dated February 1, 1961 and recorded March 15, 1961 in Book 1107, Page 327 in the Barnstable County Register of Deeds Office.

Grant of Easement from Kenneth W. Martin and Frances D. Martin, husband and wife to Algonquin Gas Transmission Company, a Delaware corporation dated October 22, 1952 and recorded January 20, 1953 in Book 832, Page 480 in the Barnstable County Register of Deeds Office.

Comments:

1. The Plan in 493/76 has been used in place of a deed plot.

The preceding information represents a careful search of the records of the Office of the Register of Deeds of Barnstable County, Massachusetts. *The research was conducted using the name(s) **only** as represented in this report.* Abstractor is not responsible for omissions or errors made by those offices in the recording or documentation of any information pertinent to the examination. It is expressly understood that this Limited Title Certificate is not a guaranty or warranty of title.

Dates researched: From: October 6, 1982 To: March 26, 2024

Abstractor Signature: Ruth De La Rosa, SR/WA
Doyle Land Services, Inc.

Reviewed By: _____ Date: _____
[Service Company Name]

G-8 Bourne Mainland Meter Relocation

CHAIN OF TITLE

Tract No.: G-8-MA-BA-130.001.AR

☐ VESTING TITLE ☒ MARKETABLE TITLE ☐ UPDATED TITLE

AS OF CLERK CERTIFICATION DATE: March 26, 2024

Doc Type:	Confirmatory Discharge of Mortgage	Grantor:	Rockland Trust Company
Execution Date:	10/11/2005	Grantee:	James L. Gesner and Jack D. Nevil, as Trustees of Nightingale Realty Trust
Recorded Date:	10/21/2005	Comments:	Discharges the mortgage in 3576/236.
Book/Page:	20389/155		
Instrument #:			

Doc Type:	Quitclaim Deed	Grantor:	Rockland Trust Company
Execution Date:	4/29/1993	Grantee:	The Town of Bourne, through its Conservation Commission
Recorded Date:	8/5/1993	Comments:	Conveys 18.00 acres of land, more or less, being Lot 16, in Buzzards Bay, Barnstable County, Massachusetts. (ref. 493/76, 7560/159) With the right to use Deseret Drive as shown on said plan. Conveyed with the restriction that it be maintained as open space, in perpetuity. SUBJECT TO: 1) The easement which is appurtenant to Lots 1 through 15 and Lot 19, as shown on Plan 493/76. RESERVES: An easement for drainage purposes on Plan 493/76. A/N: Lot 16 includes 9 acres of land, more or less, in Nightingale Pond.
Book/Page:	8713/321		
Instrument #:			

Doc Type:	Deed of Easement	Grantor:	Rockland Trust Company
Execution Date:	4/29/1993	Grantee:	The Town of Bourne
Recorded Date:	4/29/1993	Comments:	Grants a 20 feet wide bikeway easement for the purpose of creating a future access way for non-motorized use running from Nightingale Pond Road in a general northerly direction to New Way Road, in Bourne, Barnstable County, Massachusetts. Depicted as “Proposed 20’ Wide Bikeway Easement” on the Plan in 493/76. A/N: The easement herein does not encumber the subject property.
Book/Page:	8546/326		
Instrument #:			

Doc Type:	Easement	Grantor:	Rockland Trust Company
Execution Date:	3/10/1993	Grantee:	New England Telephone and Telegraph Company and Commonwealth Electric Company, a Massachusetts Corporation
Recorded Date:	3/17/1993	Comments:	Grants the perpetual right and easement to locate, relocate, erect....or remove one or more line for the transmission and/or distribution of electricity and/or power and/or one or more lines for the transmission and/or distribution of intelligence by electricity over and across the private ways and strips of land ten feet in width abutting said private ways
Book/Page:	8483/160		
Instrument #:			

				in Bourne, Barnstable County, Massachusetts. (ref. Plan 493/76) Private Way is shown as Desert Drive. Lots 1 through 15 inclusive on Plan in 493/76. A/N; Desert Drive is a scrivener's error. It should read Deseret Drive.
--	--	--	--	--

Doc Type:	Plan		Grantor:	Rockland Trust Company
Execution Date:	9/12/1992		Grantee:	The Public
Recorded Date:	3/2/1993		Comments:	Plan of Lots 1 – 19 On Deseret Drive Bourne, Massachusetts
Book/Page:	493/76			
Instrument #:				

Doc Type:	Foreclosure Deed		Grantor:	Rockland Trust Company
Execution Date:	5/9/1991		Grantee:	Rockland Trust Company
Recorded Date:	6/8/1991		Comments:	Conveys 91.30 acres of land, more or less, in Buzzards Bay, Barnstable County, Massachusetts. M&B (ref. 6604/311, 2242/220, 298/17, 6157/107) Includes 7.00 acres in Nightingale Pond. A/N: The subject property is out of this larger tract of land.
Book/Page:	7560/159			
Instrument #:				

Doc Type:	Certificate		Grantor:	Daniel J. Flynn III and John W. Terrio
Execution Date:	5/8/1991		Grantee:	The Public
Recorded Date:	6/6/1991		Comments:	Daniel J. Flynn III and John W. Terrio were present and saw Richard T. Jackmauh of Rockland Trust Company make an open, peaceable and unopposed entry on the premises situated in Buzzards Bay (Bourne) MA described in mortgage 6604/311 for the purpose of foreclosing said mortgage for breach of conditions.
Book/Page:	7560/158			
Instrument #:				

Doc Type:	Notice of Lis Pendens		Plaintiff:	James L. Gesner and Jack D. Nevil, Trustees of Nightingale Realty Trust
Execution Date:	11/8/1990		Defendant:	Irene R. Krumrine, James F. Krumrine, and Shawmut Bank of Bristol County
Recorded Date:	11/8/1990		Comments:	Superior Court C.A. No. 42759 The Court finds that the subject matter of the action constitutes a claim of a right to title to the real property as shown on a plan in 298/17. A/N: The recorded date has been used as the executed date for purposes of this entry.
Book/Page:	7348/306			
Instrument #:				

Doc Type:	Instrument of Redemption		Grantor:	The Town of Bourne
Execution Date:	9/18/1990		Grantee:	James L. Gesner & Jack D. Nevil, Trs of Nightingale Realty Trust
Recorded Date:	9/20/1990		Comments:	Acknowledges satisfaction of the tax title account in 7104/53 for non-payment of the 1989 taxes.
Book/Page:	7298/29			
Instrument #:				

Doc Type:	Judgment		Plaintiff:	Rockland Trust Company
Execution Date:	4/4/1990		Defendant:	James L. Garner and Jack D. Nevil, Trustees of Nightingale Realty Trust
Recorded Date:	6/6/1991		Comments:	Case No. 141685 The plaintiff is authorized and empowered to make an entry and to sell the property covered by the mortgage in 6604/311.
Book/Page:	7560/157			
Instrument #:				

Doc Type:	Order of Notice		Grantor:	Commonwealth of Massachusetts Land Court Department of the Trial Court
Execution Date:	2/8/1990		Grantee:	James L. Gesner and Jack D. Nevil, as Trustees of Nightingale Realty Trust under Declaration of Trust dated August 18, 1982
Recorded Date:	2/8/1990		Comments:	Case No. 141685 Rockland Trust Company has filed a complaint for authority to foreclose the mortgage in 6604/311 by entry and possession and exercise of power of sale. If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you should file a written appearance on or before March 26, 1990.
Book/Page:	7054/89			
Instrument #:				

Doc Type:	Non-Residential Mortgage		Grantor:	James L. Gesner and Jack D. Nevil, Trustees of Nightingale Realty Trust under a Declaration of Trust dated August 18, 1982
Execution Date:	1/20/1989		Grantee:	Rockland Trust Company, a Massachusetts Trust Company
Recorded Date:	1/24/1989		Comments:	Secures 91.30 acres of land, more or less, in Buzzards Bay, Barnstable County, Massachusetts, in the amount of \$1,630,140.00, the maturity date is not given. A/N: The mortgage herein went into default. The property was conveyed in 7560/159.
Book/Page:	6604/311			
Instrument #:				

Doc Type:	Confirmatory Deed		Grantor:	Everett L. Estabrooks
Execution Date:	1/22/1988		Grantee:	James L. Gesner and Jack D. Nevil, as Trustees of Nightingale Realty Trust, created by a Declaration of Trust dated August 18, 1982
Recorded Date:	3/1/1988		Comments:	Conveys 91.30 acres of land, more or less, in Buzzards Bay, Barnstable County, Massachusetts. M&B (ref. 2242/220, 298/17, 3576/227, 3576/213) Includes 7.00 acres in Nightingale Pond. Exempting the taking in 3087/1. SUBJECT TO: 1) Mortgage in 3576/224, 2) Mortgage in 3576/216. A/N: The subject property is out of this larger tract of land. Prior deeds in the chain of title are out of chronological order and this deed is executed to clarify the record title.
Book/Page:	6157/107			
Instrument #:				

Doc Type:	Memorandum of Lis Pendens		Plaintiff:	Peter F. Rinaudo
Execution Date:	12/17/1987		Defendant:	James Gesner and Jack Nevil, as Trustees of Nightingale Realty Trust
Recorded Date:	12/18/1987		Comments:	Superior Court Department Civil Action No. 27-1144 A complaint has been filed to enforce the provisions of a Purchase and Sales Agreement and claiming title in the property. Associated with the property in 3576/227.
Book/Page:	6069/316			
Instrument #:				

Doc Type:	Order Authorizing the Foreclosure of Real Estate Mortgage by Entry and Possession		Plaintiff:	James F. Krumrine
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	and Exercise of Power of Sale			
Execution Date:	4/3/1985		Defendant:	Everett L. Estabrooks, Rockland Trust Company James L. Gesner and Jack D. Nevil, as Trustees of Nightingale Realty Trust
Recorded Date:	5/24/1985		Comments:	Superior Court No. 44842 A complaint filed under the provisions of the Soldier's and Sailors' Civil Relief Act of 1940 and amendments for authority to foreclose by entry and possession and the exercise of a power of sale as contained in a mortgage in 3576/224. The Plaintiff is authorized to foreclose the aforesaid mortgage by entry and possession and the exercise of the power of sale.
Book/Page:	4548/113			
Instrument #:				

Doc Type:	Deed		Grantor:	James F. Krumrine, Individually and as Trustee of Bourne Realty Trust
Execution Date:	9/13/1982		Grantee:	Everett L. Estabrooks
Recorded Date:	10/6/1982		Comments:	Conveys 91.30 acres of land, more or less, in Buzzards Bay, Barnstable County, Massachusetts. M&B (ref. 2242/220) Includes 7.00 acres in Nightingale Pond. Exempting the taking in 3087/1 and 2525/24. A/N: Referenced in 6157/107. The subject property is out of this larger tract of land.
Book/Page:	3576/213			
Instrument #:				

Doc Type:	Deed		Grantor:	Everett L. Estabrooks
Execution Date:	8/18/1982		Grantee:	James L. Gesner and Jack D. Nevil, as Trustees of Nightingale Realty Trust, created by Declaration of Trust dated August 18, 1982
Recorded Date:	10/6/1982		Comments:	Conveys 91.30 acres of land, more or less, in Buzzards Bay, Barnstable County, Massachusetts. M&B (ref. 2242/220, 298/17, 3576/213) Includes 7.00 acres in Nightingale Pond. Exempting the taking in 3087/1 and 2525/24. SUBJECT TO: 1) Mortgage dated 8/18/1982. A/N: The subject property is out of this larger tract of land.
Book/Page:	3576/227			
Instrument #:				

Doc Type:	Declaration of Trust Nightingale Realty Trust		Grantor:	James L. Gesner and Jack D. Nevil
Execution Date:	8/18/1982		Grantee:	The Public
Recorded Date:	10/6/1982		Comments:	Declare that they and their successors in trust will hold any and all property that may be transferred to them as Trustees hereunder for the sole benefit of the persons listed in the Schedule of Beneficiaries. Refer to document for all other declarations. A/N: The schedule of beneficiaries referenced herein was not included in the document.
Book/Page:	3576/230			
Instrument #:				

Doc Type:	Mortgage		Grantor:	Everett L. Estabrooks
Execution Date:	8/18/1982		Grantee:	James F. Krumrine
Recorded Date:	10/6/1982		Comments:	

Book/Page:	3576/224			INCLUDED FOR INFORMATIONAL PURPOSES Secures 91.30 acres of land, more or less, in Buzzards Bay, Barnstable County, Massachusetts, in the amount of \$175,000, no maturity date given. A/N: Referenced in 6157/107.
Instrument #:				

Doc Type:	Mortgage		Grantor:	Everett L. Estabrooks
Execution Date:	8/18/1982		Grantee:	Rockland Trust Company, a Massachusetts banking corporation
Recorded Date:	10/6/1982		Comments:	INCLUDED FOR INFORMATIONAL PURPOSES Secures 91.30 acres of land, more or less, in Buzzards Bay, Barnstable County, Massachusetts, in the amount of \$160,000, no maturity date given. A/N: Referenced in 6157/107.
Book/Page:	3576/216			
Instrument #:				

Doc Type:	The Commonwealth of Massachusetts Department of Public Works		Grantor:	The Department of Public Works, acting on behalf of the Commonwealth of Massachusetts
Execution Date:	4/16/1980		Grantee:	The Public
Recorded Date:	4/24/1980		Comments:	INCLUDED FOR INFORMATIONAL PURPOSES Bourne Layout No. 6312 and Order of Taking The layout is in two sections and consists of reestablishing a portion of an existing State Highway location and of establishing a State Highway location on new location, with limited access provision, for a portion of proposed Route 25. Section begins at a point on the existing northerly location of December 5, 1933 (layout 3071) and May 22, 1934 (layout 3105) and extends northerly about 1.89 miles to the town and county line in Plymouth. (ref. Plan 342/22-41) Parcel 6-R-1 – is an easement; Parcels 6-RS-1 through 6-RS-4 are easements; and, Parcels 6-RD-1 and 6-RD-2 are easements. A/N: Referenced in 6157/107.
Book/Page:	3087/1			
Instrument #:				

Doc Type:	Plan		Grantor:	Kenneth W. Martin
Execution Date:	4/16/1973		Grantee:	The Public
Recorded Date:	10/1/1975		Comments:	INCLUDED FOR INFORMATIONAL PURPOSES Plan of Land of Kenneth W. Martin Buzzards Bay, Bourne Being Unreg. Land 91.30 +/- acres, Reg. Land 1.60 +/- acres, and Pond 7.00 +/- acres. A/N: Referenced in 6157/107.
Book/Page:	298/17			
Instrument #:				

Doc Type:	Grant of Easement		Grantor:	Kenneth W. and Frances D. Martin
Execution Date:	2/1/1961		Grantee:	Algonquin Gas Transmission Company
Recorded Date:	3/15/1961		Comments:	Tract No. G-8L-130, 132 Grants a permanent right of way and easement enlarging the existing right of way to a total of 50 feet for a second pipeline over and across Parcel 1 in Bourne, Barnstable County, Massachusetts, among another tract of land. (ref. 631/494, Land Court No.
Book/Page:	1107/327			
Instrument #:				

				12288, 832/480, and Land Court No. 2154 now 12288)
Doc Type:	Grant of Easement		Grantor:	Kenneth W. Martin and Frances D. Martin, husband and wife
Execution Date:	10/22/1952		Grantee:	Algonquin Gas Transmission Company, a Delaware corporation
Recorded Date:	1/20/1953		Comments:	Tract No. Mass g 8 132 Grants a permanent right of way and easement for the purpose of laying, constructing, maintaining....and removing a pipeline or pipelines with appurtenances over and across grantor's land in 631/496, Barnstable County, Massachusetts. A/N: Reference to 631/496 is a scrivener's error. It should read 631/494.
Book/Page:	832/480			
Instrument #:				
Doc Type:	Order of Taking by Board of Directors of Algonquin Gas Transmission Company, July 28, 1952		Grantor:	Algonquin Gas Transmission Company, a Delaware Corporation
Execution Date:	8/5/1952		Grantee:	The Public
Recorded Date:	8/8/1952		Comments:	Algonquin hereby takes by eminent domain the following privileges and easements, namely: The perpetual and exclusive right and easement to enter upon and lay, construct, maintain....and replace a pipeline for the transportation of natural gas and by-products over and across a strip of land of the measurements stated. Subject property referenced under 19. Being Parcel G. 8-132.
Book/Page:	818/376			
Instrument #:				

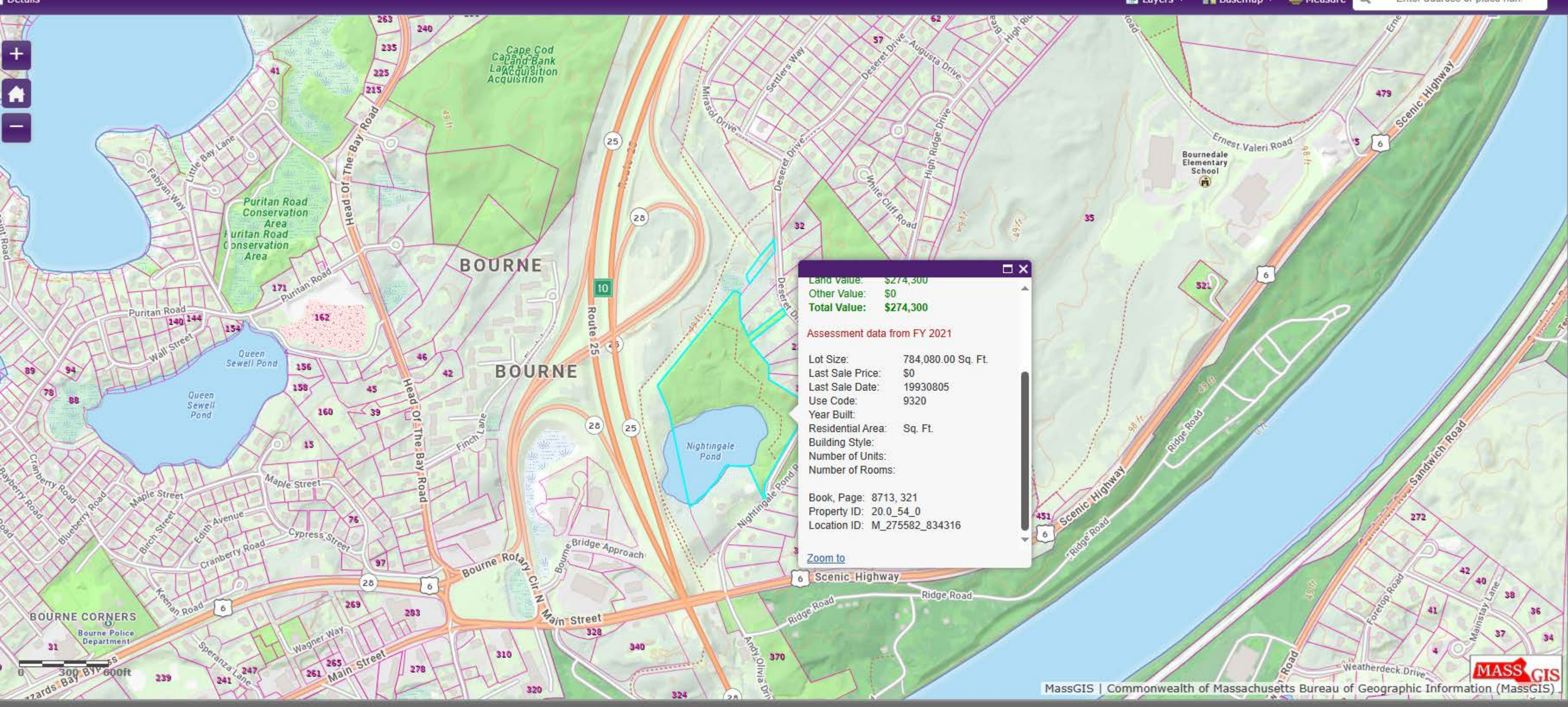
CURRENT OWNER								PARCEL ID				LOCATION						
TOWN OF BOURNE 24 PERRY AVE BUZZARDS BAY, MA 02532-3447								20.0-54-0				0 DESERET DR						
								TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
								TOWN OF BOURNE				08/05/1993		XX			8713-321	
CD	T	AC/SF/UN		Nbhd		Infl1		N	Index	ADJ BASE	SAF	Topo		Lpi	VC	CREDIT AMT	ADJ VALUE	
300	A	18.000		4	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R07	1.10		322,74	

TOTAL	18.000 Acres	ZONING	1	FRNT	17	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E	Town of Bourne open space;property around Nightingale Pond			LAND	322,700	311,000
Inf1	AVG		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	322,700	311,000			

[illegible]

BUILDING	CD	ADJ	DESC	MEASURE			BLDG COMMENTS
MODEL							
STYLE							
QUALITY							
FRAME							

YEAR BLT		SIZE ADJ		TOTAL RCN	
NET AREA		DETAIL ADJ		CONDITION ELEM	
\$NLA(RCN)		OVERALL		CD	
CAPACITY		UNITS	ADJ	EFF.YR/AGE	
				COND	
				FUNC	
				ECON	
				DEPR	
				% GD	
				RCNLD	



Land Value: \$274,300
Other Value: \$0
Total Value: \$274,300

Assessment data from FY 2021

Lot Size: 784,080.00 Sq. Ft.
Last Sale Price: \$0
Last Sale Date: 19930805
Use Code: 9320
Year Built:
Residential Area: Sq. Ft.
Building Style:
Number of Units:
Number of Rooms:

Book, Page: 8713, 321
Property ID: 20.0_54_0
Location ID: M_275582_834316

[Zoom to](#)

REQUESTED BY (RG)

SURNAME/GIVEN NAME.....NEVIL

JACK D

TYPES OF NAMES.....*ALL

DOC TYPES.....*ALL

INDEX DATES...Oct 6,1982 thru Jun 8,1991

DATE	TIME	SURNAME	REVERSE PARTY	BOOK-PAGE	DOCUMENT TYPE	DESCRIPTION
RECEIVED	INST#	RECEIVED	GIVEN NAME			TOWN OTHER

*** GRANTORS ***

NEVIL

10-06-1982	28265	JACK D	(AS TR)	3576 230	DECLARATION OF TRUST	CNTY NIGHTINGALE RUTY TR
10-06-1982	28266	JACK D	(AS TR)	3576 236	MORTGAGE	BOUR NEW WAY RD 298/17
05-24-1985	27790	JACK D	(AS TR &O)	4548 113	COURT ORDER	BOUR 3576/224
01-24-1989	3708	JACK D	(AS TR)	6604 311	MORTGAGE	BOUR NEW WAY RD 298/17
02-08-1990	7018	JACK D	(AS TR)	7054 89	ORDER OF NOTICE	BOUR 6604/311
03-26-1990	15302	JACK D	(AS TR)	7104 53	TAX TAKING	BOUR NIGHTINGALE POND RD
06-06-1991	25361	JACK D	(AS TR)	7560 157	COURT ORDER	CNTY 6604/311
06-06-1991	25362	JACK D	(AS TR BY M)	7560 158	CERTIFICATE	BOUR 6604/311
06-06-1991	25363	JACK D	(AS TR BY M)	7560 159	DEED	BOUR CLAY PIT RD 298/17
06-06-1991	25363	JACK D	(AS TR BY M)	7560 159	DEED	BOUR 6604/311

*** GRANTEES ***

NEVIL

10-06-1982	28264	JACK D	(AS TR)	3576 227	DEED	BOUR NEW WAY RD 298/17
02-23-1987	10684	JACK D	(&O)	5570 320	DISCHARGE	CNTY 4568/195
03-01-1988	10451	JACK D	(AS TR)	6157 107	DEED	BOUR CLAY PIT RD 298/17
09-20-1990	47006	JACK D	(AS TR)	7298 29	REDEMPTION	BOUR 7104/53
11-08-1990	55691	JACK D	(AS TR)	7348 306	LIS PENDENS	BOUR BUZZARDS BAY 298/17

----- RUN TOTALS -----
10 GRANTORS LISTED
5 GRANTEES LISTED

REQUESTED BY (RG)

SURNAME/GIVEN NAME.....GESNER

JAMES L

TYPES OF NAMES.....*ALL

DOC TYPES.....*ALL

INDEX DATES...Oct 6,1982 thru Jun 8,1991

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DATE	TIME	SURNAME	REVERSE PARTY	BOOK-PAGE	DOCUMENT TYPE	DESCRIPTION
RECEIVED	INST#	RECEIVED	GIVEN NAME			TOWN OTHER

*** GRANTORS ***

GESNER

10-06-1982	28265	JAMES L (AS TR)		3576	230	DECLARATION OF TRUST	CNTY NIGHTINGALE RUTY TR
10-06-1982	28266	JAMES L (AS TR)	ROCKLAND TRUST CO	3576	236	MORTGAGE	BOUR NEW WAY RD 298/17
02-01-1985	5413	JAMES L (AS TR)		4404	282	DECLARATION OF TRUST	CNTY CAROLANN REALTY TRUST
02-01-1985	5415	JAMES L (AS TR)		4404	290	DECLARATION OF TRUST	CNTY HARBOURSIDE REALTY TRUST
05-24-1985	27790	JAMES L (AS TR &O)		4548	113	COURT ORDER	BOUR 3576/224
07-26-1985	42186	JAMES L (AS TR)		4639	29	NOTICE	CNTY 4510/81
07-26-1985	42187	JAMES L (AS TR)		4639	30	AMENDMENT	CNTY 4510/81
03-27-1986	17910	JAMES L (AS TR)		4981	111		CNTY 4639/1
03-27-1986	17911	JAMES L (AS TR)	SUSANN REALTY (BY TR)	4981	113	NOTICE	CNTY 4510/81
03-27-1986	17916	JAMES L (AS TR)	MAHONEY USHER INC	4981	113	NOTICE	CNTY 4639/26
03-19-1987	17403	JAMES L (AS TR)	SUSANN REALTY (BY TR)	5614	331	DISCHARGE	CNTY 4639/1
05-20-1987	34159	JAMES L (AS TR)	BROWN, BEVERLY J	5731	138	DISCHARGE	CNTY 5304/299
11-18-1987	78321	JAMES L (AS TR)	CONSTANTINO, D (AS TR)	6026	126	DISCHARGE	CNTY 5107/289
11-18-1987	78322	JAMES L (AS TR)	VENTURE CAPITAL TRUST	6026	127	ASSIGNMENT	CNTY 5731/146
12-22-1987	85607	JAMES L (AS TR)	NORRIS, MICHAEL (AS TR)	6075	167	DISCHARGE	CNTY 5464/55
01-24-1989	3708	JAMES L (AS TR)	ROCKLAND TRUST CO	6604	311	MORTGAGE	BOUR NEW WAY RD 298/17
02-08-1990	7018	JAMES L (AS TR)	ROCKLAND TRUST CO	7054	89	ORDER OF NOTICE	BOUR 6604/311
03-26-1990	15302	JAMES L (AS TR)	BOURNE (TAX COLLECTOR)	7104	53	TAX TAKING	BOUR NIGHTINGALE POND RD
02-12-1991	6220	JAMES L (AS TR)	ROCKLAND TRUST CO	7437	327	ASSIGNMENT	CNTY 6083/305
06-06-1991	25361	JAMES L (AS TR)	ROCKLAND TRUST CO	7560	157	COURT ORDER	CNTY 6604/311
06-06-1991	25362	JAMES L (AS TR BY M)	ROCKLAND TRUST CO	7560	158	CERTIFICATE	BOUR 6604/311
06-06-1991	25363	JAMES L (AS TR BY M)	ROCKLAND TRUST CO	7560	159	DEED	BOUR CLAY PIT RD 298/17
06-06-1991	25363	JAMES L (AS TR BY M)	ROCKLAND TRUST CO	7560	159	DEED	BOUR 6604/311

*** GRANTEEES ***

GESNER

10-06-1982	28264	JAMES L (AS TR)	ESTABROOKS, EVERETT L	3576	227	DEED	BOUR NEW WAY RD 298/17
06-24-1985	35106	JAMES L (AS TR)	SALAH, JAMES M	4594	43	DISCHARGE	CNTY 4404/298
06-24-1985	35136	JAMES L (AS TR)	SALAH, JAMES M	4594	94	DISCHARGE	CNTY 4404/302
07-26-1985	42183	JAMES L (AS TR)	CARWAY AUTO RECY (&O)	4639	12	FINANCE STATEMENT	CNTY SEE INSTRUMENT
03-27-1986	17910	JAMES L (AS TR)	GESNER, JAMES L	4981	111		CNTY 4639/1
03-19-1987	17403	JAMES L (AS TR)	GESNER, JAMES L	5614	331	DISCHARGE	CNTY 4639/1
03-01-1988	10451	JAMES L (AS TR)	ESTABROOKS, EVERETT L	6157	107	DEED	BOUR CLAY PIT RD 298/17
09-20-1990	47006	JAMES L (AS TR)	BOURNE TOW (TREASURER)	7298	29	REDEMPTION	BOUR 7104/53
11-08-1990	55691	JAMES L (AS TR)	KRUWIRINE, IRENE R (&O)	7348	306	LIS PENDENS	BOUR BUZZARDS BAY 298/17

----- RUN TOTALS -----

23 GRANTORS LISTED
9 GRANTEEES LISTED

REQUESTED BY (RG)

KENNETH W

INQUIRY PRINT REQUEST

SURNAME/GIVEN NAME.....MARTIN

PRINTED: 3/27/24 15:47:10

TYPES OF NAMES.....GRANTORS

TOWN: BOUR

DOC TYPES.....*ALL

ALL YEARS BY NAME

INDEX DATES...Jan 1,1742 thru Mar 27, 2024 #11258 @ 03:38

TRANSACTION #: \$.00

DATE	TIME	SURNAME	REVERSE PARTY	BOOK-PAGE	DOCUMENT TYPE	DESCRIPTION
RECEIVED	INST#	RECEIVED	GIVEN NAME			TOWN OTHER

*** GRANTORS ***

MARTIN

09-06-1946	7366	KENNETH W (GW)	NEW ENGLAND TELEP (GO)	654 385	EASEMENT	BOUR SEE INSTRUMENT
12-22-1947	9817	KENNETH W (GW)	BASSETT, DOROTHY F	685 125	DEED	BOUR SEE INSTRUMENT
08-08-1952	7724	KENNETH W (GO)	ALGONQUIN GAS TRANSMIS	818 376	TAKING	BOUR 105/73
01-20-1953	629	KENNETH W (GW)	ALGONQUIN GAS TRANSMIS	832 480	EASEMENT	BOUR 107/111
09-17-1953	9781	KENNETH W (GW)	NEW ENGLAND TELEPHONE	853 380	EASEMENT	BOUR SEE INSTRUMENT
10-23-1953	11226	KENNETH W (GW)	GOODALE, CLARENCE (GW)	856 516	DEED	BOUR SEE INSTRUMENT
05-06-1954	4461	KENNETH W (GO)	BOURNE TOWN OF	872 515	TAKING	BOUR SEE INSTRUMENT
12-10-1954	13408	KENNETH W (GW)	BOURNE TOWN OF	894 212	DEED	BOUR NIGHTINGALE POND RD BUZZA
03-09-1956	2511	KENNETH W (GO)	BOURNE TOWN OF	935 530	TAKING	BOUR SEE INSTRUMENT
03-17-1960	3339	KENNETH W (GW)	GOODALE, CLARENCE (GW)	1071 592	DEED	BOUR RT 28 BUZZARDS BAY VILLAG
03-15-1961	1807	KENNETH W (GW)	ALGONQUIN GAS TRANSMIS	1107 327	EASEMENT	BOUR SEE INSTRUMENT
09-27-1971	22013	KENNETH W	BUZZARDS BAY WATER DIS	1533 267	DEED	BOUR WATER MN EASE 248/115&117
10-01-1975	20731	KENNETH W	KRUWIRINE, JAMES F	2242 220	DEED	BOUR CLAY PIT RD 298/17
01-19-1979	1936	KENNETH W (GO)	SWEENEY, EUGENE G	2859 160	ASSIGNMENT	CNTY 2242/223

----- RUN TOTALS -----

14 GRANTORS LISTED

0 GRANTEEES LISTED

Barnstable County Registry of Deeds
REQUESTED BY (RG)
SURNAME/GIVEN NAME.....NIGHTINGALE REALTY TRUST
TYPES OF NAMES.....*ALL
DOC TYPES.....*ALL
INDEX DATES...Oct 6,1982 thru Jun 8,1991

DATE	TIME	SURNAME	REVERSE PARTY	BOOK-PAGE	DOCUMENT TYPE	DESCRIPTION
RECEIVED	INST#	RECEIVED	GIVEN NAME			TOWN OTHER

*** GRANTORS ***

NIGHTINGALE REALTY TRUST

10-06-1982	28265	SAME (BY TR)	ROCKLAND TRUST CO	3576 230	DECLARATION OF TRUST	CNTY NIGHTINGALE RUTY TR
10-06-1982	28266	SAME (BY TR)		3576 236	MORTGAGE	BOUR NEW WAY RD 298/17
05-24-1985	27790	SAME (BY TR &O)		4548 113	COURT ORDER	BOUR 3576/224
02-13-1987	8671	SAME (BY TR &O)	BIRCH, JOSEPH T	5557 297	LIS PENDENS	BOUR SEE INSTRUMENT
12-18-1987	84710	SAME (BY TR)	RINAUDO, PETER F	6069 316	LIS PENDENS	BOUR 3576/227
01-24-1989	3708	SAME (BY TR)	ROCKLAND TRUST CO	6604 311	MORTGAGE	BOUR NEW WAY RD 298/17
02-08-1990	7018	SAME (BY TR)	ROCKLAND TRUST CO	7054 89	ORDER OF NOTICE	BOUR 6604/311
03-26-1990	15302	SAME (BY TR)	BOURNE (TAX COLLECTOR)	7104 53	TAX TAKING	BOUR NIGHTINGALE POND RD
06-06-1991	25361	SAME (BY TR)	ROCKLAND TRUST CO	7560 157	COURT ORDER	CNTY 6604/311
06-06-1991	25362	SAME (BY TR BY M)	ROCKLAND TRUST CO	7560 158	CERTIFICATE	BOUR 6604/311
06-06-1991	25363	SAME (BY TR BY M)	ROCKLAND TRUST CO	7560 159	DEED	BOUR CLAY PIT RD 298/17
06-06-1991	25363	SAME (BY TR BY M)	ROCKLAND TRUST CO	7560 159	DEED	BOUR 6604/311

*** GRANTEES ***

NIGHTINGALE REALTY TRUST

10-06-1982	28264	SAME (BY TR)	ESTABROOKS, EVERETT L	3576 227	DEED	BOUR NEW WAY RD 298/17
03-01-1988	10451	SAME (BY TR)	ESTABROOKS, EVERETT L	6157 107	DEED	BOUR CLAY PIT RD 298/17
09-20-1990	47006	SAME (BY TR)	BOURNE TOW (TREASURER)	7298 29	REDEMPTION	BOUR 7104/53
11-08-1990	55691	SAME (BY TR)	KRUMRINE, IRENE R (&O)	7348 306	LIS PENDENS	BOUR BUZZARDS BAY 298/17

----- RUN TOTALS -----
12 GRANTORS LISTED
4 GRANTEES LISTED

RECORDED LAND BY NAME

Barnstable County Registry of Deeds
REQUESTED BY (RG)
SURNAME/GIVEN NAME.....ROCKLAND TRUST CO
TYPES OF NAMES.....*ALL
DOC TYPES.....*ALL
INDEX DATES.....Jan 24,1989 thru Aug 5,1993

John F. Meade
INQUIRY PRINT REQUEST
PRINTED: 3/26/24 15:04:39
TOWN: BOUR
ALL YEARS BY NAME
TRANSACTION #: \$.00

DATE	TIME	SURNAME	REVERSE PARTY	BOOK-PAGE	DOCUMENT TYPE	DESCRIPTION
RECEIVED	INST#	RECEIVED	GIVEN NAME			TOWN OTHER

*** GRANTORS ***

ROCKLAND TRUST CO

02-14-1989	7500	12:41:00p	SAME	DIYER, DORIS G (&O)	6629 51	DISCHARGE	CNTY	5800/218
02-14-1989	7501	12:41:00p	SAME	DIYER, JOHN H JR (&O)	6629 52	DISCHARGE	CNTY	5084/171
03-22-1989	13455	11:52:00a	SAME	P S INC	6667 51	DISCHARGE	CNTY	5334/201
03-22-1989	13457	11:52:00a	SAME	P SS INC	6667 53	DISCHARGE	CNTY	5334/201
04-05-1989	16650	11:15:00a	SAME	GONSAIVES, JOSEPH	6668 50	DISCHARGE	CNTY	6435/340
05-04-1989	21978	8:49:00a	SAME	CHAMBER ROCK R (BY TR)	6723 68	PARTIAL DISCHARGE	BOUR	BOURNEDALE RD
05-04-1989	21978	8:49:00a	SAME	CHAMBER ROCK R (BY TR)	6723 68	PARTIAL DISCHARGE	BOUR	6181/72
05-18-1989	24848	3:01:00p	SAME	YETMAN, KENNETH C (&O)	6741 288	DISCHARGE	CNTY	4699/58
06-08-1989	28393	10:00:00a	SAME	OLSSON, ROBERT (AS TR)	6764 190	DISCHARGE	CNTY	5479/295
06-08-1989	28393	10:00:00a	SAME	OLSSON, ROBERT (AS TR)	6764 190	DISCHARGE	CNTY	5479/298
06-08-1989	28464	11:33:00a	SAME	DURAN, WILLIAM F (&O)	6775 327	DISCHARGE	CNTY	5575/55
06-16-1989	30282	3:28:00p	SAME	ONEL, REALTY T (BY TR)	6775 327	DISCHARGE	CNTY	5719/117
07-20-1989	36179	1:22:00p	SAME (&O)	LEE, PAUL C (&O)	6814 286	COURT ORDER	BOUR	INDIAN TRAIL
09-01-1989	44024	8:11:00a	SAME		6866 97	DISCHARGE	CNTY	5222/204
09-15-1989	46758	12:57:00p	SAME (&O)		6882 93	SUBORDINATION	CNTY	6563/11
09-15-1989	46758	12:57:00p	SAME (&O)		6882 93	SUBORDINATION	CNTY	6879/81
09-15-1989	46758	12:57:00p	SAME (&O)		6882 93	SUBORDINATION	CNTY	6563/11
09-25-1989	48521	12:53:00p	SAME	COLLINS, DAVID J	6893 45	DISCHARGE	CNTY	6826/103
10-11-1989	51626	8:22:00a	SAME	MAKRY, PETER G (&O)	6913 115	DISCHARGE	CNTY	5243/304
10-16-1989	52648	12:18:00p	SAME	WARNER, RICHARD	6919 281	DISCHARGE	CNTY	5251/313
11-27-1989	60091	9:35:00a	SAME	BERGIN, BRIAN K (&O)	6966 163	DISCHARGE	BOUR	6199/103
01-22-1990	3240	11:22:00a	SAME	SPEAR, ARTHUR L (&O)	7030 151	DISCHARGE	CNTY	5799/112
01-22-1990	3241	11:22:00a	SAME	SPEAR, BETTY V (&O)	7030 152	DISCHARGE	CNTY	6422/247
04-11-1990	18531	12:10:00p	SAME	MACK, DENNIS J (&O)	7124 30	DISCHARGE	CNTY	6697/38
04-11-1990	18534	12:11:00p	SAME	MACK, DENNIS J (&O)	7124 30	DISCHARGE	CNTY	6380/201
06-20-1990	30871	3:31:00p	SAME (&O)		7200 153	COURT ORDER	CNTY	5797/23
07-03-1990	33278	12:07:00p	SAME		7215 187	VOTE	CNTY	SEE INSTRUMENT
07-25-1990	36862	9:03:00a	SAME	BERGIN, BRIAN K (&O)	7236 345	DISCHARGE	BOUR	6199/100
12-13-1990	61480	3:43:00p	SAME	HIBERNIA SAVINGS BANK	7384 2	ASSIGNMENT	CNTY	5673/283
12-21-1990	62695	10:05:00a	SAME	HIBERNIA SAVINGS BANK	7392 62	ASSIGNMENT	CNTY	5780/320
02-13-1991	6490	2:54:00p	SAME (AS TR &O)		7439 231	ORDER	CNTY	SEE INSTRUMENT
03-11-1991	10043	11:40:00a	SAME (AS M)		7461 211	CERTIFICATE	BOUR	6347/273
03-11-1991	10044	11:40:00a	SAME (&O)		7461 212	COURT ORDER	BOUR	6347/273
03-11-1991	10045	11:40:00a	SAME (&O)		7461 213	COURT ORDER	BOUR	6347/273
03-11-1991	10046	11:40:00a	SAME (AS M)	ROCKLAND TRUST CO	7461 214	DEED	BOUR	C 255/99
03-11-1991	10046	11:40:00a	SAME (AS M)	ROCKLAND TRUST CO	7461 214	DEED	BOUR	6347/273
03-18-1991	11153	1:29:00p	SAME	DROWNE, CHRISTOPH (&W)	7468 166	DEED	BOUR	C 255/99
05-10-1991	20230	2:22:00p	SAME (AS TR &O)		7527 115	COURT ORDER	CNTY	SEE INSTRUMENT
06-06-1991	25362	11:31:00a	SAME (AS M)		7560 158	CERTIFICATE	BOUR	6604/311
06-06-1991	25363	11:31:00a	SAME (AS M)	ROCKLAND TRUST CO	7560 159	DEED	BOUR	CLAY PIT RD 298/17
06-06-1991	25363	11:31:00a	SAME (AS M)	ROCKLAND TRUST CO	7569 102	CERTIFICATE	BOUR	6604/311
06-13-1991	26937	10:38:00a	SAME (AS M)		7598 243	DISCHARGE	CNTY	5912/49
07-02-1991	31113	3:08:00p	SAME	KERRIGAN, PAUL (AS TR)	7636 186	DISCHARGE	CNTY	4368/148
08-05-1991	37019	3:05:00p	SAME (AS TR)	BRACE, STEPHEN (&O)	7662 15	DISCHARGE	CNTY	6540/267
08-30-1991	40867	8:30:00a	SAME	NORMAN, ANN MARIE				

-CONTINUED ON NEXT PAGE-

RECORDED LAND BY NAME

Barnstable County Registry of Deeds
REQUESTED BY (RG)
SURNAME/GIVEN NAME.....ROCKLAND TRUST CO
TYPES OF NAMES.....*ALL
DOC TYPES.....*ALL
INDEX DATES...Jan 24,1989 thru Aug 5,1993

John F. Meade
INQUIRY PRINT REQUEST
PRINTED: 3/26/24 15:04:39
TOWN: BOUR
ALL YEARS BY NAME
TRANSACTION #: \$.00

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RG340RP
WEBSERVER

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*** GRANTORS ***

ROCKLAND TRUST CO

DATE	TIME	SURNAME	REVERSE PARTY	BOOK-PAGE	DOCUMENT TYPE	DESCRIPTION
RECEIVED	INST#	RECEIVED	GIVEN NAME			TOWN OTHER
09-04-1991	41716	12:48:00P	SAME (EO)	7667 228	NOTICE	CNTY SEE INSTRUMENT
09-05-1991	41822	8:53:00a	SAME	7668 130	ASSIGNMENT	CNTY 6856/342
09-06-1991	42247	10:47:00a	STONEHAM SAVINGS BANK	7671 39	DISCHARGE	BOUR 5911/17
09-06-1991	42297	12:17:00P	LACINA, ANTHONY F (EO)	7671 124	DISCHARGE	CNTY 7429/316
09-09-1991	42643	1:05:00P	AICARDI, FRANCO (AS TR)	7673 164	COURT ORDER	CNTY BKR 91-12250-CJK
09-20-1991	44690	11:22:00a	JONES, TIMOTHY (EO)	7686 193	DISCHARGE	CNTY 5681/71
09-30-1991	46295	12:34:00P	HIBERNIA SAVINGS BANK	7697 102	ASSIGNMENT	CNTY 5673/283
12-06-1991	59357	10:30:00a	WALKER, JOSEPH C	7783 332	DISCHARGE	CNTY 7241/350
01-07-1992	831	8:47:00a	SAME	7825 108	VOTE	CNTY SEE INSTRUMENT
01-09-1992	1857	12:32:00P	SAME (EO)	7829 297	CERTIFICATE	CNTY SEE INSTRUMENT
01-13-1992	2312	10:20:00a	SAME (AS M)	7832 248	CERTIFICATE	CNTY 7391/46
01-13-1992	2490	2:18:00P	SAME (EO)	7833 249	CERTIFICATE	CNTY 7297/197
03-06-1992	13350	11:16:00a	SAME (EO)	7906 107	AMENDMENT	CNTY 6478/113
03-06-1992	13351	11:16:00a	SAME (EO)	7906 108	AMENDMENT	CNTY 6350/161
03-17-1992	15407	10:32:00a	SAME	7921 71	VOTE	CNTY SEE INSTRUMENT
03-25-1992	17475	1:16:00P	SAME (AS M)	7936 2	CERTIFICATE	CNTY 6514/57
03-27-1992	18170	3:12:00P	SAME	7940 324	VOTE	CNTY SEE INSTRUMENT
03-30-1992	18559	3:10:00P	SAME	7943 336	DISCHARGE	CNTY 7064/125
05-12-1992	28799	1:33:00P	ELIIS, WILLIAM H (EO)	8015 19	DISCHARGE	CNTY 7627/282
05-13-1992	29109	10:11:00a	MCSWENEY, ALBERT (EO)	8016 327	DISCHARGE	CNTY 7574/278
06-12-1992	36056	9:17:00a	MISIASZEK, STANLEY (EO)	8064 168	AMENDMENT	CNTY 4418/134
06-26-1992	39468	3:41:00P	KROWINE, IRENE R	8087 125	DEED	BOUR 1 488/85
07-09-1992	42398	2:01:00P	SAME (EO)	8106 283	MERGER	CNTY SEE INSTRUMENT
08-04-1992	47596	8:22:00a	SAME	8143 217	DISCHARGE	BOUR 6872/236
08-07-1992	48507	12:39:00P	RAYMOND, DEBORAH (EO)	8149 152	DISCHARGE	BOUR 7468/167
08-20-1992	50972	11:09:00a	DROWNE, CHRISTOPH (EO)	8167 5	VOTE	CNTY SEE INSTRUMENT
08-20-1992	50973	11:09:00a	SAME	8167 7	VOTE	CNTY SEE INSTRUMENT
08-20-1992	50974	11:09:00a	SAME	8167 9	VOTE	CNTY SEE INSTRUMENT
09-01-1992	53606	9:15:00a	SAME	8185 74	DISCHARGE	CNTY 4874/43
09-03-1992	54264	11:53:00a	ROLANTI, ROBERT F (EO)	8189 172	COURT ORDER	CNTY 5624/237
09-08-1992	54803	10:53:00a	PAOLUCCIO, FRANK (EO)	8193 172	DISCHARGE	BOUR 5039/46
09-08-1992	54803	10:53:00a	PAOLUCCIO, FRANK (EO)	8193 172	DISCHARGE	BOUR 5039/49
10-27-1992	65855	12:26:00P	SAME	8272 175	CERTIFICATE OF MUNICIPAL LIEN	BOUR 7560/159
11-16-1992	70575	1:51:00P	SAME	8308 144	DEED	BOUR 64 65 27/143
12-07-1992	75067	10:15:00a	BERLINI, LOIS	8341 10	DEED	BOUR BUZZARDS BAY 101/63
12-23-1992	79535	12:57:00P	LAWRENCE, ALBE (AS TR)	8373 330	VOTE	CNTY SEE INSTRUMENT
01-19-1993	3103	10:19:00a	SAME	8439 161	TERMINATION FINANCE STATEMENT	CNTY 6836/6
01-21-1993	3743	11:25:00a	JIGERJIAN, GREGORY GEO	8413 303	VOTE	CNTY SEE INSTRUMENT
02-12-1993	8156	11:54:00a	JIGERJIAN, GREGORY GEO	8443 285	TERMINATION FINANCE STATEMENT	CNTY 6838/6
03-09-1993	12928	10:59:00a	SAME	8473 249	VOTE	CNTY SEE INSTRUMENT
03-09-1993	12929	11:00:00a	SAME	8473 251	VOTE	CNTY SEE INSTRUMENT
03-12-1993	13570	11:05:00a	SAME	8478 1	VOTE	CNTY SEE INSTRUMENT
03-12-1993	13571	11:05:00a	SAME	8478 3	VOTE	CNTY SEE INSTRUMENT

-CONTINUED ON NEXT PAGE-

RECORDED LAND BY NAME

Barnstable County Registry of Deeds
REQUESTED BY (RG)
SURNAME/GIVEN NAME.....ROCKLAND TRUST CO
TYPES OF NAMES.....*ALL
DOC TYPES.....*ALL
INDEX DATES...Jan 24,1989 thru Aug 5,1993

John F. Meade
INQUIRY PRINT REQUEST
PRINTED: 3/26/24 15:04:39
TOWN: BOUR
ALL YEARS BY NAME
TRANSACTION #: \$.00

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*** GRANTORS ***

ROCKLAND TRUST CO

DATE	TIME	SURNAME	REVERSE PARTY	BOOK-PAGE	DOCUMENT TYPE	DESCRIPTION
RECEIVED	INST#	RECEIVED	GIVEN NAME			TOWN OTHER
03-17-1993	14271	9:45:00a	NEW ENGLAND TELEP (EO)	8483 160	EASEMENT	BOUR 493/76
03-17-1993	14291	10:40:00a	COLUMBIA TITLE CO INC	8483 206	DISCHARGE	BOUR 8064/140
03-17-1993	14291	10:40:00a	COLUMBIA TITLE CO INC	8483 206	DISCHARGE	BOUR 8064/161
03-17-1993	14291	10:40:00a	COLUMBIA TITLE CO INC	8483 206	TERMINATION FINANCE STATEMENT	BOUR 7643/32
03-23-1993	15390	11:25:00a	COLUMBIA TITLE CO INC	8491 144	VOTE	CNTY SEE INSTRUMENT
03-23-1993	15461	1:58:00p	COLUMBIA TITLE CO INC	8491 312	PARTIAL DISCHARGE	BOUR 4 422/59
03-23-1993	15461	1:58:00p	COLUMBIA TITLE CO INC	8491 312	PARTIAL DISCHARGE	BOUR 8064/140
03-23-1993	15461	1:58:00p	COLUMBIA TITLE CO INC	8491 312	PARTIAL DISCHARGE	BOUR 4 422/59
03-25-1993	15925	9:24:00a	SAME (EO)	8494 203	NOTICE	BOUR DESERET DR
04-14-1993	20170	11:26:00a	SAME (EO)	8524 266	NOTICE	BOUR 7560/157
04-29-1993	23273	12:59:00p	SAME	8546 326	EASEMENT	BOUR 493/76
05-04-1993	24499	11:41:00a	BOURNE TOWN OF	8556 54	VOTE	CNTY SEE INSTRUMENT
05-04-1993	24585	2:04:00p	SAME (EO)	8556 262	SUBORDINATION	CNTY 7115/149
05-17-1993	27264	10:59:00a	SAME	8576 252	DISCHARGE	CNTY 7990/192
05-17-1993	27347	12:11:00p	FEENEY, JOHN R JR	8577 125	DEED	BOUR 8 493/76
05-17-1993	27350	12:11:00p	CARDINAL, RICHARD (EO)	8577 140	DEED	BOUR 3 493/76
05-26-1993	29615	1:50:00p	FORD, JAMES C (EO)	8595 2	TERMINATION FINANCE STATEMENT	CNTY 7474/304
06-15-1993	33934	11:59:00a	HOULIHAN, ROBERT (EO)	8627 93	VOTE	CNTY SEE INSTRUMENT
06-21-1993	35107	8:50:00a	SULLIVAN, MARY P (EO)	8635 341	TERMINATION FINANCE STATEMENT	CNTY 8113/305
06-23-1993	35755	10:14:00a	MUMA, SCOTT E (EO)	8640 232	DISCHARGE	BOUR 5650/192
07-06-1993	39074	2:14:00p	MUMA, SCOTT E (EO)	8665 170	DISCHARGE	BOUR 5629/346
07-26-1993	43243	11:42:00a	ROCKLAND TRUST CO	8665 51	CERTIFICATE OF ENTRY	BOUR 6700/293
07-26-1993	43244	11:42:00a	SAME (AS M)	8695 52	FORECLOSURE DEED	BOUR 6700/293
07-28-1993	43871	12:43:00p	HATCH, KENNETH A (EO)	8699 237	DISCHARGE	BOUR 6625/265
08-05-1993	45759	10:27:00a	BOURNE (CONSERVATION)	8713 321	DEED	BOUR 16 493/76
08-05-1993	45760	10:27:00a	BOURNE (CONSERVATION)	8713 323	DEED	BOUR 17 18 DESERET DR

*** GRANTEEES ***

ROCKLAND TRUST CO

01-24-1989	3708	2:43:00p	GESNER, JAMES (AS TR)	6604 311	MORTGAGE	BOUR NEW WAY RD 298/17
02-10-1989	6994	1:21:00p	HATCH, KENNETH A (EO)	6625 265	MORTGAGE	BOUR 8 423/15
03-10-1989	11356	8:34:00a	BADMAN, ANWAR A (EO)	6653 176	ORDER OF NOTICE	BOUR 4885/93
03-21-1989	13328	3:22:00p	MCKEON, JOHN C	6666 77	ATTACHMENT	CNTY ALL REAL ESTATE
04-14-1989	18602	12:47:00p	POLCARO PROPERTIES INC	6700 293	MORTGAGE	BOUR HEAD OF THE BAY RD
04-14-1989	18603	12:47:00p	POLCARO PROPERTIES INC	6700 299	ASSIGNMENT	BOUR HEAD OF THE BAY RD
05-12-1989	23687	1:49:00p	FLYNN, JOHN E	6734 26	ATTACHMENT	CNTY ALL REAL ESTATE
06-07-1989	28320	3:28:00p	BLUMER, DARRELL C (EO)	6764 84	ATTACHMENT	CNTY ALL REAL ESTATE
06-07-1989	28321	3:29:00p	PEREZ, ORLANDO (EO)	6764 85	ATTACHMENT	CNTY ALL REAL ESTATE
07-03-1989	33334	3:22:00p	OAG, KAREN L	6796 25	ATTACHMENT	CNTY ALL REAL ESTATE
09-07-1989	45174	2:13:00p	RAYMOND, DEBORAH (EO)	6812 236	MORTGAGE	BOUR CATAMUET
09-22-1989	48388	3:33:00p	LAHIOVACH, CARLOTTA	6892 76	ATTACHMENT	CNTY ALL REAL ESTATE
09-25-1989	48609	2:48:00p	POITRAS, ROBER (AS TR)	6893 206	ORDER OF NOTICE	BOUR 6181/72
09-25-1989	48610	2:48:00p	POITRAS, ROBERT B	6893 207	ORDER OF NOTICE	BOUR 6181/76

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DATE	TIME	SURNAME	REVERSE PARTY	BOOK-PAGE	DOCUMENT TYPE	DESCRIPTION
RECEIVED	INST#	RECEIVED	GIVEN NAME			TOWN OTHER
09-25-1989	48611	2:48:00P	SAME			
09-29-1989	49929	3:35:00P	SAME			
10-04-1989	50786	3:22:00P	SAME			
12-05-1989	62073	3:49:00P	SAME			
12-05-1989	62074	3:49:00P	SAME			
12-18-1989	64604	3:48:00P	SAME			
12-26-1989	65792	11:06:00a	SAME			
12-26-1989	66004	2:42:00P	SAME			
01-12-1990	2265	3:48:00P	SAME			
01-17-1990	2541	10:05:00a	SAME			
01-22-1990	3244	11:22:00a	SAME			
01-29-1990	4757	3:35:00P	SAME			
02-08-1990	7018	1:50:00P	SAME			
02-16-1990	8514	10:24:00a	SAME			
03-05-1990	11584	3:43:00P	SAME			
03-26-1990	15514	3:28:00P	SAME			
04-02-1990	17122	3:24:00P	SAME			
04-10-1990	18368	11:30:00a	SAME			
04-27-1990	21496	3:34:00P	SAME			
04-27-1990	21497	3:35:00P	SAME			
05-09-1990	23387	3:28:00P	SAME			
06-11-1990	29081	3:31:00P	SAME			
06-22-1990	31319	1:26:00P	SAME			
06-25-1990	31717	3:36:00P	SAME			
07-09-1990	34066	3:18:00P	SAME			
07-23-1990	36197	9:32:00a	SAME			
07-23-1990	36198	9:32:00a	SAME			
07-30-1990	37570	3:15:00P	SAME			
08-27-1990	42922	11:16:00a	SAME			
10-09-1990	50472	3:24:00P	SAME			
11-09-1990	55985	3:42:00P	SAME			
11-16-1990	56935	3:27:00P	SAME			
12-14-1990	61772	3:51:00P	SAME			
01-15-1991	2071	3:29:00P	SAME			
01-23-1991	2955	10:47:00a	SAME			
02-05-1991	5199	11:23:00a	SAME			
02-12-1991	6220	11:11:00a	SAME			
02-27-1991	8407	3:20:00P	SAME			
02-28-1991	8652	3:30:00P	SAME			
02-28-1991	8653	3:30:00P	SAME			
03-01-1991	8807	10:28:00a	SAME			
03-01-1991	9001	3:28:00p	SAME			
03-07-1991	9598	10:12:00a	SAME			
			POITRAS, ROBERT B (60)	6893	208	ORDER OF NOTICE
			DESARATS, DOROTHY J	6901	327	ATTACHMENT
			WILKES, LEROY (60)	6908	50	ATTACHMENT
			MACHAIL, MALCOLM (60)	6979	157	ATTACHMENT
			MACHAIL, MALCOLM	6979	158	ATTACHMENT
			MATHESON, PETER J	6994	307	ATTACHMENT
			BOWE, ROBERT J JR (6W)	7002	161	MORTGAGE
			DIETRICK, JOANNE M	7003	160	ATTACHMENT
			JUNIOR, ROBERT A (60)	7024	76	MORTGAGE
			POMEROY, JAMES (AS TR)	7025	295	ASSIGNMENT
			LACINA, ANTHONY F (60)	7030	156	MORTGAGE
			KOHLER, CHARLES (60)	7039	129	ATTACHMENT
			GESNER, JAMES (AS TR)	7054	89	ORDER OF NOTICE
			ELLIS, WILLIAM H (60)	7064	125	MORTGAGE
			KINLOW, SUSAN R (60)	7082	214	ATTACHMENT
			GLOVER, WILLIAM E	7105	110	ATTACHMENT
			TURNER, JOHN T	7115	328	ATTACHMENT
			READ BROTHE (BY TR 60)	7123	61	MORTGAGE
			KELLEHER, RICHARD V JR	7143	47	ATTACHMENT
			DEVIN, EDWARD E	7143	48	ATTACHMENT
			KOMENDA, JEFFREY F	7154	162	ATTACHMENT
			MCGINNESS, DEBORA (60)	7189	199	ATTACHMENT
			POITRAS, ROBERT B (60)	7203	122	ORDER OF NOTICE
			SCHERR, JANE	7205	285	ATTACHMENT
			MYLAND, FAITH J	7220	39	ATTACHMENT
			BERGIN, BRIAN K (60)	7233	137	MORTGAGE
			BERGIN, MADELINE (60)	7233	144	MORTGAGE
			WALKER, JOSEPH C	7241	350	ATTACHMENT
			ERICSON, KARL SR (60)	7273	137	ORDER OF NOTICE
			CLOWRY, GERTRUDE	7317	231	ATTACHMENT
			YOUNG, MARGURITE	7350	259	ATTACHMENT
			PAMALONE, URSULA (60)	7356	219	ATTACHMENT
			NUNN, BERNARD V J (60)	7386	48	ORDER OF NOTICE
			GAUGHEN, VIRGINIA (60)	7413	328	ATTACHMENT
			LOUD, JUDITH A (60)	7418	238	MORTGAGE
			BURGESS, LEON A (60)	7432	74	ASSIGNMENT
			GESNER, JAMES L	7437	327	ASSIGNMENT
			KINLOW, SUSAN R (60)	7451	100	EXECUTION
			LAMARCA, MARIE J	7453	1	ATTACHMENT
			LAMARCA, JOSEPH	7453	2	ATTACHMENT
			YETMAN, WILLIA (AS TR)	7454	63	MORTGAGE
			SCARAMUZZO, ANTHO (60)	7455	90	ATTACHMENT
			ROCKLAND FEDERAL CREDI	7458	274	ASSIGNMENT

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DATE	TIME	SURNAME	REVERSE PARTY	BOOK-PAGE	DOCUMENT TYPE	DESCRIPTION
RECEIVED	INST#	RECEIVED	GIVEN NAME			TOWN OTHER
03-11-1991	10046	11:40:00a	SAME			
03-11-1991	10046	11:40:00a	ROCKLAND TRUST (AS M)	7461 214	DEED	BOUR C 255/99
03-18-1991	11154	1:29:00p	ROCKLAND TRUST (AS M)	7461 214	DEED	BOUR 6347/273
04-30-1991	18279	3:34:00p	DROWNE, CHRISTOPH (&O)	7468 167	MORTGAGE	BOUR C 255/99
05-20-1991	21892	3:24:00p	YUSAFITIS, LUKE D	7513 270	ATTACHMENT	CNTY ALL REAL ESTATE
05-28-1991	23393	11:34:00a	TRUENER, WILLIAM	7537 262	ATTACHMENT	CNTY ALL REAL ESTATE
06-04-1991	24992	3:30:00p	WOODWORTH, JAM (AS TR)	7547 112	ASSIGNMENT	CNTY 7316/214
06-06-1991	25361	11:31:00a	DUNPHY, ROBERT B	7558 48	ATTACHMENT	CNTY ALL REAL ESTATE
06-06-1991	25363	11:31:00a	GESNER, JAMES (AS TR)	7560 157	COURT ORDER	CNTY 6604/311
06-06-1991	25363	11:31:00a	ROCKLAND TRUST (AS M)	7560 159	DEED	BOUR 6604/311
06-17-1991	27682	3:29:00p	ROCKLAND TRUST (AS M)	7574 278	ATTACHMENT	BOUR CLAY PIT RD 298/17
07-03-1991	31541	3:41:00p	MISIASZEK, STANLE (&O)	7601 113	EXECUTION	CNTY ALL REAL ESTATE
07-08-1991	31980	3:40:00p	DUNPHY, ROBERT B	7603 313	ATTACHMENT	CNTY SEE INSTRUMENT
07-08-1991	31981	3:40:00p	POITRAS, ROBER (AS TR)	7603 314	ATTACHMENT	CNTY ALL REAL ESTATE
07-08-1991	31982	3:40:00p	CHAMBER ROCK R (BY TR)	7603 315	ATTACHMENT	CNTY ALL REAL ESTATE
07-08-1991	31983	3:40:00p	TAMARACK MANAGEMENT CO	7603 316	ATTACHMENT	CNTY ALL REAL ESTATE
07-08-1991	31984	3:40:00p	POITRAS, MARK A	7603 317	ATTACHMENT	CNTY ALL REAL ESTATE
07-08-1991	31985	3:40:00p	POITRAS, ROBERT B JR	7603 318	ATTACHMENT	CNTY ALL REAL ESTATE
07-08-1991	31986	3:40:00p	POITRAS, ROBERT B	7603 319	ATTACHMENT	CNTY ALL REAL ESTATE
07-09-1991	32165	3:32:00p	POITRAS, MARK A (&O)	7605 58	ATTACHMENT	BOUR 7549/310
07-09-1991	32166	3:32:00p	THOMAS, VIRGINIA A	7605 60	ATTACHMENT	CNTY ALL REAL ESTATE
07-09-1991	32166	3:32:00p	THOMAS, RUSSELL L	7605 62	ATTACHMENT	CNTY ALL REAL ESTATE
07-29-1991	35740	3:46:00p	THOMA (AS ID AS TR &O)	7627 282	ATTACHMENT	CNTY ALL REAL ESTATE
08-09-1991	37990	3:12:00p	MCSWENEY, ALBERT (&O)	7643 127	ATTACHMENT	CNTY 4308/182
08-14-1991	38518	11:44:00a	PARRY, KENNETH F	7647 38	ORDER OF NOTICE	BOUR 6181/76
08-14-1991	38519	11:44:00a	POITRAS, ROBERT B	7647 39	ORDER OF NOTICE	BOUR 5695/320
08-14-1991	38520	11:44:00a	POITRAS, ROBERT B	7647 40	ORDER OF NOTICE	BOUR 6181/72
08-23-1991	39724	3:42:00p	POITRAS, ROBER (AS TR)	7654 258	ATTACHMENT	CNTY ALL REAL ESTATE
09-03-1991	41576	3:40:00p	SHEA, GLENDA B	7666 290	ATTACHMENT	CNTY ALL REAL ESTATE
09-06-1991	42416	3:34:00p	SPANOLITA, D GEORGE	7672 39	ATTACHMENT	CNTY ALL REAL ESTATE
09-27-1991	46124	3:41:00p	VICKERS, PETER C (&O)	7695 311	ATTACHMENT	CNTY ALL REAL ESTATE
10-01-1991	46708	3:44:00p	TRAICANTTI, ANGEL (&O)	7700 28	ATTACHMENT	CNTY ALL REAL ESTATE
11-25-1991	57337	3:48:00p	CUNNINGHAM WERNING, B	7770 11	ATTACHMENT	CNTY ALL REAL ESTATE
12-09-1991	59899	2:20:00p	PINHO, JOSEPHINE M	7832 247	MORTGAGE	CNTY ALL REAL ESTATE
01-31-1992	6433	3:35:00p	NUZZO, MARY ANN (&O)	7859 269	COURT ORDER	BOUR OLD SANDWICH RD
03-25-1992	17474	1:15:00p	POWEROY, JAMES (AS TR)	7936 1	ATTACHMENT	CNTY 7391/46
04-01-1992	19085	9:31:00a	GOREN, MORTON	7947 233	MORTGAGE	CNTY ALL REAL ESTATE
04-01-1992	19085	9:31:00a	KARAS, ROBERT T (&O)	7947 269	MORTGAGE	CNTY 6514/57
04-01-1992	19088	9:31:00a	READ, WILLIAM (AS TR)	7947 304	MORTGAGE	BOUR N SAGAMORE 410/17
04-01-1992	19092	9:31:00a	READ, MICHAEL (AS TR)	7948 1	MORTGAGE	BOUR 6 8 246/75
04-27-1992	25256	3:42:00p	READ, KATHRYN (AS TR)	7990 192	ATTACHMENT	BOUR N SAGAMORE 410/17
05-05-1992	27052	12:05:00p	FEENEY, JOHN R JR	8003 241	MORTGAGE	CNTY 7 9 246/75
			READ, (AS ID AS TR &O)			CNTY ALL REAL ESTATE
						BOUR 6 8 246/75

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WEBSERVER

DATE	TIME	SURNAME	REVERSE PARTY	BOOK-PAGE	DOCUMENT TYPE	DESCRIPTION
RECEIVED	INST#	RECEIVED	GIVEN NAME			TOWN OTHER

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05-05-1992	27052	12:05:00P	SAME	READ, (AS ID AS TR &O)	8003 241	MORTGAGE	7947/269
05-11-1992	28557	3:44:00P	SAME	CATSOUKIS, WILLIAM H	8013 255	ATTACHMENT	CNTY ALL REAL ESTATE
06-01-1992	33425	3:35:00P	SAME	HALL, JEFFREY A	8046 289	ATTACHMENT	CNTY ALL REAL ESTATE
06-12-1992	36054	9:17:00a	SAME	COLUMBIA TITLE CO INC	8064 140	MORTGAGE	BOUR 2 3 4 422/59
06-12-1992	36055	9:17:00a	SAME	COLUMBIA TITLE CO INC	8064 161	ASSIGNMENT	CNTY SEE INSTRUMENT
06-26-1992	39467	3:41:00P	SAME	KRUMRINE, IRENE R	8087 123	DEED	BOUR CLAY PIT RD 488/85
08-19-1992	50886	3:27:00P	SAME	B T H REALTY TRUST	8166 150	ATTACHMENT	CNTY ALL REAL ESTATE
08-19-1992	50887	3:27:00P	SAME	EWART, ELIZABETH	8166 151	ATTACHMENT	CNTY ALL REAL ESTATE
08-21-1992	51480	2:11:00P	SAME	PAOLUCCIO, FRANK (&O)	8170 44	MORTGAGE	BOUR 2 271/29
08-21-1992	51481	2:11:00P	SAME	PAOLUCCIO, FRANK (&O)	8170 61	ASSIGNMENT	CNTY SEE INSTRUMENT
08-21-1992	51482	2:11:00P	SAME	PAOLUCCIO, FRANK (&O)	8170 67	FINANCE STATEMENT	BOUR HERRING POND RD
09-23-1992	57996	12:02:00P	SAME	GREENTREE ELECTRICAL I	8215 316	FINANCE STATEMENT	CNTY 6008/19
09-28-1992	59211	3:24:00P	SAME	PELSEY, JAMES M (&O)	8224 263	ATTACHMENT	CNTY ALL REAL ESTATE
10-16-1992	63652	3:18:00P	SAME	COCCHI, ROBERT A (&O)	8257 64	MORTGAGE	BOUR 2 126/55
10-20-1992	64145	11:19:00a	SAME	SECHER, RICHARD E	8260 239	MORTGAGE	BOUR 64 82/89
11-23-1992	72446	3:37:00P	SAME	SHERMAN, FRED C	8321 108	ATTACHMENT	CNTY ALL REAL ESTATE
12-07-1992	75068	10:15:00a	SAME	LAWRENCE, ALBE (AS TR)	8341 12	MORTGAGE	BOUR BUZZARDS BAY 101/63
12-07-1992	75069	10:15:00a	SAME	ALAS REALTY TR (BY TR)	8341 25	ASSIGNMENT	CNTY BUZZARDS BAY 101/63
01-15-1993	3018	3:34:00P	SAME	TOMCHAK, PAMELA	8408 288	ATTACHMENT	CNTY ALL REAL ESTATE
05-04-1993	24584	2:04:00P	SAME	HATCH, MARIA M (&O)	8556 255	MORTGAGE	BOUR 8 423/15
05-17-1993	27348	12:11:00P	SAME	CARDINAL, RICHARD (&O)	8577 127	MORTGAGE	BOUR 8 493/76
05-17-1993	27349	12:11:00P	SAME	CARDINAL, JUDITH (&O)	8577 139	ASSIGNMENT	BOUR 8 493/76
05-17-1993	27351	12:11:00P	SAME	FORD, JAMES C (&O)	8577 142	MORTGAGE	BOUR 3 493/76
05-17-1993	27352	12:11:00P	SAME	FORD, KATHLEEN J (&O)	8577 154	ASSIGNMENT	BOUR 3 493/76
07-13-1993	40357	11:02:00a	SAME	COLLINS, PETER (AS TR)	8674 249	MORTGAGE	BOUR TAYLOR RD B/TAYLOR
07-26-1993	43244	11:42:00a	SAME	POLICARO PROPERT (BY M)	8695 52	FORECLOSURE DEED	BOUR 6700/293

----- RUN TOTALS -----
114 GRANTORS LISTED
126 GRANTEEES LISTED

TOWN OF BOURNE - GRANTOR
TOWN BOURNE - FROM 8/5/1993 THROUGH 3/26/2024

9728/169 License Agreement assoc 1268/491
9728/173 Easement Scusset Beach Rd
12393/276 Easement Waterhouse Rd
12905/174 Easement Squeteague Harbor Rd (Cataumet)
15533/189 EA 229 Main St. (Buzzards Bay)
18903/291 EA 201 MacArthur Blvd.
18945/350 EA Squeteague Harbor
19925/244 EA Tahanto Road/Pocasset River
19946/97 same as above
19946/111 same as above
19946/125 same as above
19946/139 same as above
19946/153 same as above
19946/169 same as above
19962/1 same as above
20043/291 same as above
20065/18 same as above
20384/347 EA 51 & 53 Meetinghouse Lane
22604/203 EA Macarthur blvd
23316/180 EA Ernest Valeri rd
26885/329 EA Circuit Ave/Pocasset
29590/221 EA Albert, Williams & Mundo Roads
29590/225 EA MichaelRd
29590/230 EA Williams Ave, Lake Dr, Lake Dr Exten.
29590/234 EA County Rd
29712/227 EA Coady School
29935/305 EA Trowbridge Rd
32099/175 EA 70 Trowbridge Rd.
32186/228 EA 9 Trowbridge Rd.

Bk 20389 Pg 155 #73998

10-21-2005 @ 02:50p

CONFIRMATORY DISCHARGE OF MORTGAGE

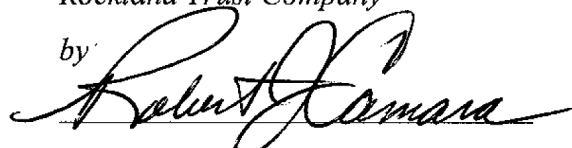
Rockland Trust Company, of Rockland, Plymouth County, Massachusetts, holder of a mortgage from **JAMES L. GESNER and JACK D. NEVIL**, as Trustees of **Nightingale Realty Trust** to **Rockland Trust Company** dated **August 18, 1982** recorded with **Barnstable County Registry of Deeds** book 3576 page 236 acknowledges satisfaction of the same.

Witness the execution and the corporate seal of said **Rockland Trust Company**.

this **11th** day of **October 2005**.

Rockland Trust Company

by

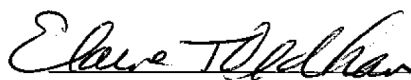


Robert J. Camara
Vice President

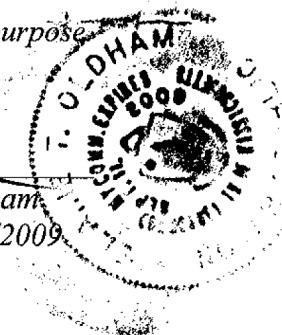
Commonwealth of Massachusetts

Plymouth, ss

On this **11th** day of **October, 2005**, before me, the undersigned notary public, personally appeared **Robert J. Camara** as **Vice President** for **Rockland Trust Company**, a corporation, proved to me through satisfactory evidence of identification, which were based on the notary's personal knowledge of the individual, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public Elaine T. Oldham
My commission expires: 9/11/2009



Property Information

17 Deseret Drive f/k/a Nightingale Pond Road aka New Way Road
Bourne MA

BARNSTABLE REGISTRY OF DEEDS

BP:08713-0321 93-08-05 10:27 #45759

QUITCLAIM DEED

ROCKLAND TRUST COMPANY, a banking corporation organized and existing under the laws of the Commonwealth of Massachusetts, and whose address is 288 Union Street, Rockland, Plymouth County, Massachusetts, for consideration paid and in full consideration of \$1.00 grants to the Town of Bourne, through its Conservation Commission, for conservation and recreation purposes with Quitclaim Covenants:

The land situated on Deseret Drive in that part of Bourne, Barnstable County, Massachusetts known as Buzzards Bay, and being shown as LOT 16 on a plan entitled "Plan of Lots 1 - 19 on Deseret Drive", drawn by Atlantic Design Engineers, Inc., dated September 12, 1992, with revisions through 1/13/93, recorded with Barnstable County Registry of Deeds in Plan Book 493 page 76.

Said LOT 16 contains 18.00 acres of land according to said plan (including 9 acres, more or less, in Nightingale Pond). Reference is hereby made to said plan for a more particular description of said Lot 16.

Said Lot 16 is conveyed together with the right to use Deseret Drive, as shown on said plan, for all purposes for which streets and ways are commonly used in the Town of Bourne, in common with others now or hereafter entitled thereto.

There is expressly reserved and excepted from this conveyance the fee in said Deseret Drive.

Said Lot 16 is conveyed subject to and together with all rights, easements, and restrictions of record, insofar as the same now may be in force and applicable, including the "temporary turnaround" easement as shown on said plan.

Said Lot 16 is conveyed subject to the following easement, which shall be appurtenant to Lots 1 through 15 as shown on said plan; as well as to Lot 19, as shown on said plan, including such Lots into which said Lot 19 may be subdivided in the future. All residents of dwellings on said Lots, together with their guests in their presence, may enter by foot upon Lot 16 for passive recreational purposes, including hiking, walking, birdwatching, gathering of deadwood, and fishing in Nightingale Pond. Activities specifically prohibited in the exercise of this easement are hunting, trapping, and cutting or removal of living vegetation.

Said Lot 16 is conveyed with the restriction that it shall be maintained as open space, in perpetuity.

The Grantor reserves to itself, and to its successors and assigns, easements for drainage purposes in the areas marked on said plan as "Proposed Drainage Easements", on said Lot 16 abutting Deseret Drive near the intersection of Nightingale Pond Road; and on Lot 16 in the area between Lots 13 and 14. In

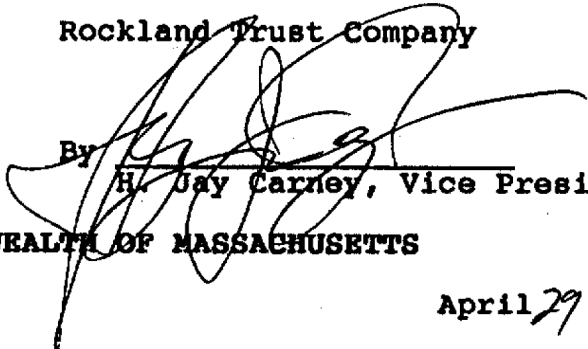
Grantee Address: 24 PERRY AVENUE
BUZZARDS BAY MA 02532

connection with the use and enjoyment of such easements, the Grantor may enter the same with men and machines, to construct and maintain culverts, pipes, swales, containment areas, energy dissipaters, or other structures as may be required for proper drainage of stormwater. The rights reserved under this paragraph may be conveyed by the Grantor to the Town of Bourne or to any successor in interest to the fee in Deseret Drive.

Being a portion of the premises conveyed to the within Grantor by deed of Rockland Trust Company dated May 9, 1991, and recorded with Barnstable County Registry of Deeds in Book 7560, Page 159.

IN WITNESS WHEREOF, the said Rockland Trust Company has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by H. Jay Carney, its Vice President, this *29th* day of April, 1993.

Rockland Trust Company

By 

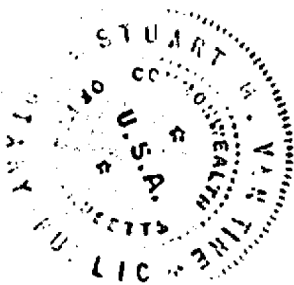
H. Jay Carney, Vice President

THE COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, ss.

April *29*, 1993

Then personally appeared the above named H. Jay Carney, Vice President, duly authorized on behalf of Rockland Trust Company and acknowledged the foregoing instrument to be the free act and deed of ROCKLAND TRUST COMPANY, before me.





Notary Public
My Commission Expires *3/28/97*

DEED OF EASEMENT

ROCKLAND TRUST COMPANY, a banking corporation organized and existing under the laws of the Commonwealth of Massachusetts, and whose address is 288 Union Street, Rockland, Plymouth County, Massachusetts, for consideration paid and in full consideration of \$1.00 grants to The Town of Bourne, a municipal corporation situated in Barnstable County, Massachusetts, the following described perpetual easement, with Quitclaim Covenants:

AREA OF EASEMENT: An area twenty (20) feet in width, running from Nightingale Pond Road in a general northerly direction to the ancient way known as New Way Road in that part of Bourne, Barnstable County, Massachusetts known as Buzzards Bay, and being shown as "Proposed 20' Wide Bikeway Easement" on a plan entitled "Plan of Lots 1 - 19 on Deseret Drive", drawn by Atlantic Design Engineers, Inc., dated September 12, 1992, with revisions through 1/13/93, recorded with Barnstable County Registry of Deeds *IN PLAN BOOK 493, PAGE 76*.

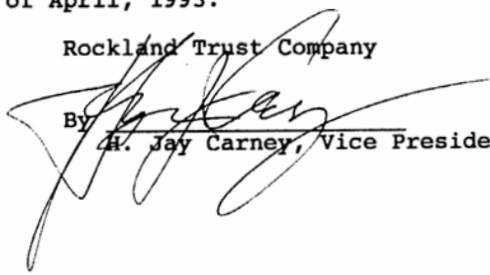
PURPOSE OF EASEMENT: The within easement is granted for the purpose of creating a future access way for non-motorized use (including but not limited to bicycle, pedestrian, equestrian and/or other appropriate uses).

TERMS OF EASEMENT: The within easement shall be perpetual, and shall inure to the benefit of the Inhabitants of the Town. Nothing herein shall be construed to obligate the Town of Bourne to create, operate and/or maintain such an access way; nor shall the acceptance and recording of this deed of easement create such an obligation. The Town of Bourne may at its option assign the rights conferred hereby to such governmental or private entity as may be approved by the Cape Cod Commission for the purpose of creating, operating, and/or maintaining a public access way in and through the easement area.

Being a portion of the premises conveyed to the within Grantor by deed of Rockland Trust Company dated May 9, 1991, and recorded with Barnstable County Registry of Deeds in Book 7560, Page 159.

IN WITNESS WHEREOF, the said Rockland Trust Company has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by H. Jay Carney, its Vice President, this 29th day of April, 1993.

Rockland Trust Company

By 
H. Jay Carney, Vice President

THE COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, ss.

April 29, 1993

Then personally appeared the above named H. Jay Carney, Vice President, duly authorized on behalf of Rockland Trust Company and acknowledged the foregoing instrument to be the free act and deed of ROCKLAND TRUST COMPANY, before me.



A handwritten signature in dark ink, appearing to be "Edward W. [unclear]", written over a horizontal line.

Notary Public
My Commission Expires 3/28/97

RECORDED APR 29 93

14271

BOOK 8483 PAGE 160

Recording Copy

ROCKLAND TRUST COMPANY A CORPORATION DULY ORGANIZED BY LAW AND HAVING A PRINCIPAL PLACE OF BUSINESS AT 288 UNION STREET, ROCKLAND PLYMOUTH COUNTY, MASSACHUSETTS, (HEREINAFTER CALLED THE GRANTOR), IN CONSIDERATION OF THE MUTUAL COVENANT HEREIN CONTAINED, GRANT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF NEW YORK AND DULY AUTHORIZED TO DO BUSINESS IN MASSACHUSETTS, WITH A PRINCIPAL OFFICE AT 125 HIGH STREET, BOSTON, SUFFOLK COUNTY, MASSACHUSETTS, AND COMMONWEALTH ELECTRIC COMPANY, A MASSACHUSETTS CORPORATION, AND HAVING A PRINCIPAL PLACE OF BUSINESS AT 675 MASSACHUSETTS AVENUE, CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, THEIR SUCCESSORS AND ASSIGNS AS TENANTS IN COMMON, OR ANY LICENSEE FROM EITHER OF THEM, (HEREINAFTER CALLED THE GRANTEE), WITH QUITCLAIM COVENANTS, THE PERPETUAL RIGHT AND EASEMENT TO LOCATE, RELOCATE, ERECT, CONSTRUCT, RECONSTRUCT, INSTALL, LAY, DIG-UP, OPERATE, MAINTAIN, PATROL, INSPECT, REPAIR, REPLACE, ALTER, EXTEND OR REMOVE ONE OR MORE LINES FOR THE TRANSMISSION AND/OR DISTRIBUTION OF ELECTRICITY FOR LIGHT, HEAT, AND/OR POWER AND/OR ONE OR MORE LINES FOR THE TRANSMISSION AND/OR DISTRIBUTION OF INTELLIGENCE BY ELECTRICITY OR OTHERWISE, AND ALL NECESSARY AND PROPER WIRES, CABLES, CONDUITS, PIPES, CONDUCTORS, TRANSFORMERS, TRANSFORMER ENCLOSURES, FOUNDATIONS, SERVICE CABINETS, ELECTRONIC ENCLOSURES WITH EQUIPMENT THEREIN, PLATFORMS, PEDESTALS, TERMINALS, INSULATORS, FITTINGS, SWITCHES, ~~POLES, CROSSARMS, GUYS, BRACKETS~~, ANCHORS, SUPPORTS, MANHOLES, HANDHOLES, STREET LIGHT STANDARDS AND FIXTURES, AND OTHER APPARATUS, EQUIPMENT AND FIXTURES DEEMED NECESSARY FOR THE PURPOSES SPECIFIED ABOVE, AS EITHER OR BOTH OF THE GRANTEES MAY FROM TIME TO TIME DESIRE, ALONG, UPON, UNDER, ~~ACROSS~~ ~~AND OVER~~ THE PRIVATE WAYS AND STRIPS OF LAND TEN FEET IN WIDTH ABUTTING SAID PRIVATE WAYS IN THE TOWN OF BOURNE, COUNTY OF BARNSTABLE, COMMONWEALTH OF MASSACHUSETTS, SAID PRIVATE WAYS AND LAND AS NOW LAID OUT BEING AS SHOWN ON A PLAN ENTITLED:

PLAN OF LOTS 1-19 ON DESERT DRIVE SEPTEMBER 12, 1992, BOURNE, MASSACHUSETTS SCALE 1"=80' FOR ROCKLAND TRUST COMPANY, BY ATLANTIC DESIGN ENGINEERS, INC. SANDWICH, MASS. AND RECORDED IN PLAN BOOK 493 PAGE 76 AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS. SAID PRIVATE WAY IS SHOWN AS DESERT DRIVE. GRANTORS LAND IS SHOWN AS LOTS 1 THROUGH 15 INCLUSIVE.

FOR GRANTORS TITLE SEE BOOK 7560 PAGE 159 AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS.

~~ALSO THE PERPETUAL RIGHT AND EASEMENT AT ANY TIME AND FROM TIME TO TIME AND WITHOUT ANY FURTHER PAYMENT THEREFOR, TO CUT, TRIM AND REMOVE TREES, BUSHES, OVERHANGING BRANCHES, AND OTHER OBSTRUCTIONS TO THE EXTENT THAT THE GRANTEE OR EITHER OF THEM DEEM NECESSARY TO CLEAR AND KEEP CLEAR AND OPERATE SAFELY THE SAID LINES.~~

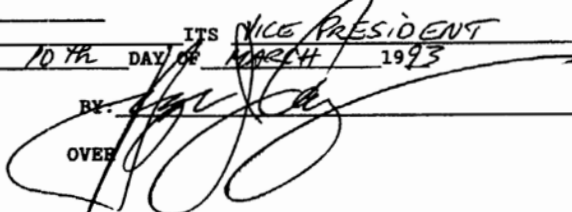
TOGETHER WITH THE RIGHT TO INSTALL IN SAID PRIVATE WAYS AS SHOWN ON SAID PLAN AND/OR SAID STRIPS, TEMPORARY LINE OR LINES WHEREVER IN THE JUDGMENT OF THE GRANTEE OR EITHER OF THEM, IT IS REQUIRED FOR THE EMERGENCY MAINTENANCE OF SERVICE. IN ALL CASES, THE MAKING OF REPAIRS OR IMPROVEMENTS SHALL BE COMPLETED AND THE TEMPORARY LINE OR LINES REMOVED AS SOON AS PRACTICAL.

THE LOCATION OF SAID EASEMENT IS TO BE ESTABLISHED UPON THE INSTALLATION OF SAID POLES, CABLE, CONDUITS, EQUIPMENT AND FIXTURES AFORESAID. PERMISSION IS HEREIN GRANTED TO ENTER SAID LAND AND PREMISES FOR ACCESS THERETO FOR ALL OF THE ABOVE PURPOSES.

IT IS ALSO AGREED THAT SUCH LINE OR LINES AND EACH AND EVERY PART THEREOF, WHETHER FIXED TO THE REALTY OR NOT, SHALL BE AND REMAIN THE PROPERTY OF THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTEREST MAY APPEAR.

IN WITNESS WHEREOF ROCKLAND TRUST COMPANY HAS CAUSED ITS CORPORATE SEAL TO BE HERETO AFFIXED AND THESE PRESENTS TO BE SIGNED, ACKNOWLEDGED AND DELIVERED IN ITS NAME AND BEHALF BY

H. JAY CARNEY ITS VICE PRESIDENT
HEREBY DULY AUTHORIZED THIS 10TH DAY OF MARCH 1993

BY: 

OVER

THE COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE SS

March 10, 1993
THEN PERSONALLY APPEARED THE ABOVE NAMED H. Jay Carney
AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THE FREE ACT AND DEED OF
BEFORE ME,

MY COMMISSION EXPIRES: Oct 9, 1998

NOTARY PUBLIC



RECEIVED & RECORDED
MAR 17 9 45 AM '93
BARNSTABLE COUNTY
MASS.

RIGHT OF WAY EASEMENT
ROCKLAND TRUST COMPANY

TO

NEW ENGLAND TEL. & TEL. CO.

AND

COMMONWEALTH ELECTRIC CO.

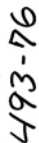
DATED: 3-10-93

FROM THE OFFICE OF:

RIGHT OF WAY AGENT
NEW ENGLAND TEL & TEL CO.
44 OLD TOWN HOUSE RD.
SO. YARMOUTH, MA. 02664

RECORDED MAR 17 93

251



BOOK 7560 PAGE 159

25363

Rockland Trust Company

a corporation duly established under the laws of the Commonwealth of Massachusetts

and having its usual place of business at

288 Union Street, Rockland, MA 02370

holder of a mortgage

from James L. Gesner and Jack D. Nevil as Trustees of Nightingale Realty Trust

to said Rockland Trust Company

dated January 20, 1989 recorded with Barnstable County Registry Deeds

book 6604 , page 311 , by the power conferred by said mortgage and

every other power, for One Million and 00/100 (\$1,000,000.00) dollars

paid, grants to the said Rockland Trust Company

288 Union Street

Rockland, MA 02370

the premises conveyed by said mortgage, to wit:

The land with the buildings thereon, situated in Buzzards Bay, Barnstable County, Massachusetts, being bounded and described as follows:

Beginning at the southwesterly corner of the herein described premises at a point in the northeasterly line of the north Bourne Bridge Approach, a State Highway, and at the southwesterly corner of land of James F. Krumrine, said point being in the former center line of Clay Pit Road;

Thence northwesterly by a curve to the left of 972.45 feet radius by the said northeasterly line of the north Bourne Bridge Approach, 333.33 feet;

Thence N. 28 deg. 34' 45" E by land now or formerly of Philip Dimodica, 106.41 feet to a concrete bound;

Thence N. 17 deg. 33' 15" W by same, 357.32 feet to a concrete bound;

Thence N. 0 deg. 54' 45" W by same, 233.56 feet to registered land shown on Land Court Plan 12891;

Thence easterly by said registered land to Nightingale Pond;

Thence northerly by same to the northeasterly line of said registered land;

Thence northwesterly by said northeasterly line to a concrete bound at the northerly corner of said registered land and in the southeasterly line of land of Trustees of Bay Head Realty Trust;

Thence N. 37 deg. 43' 00" E by land of said trust, 1004.46 feet to a concrete bound set in the southerly edge of a small cranberry bog of Robert W. MacDonald;

Thence northeasterly and northerly by the easterly edge of said bog, about 150 feet to a concrete bound bearing N 37 deg. 43' 00" E and distant 126.42 feet from the last above-mentioned concrete bound.

Thence N. 37 deg. 43' 00" E by land of said Trust, 3257.61 feet to a stone bound;

Thence S. 48 deg. 39' 40" W 300.00 feet to a point in the center of New Way Road;

ADDRESS OF PREMISES: Nightingale Pond Road, Bourne MA

Thence southwesterly by the center line of said New Way Road about 425 feet to a point bearing S 41 deg. 14' 05" W from a concrete bound set in an old pile of stones on the southerly side of said Road;

BOOK 7560 PAGE 160

Thence S. 41 deg. 14' 05" W by land of Peter J. Amari, about 1110 feet to a point in Clay Pit Road;

Thence southerly by the center line of said Clay Pit Road by land of said Amari and by land of John P. Tassinari et ux about 2760 feet to a point on the northwesterly line of Nightingale Pond Road, a public way;

Thence southwesterly by said Road about 951 feet to a concrete bound;

Thence southwesterly by a curve to the left of 390.00 feet radius by said Road about 125 feet to the northerly corner of the aforesaid land of James F. Krumrine;

Thence southwesterly by the northwesterly line of land of said Krumrine, it being the centerline of the former Clay Pit Road, now abandoned, about 155 feet to the point of beginning.

Containing an area of about 91.30 acres of land and about 7.00 acres in Nightingale Pond, and being the land conveyed to James F. Krumrine by deed recorded in Barnstable Deeds, Book 2242, Page 220, and being shown on a plan recorded with said Deeds in Book 298, Page 17.

Exempting from said parcel the land taken by the Commonwealth of Massachusetts on April 17, 1980 recorded with said Deeds, Book 3087, Page 1.

Said parcel is subject to and with the benefit of all attachments, executions, mortgages, easements, restrictions, and reservations of record, insofar as the same may now be in force and applicable.

Witness the execution and the corporate seal of said corporation this ninth day of May 1991

Rockland Trust Company, by
Donald F. Godby
Donald F. Godby, its President

Rockland Trust Company, by
Alan C. Peterson
Alan C. Peterson, its Treasurer

The Commonwealth of Massachusetts

Plymouth ss.

May 9, 1991

Then personally appeared the above named Donald F. Godby, President and acknowledged the foregoing instrument to be the free act and deed of Rockland Trust Company before me,

Stuart M. Van Tine

Notary Public - ~~XXXXXXXXXX~~

My commission expires March 28 1997

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Affidavit

I, Donald F. Godby, President of Rockland Trust Company, named in the foregoing deed, make oath and say that the principal and interest and other obligations mentioned in the mortgage above referred to ^{were} not paid or tendered or performed when due or prior to the sale, and that Rockland Trust Company caused to be published on the 17th day and the 24th day of April and the 1st day of May 19 91 in the Bourne Courier a newspaper published or by its title page purporting to be published in Yarmouth; there being no newspaper published in Bourne, and the Bourne Courier having a general circulation in Bourne, and having a circulation therein, a notice of which the following is a true copy

See Exhibit "A" attached hereto

(INSERT ADVERTISEMENT)

I further certify that Rockland Trust Company caused copies of said notice to be mailed in compliance with the provisions of M.G.L. Chapter 244, Section 14, as amended.

Pursuant to said notice at the time and place therein appointed,
the said Rockland Trust Company

sold the mortgaged premises at public auction by

Daniel J. Flynn III of Jerome J. Manning & Co.
an auctioneer, to

the said Rockland Trust Company

above named, for One Million (1,000,000) dollars

bid by the said Rockland Trust Company

, being the highest bid made therefor at said auction.

Donald F. Godby
President, Rockland Trust Company

Signed and sworn to by the said Donald F. Godby, President this ninth
day of May 1991, before me,



Stuart M. VanTine
My commission expires March 28, 1997

SCHEDULE "A"

BOOK 7560 PAGE 162

RECEIVED

8937A00 11:30
EXCISE
TAX 3429.00
CHECK 3429.00

DEEDS REG 01
BARNSTABLE
#6/96/91

**MORTGAGEE'S NOTICE
OF SALE OF
REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by James L. Gesner and Jack D. Nevil, Trustees of Nightingale Realty Trust to Rockland Trust Company, dated January 20, 1989 and recorded with Barnstable County Registry of Deeds at Book 6604, Page 311, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at eleven o'clock (11:00) a.m. on Wednesday the eighth (8th) day of May, 1991, upon the mortgaged premises, which premises are situated on Nightingale Pond Road in that part of Bourne, Barnstable County, Massachusetts known as Buzzards Bay, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon, situated in Buzzards Bay, Barnstable County, Massachusetts, being bounded and described as follows:

Beginning at the southwesterly corner of the herein described premises at a point in the northeasterly line of the north Bourne Bridge Approach, a State Highway, and at the southwesterly corner of land of James F. Krumrine, said point being in the former center line of Clay Pit Road;

Thence northwesterly by a curve to the left of 972.45 feet radius, by the said northeasterly line of the north Bourne Bridge Approach, 333.33 feet;

Thence N. 28. deg. 34' 43" E by land now or formerly of Philip Dimodica, 108.41 feet to a concrete bound;

Thence N. 17 deg. 33' 15" W by same, 357.32 feet to a concrete bound;

Thence N. 0 deg. 54' 45" W by same, 233.56 feet to registered land shown on Land Court Plan 12691;

Thence easterly by said registered land to Nightingale Pond;

Thence northerly by same to the northeasterly line of said registered land;

Thence northwesterly by said northeasterly line to a concrete bound at the northerly corner of said registered land and in the southeasterly line of land of Trustees of Bay Head Realty Trust;

Thence N. 37 deg. 43' 00" E by land of said trust, 1004.46 feet to a concrete bound set in the southerly edge of a small cranberry bog of Robert W. MacDonald;

Thence northeasterly and northerly by the easterly edge of said bog, about 150 feet to a concrete bound bearing N 37 deg. 43' 00" E and distant 126.42 feet from the last above-mentioned concrete bound.

Thence N. 37 deg. 43' 00" E by land of said Trust, 2257.61 feet to a stone bound;

Thence S. 48 deg. 39' 40" W

300.00 feet to a point in the center of New Way Road;

Thence southwesterly by the center line of said New Way Road about 425 feet to a point bearing S 41 deg. 14' 05" W from a concrete bound set in an old pile of stones on the southerly side of said Road;

Thence S. 41 deg. 14' 05" W by land of Peter J. Amari, about 1110 feet to a point in Clay Pit Road;

Thence southerly by the center line of said Clay Pit Road by land of said Amari and by land of John P. Tassinari et ux about 2760 feet to a point on the northwesterly line of Nightingale Pond Road, a public way;

Thence southwesterly by said Road about 951 feet to a concrete bound;

Thence southwesterly by a curve to the left of 390.00 feet radius by said road about 125 feet to the northerly corner of the aforesaid land of James F. Krumrine;

Thence southwesterly by the northwesterly line of land of said Krumrine, it being the centerline of the former Clay Pit Road, now abandoned, about 155 feet to the point of beginning.

Containing an area of about 91.30 acres of land and about 7.00 acres in Nightingale Pond, and being the land conveyed to James F. Krumrine by deed recorded in Barnstable Deeds, Book 2242, Page 220, and being shown on a plan recorded with said Deeds in Book 298, Page 17.

Exempting from said parcel the land taken by the Commonwealth of Massachusetts on April 17, 1980 recorded with said Deeds, Book 3087, Page 1.

Said parcel is subject to and with the benefit of all attachments, executions, mortgages, easements, restrictions, and reservations or record, insofar as the same may now be in force and applicable.

Being the same premises conveyed to the within mortgagors by deed of Everett L. Estabrooks dated January 22, 1988 recorded with Barnstable Deeds Book 6157 Page 107.

TERMS OF SALE: Said real estate will be sold to the highest bidder who will be required to deposit Fifty Thousand Dollars (\$50,000.00) by certified check or bank cashier's check at the time and place of sale and the balance shall be paid by certified check or bank cashier's check at the offices of Burns & Levinson, 1001 Hingham Street, Rockland, Massachusetts within thirty (30) days from the date of sale and shall be deposited in escrow with Burns & Levinson pending approval of the sale by the Lane Court. The deed shall be delivered within ten (10) days from the date of approval of the sale by the Lane Court. Said premises will sold subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens; all to the extent in force and applicable. The bidder shall be required to sign a Memorandum of Terms of sale containing the above terms at the Auction sale. Other terms will be announced at the sale.

Rockland Trust Company, the present holder of said

Mortgage
by its Attorneys,
Burns & Levinson
1001 Hingham Street
Rockland, Massachusetts
02370

(617) 982-4100

By: STUART M. VAN TINE,
Esq.

A.17.24, 5.1

RECEIVED

EXCISE

RECEIVED

EXCISE

015634

RECEIVED

RECEIVED

RECORDED JUN 6 91

We hereby certify that on the eighth day of May

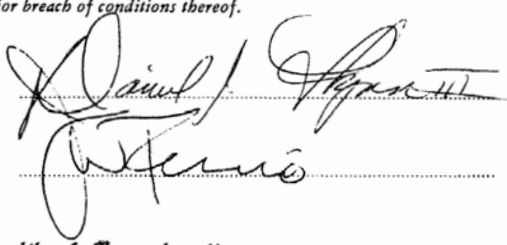
in the year one thousand nine hundred ninety-one we were present and saw
Richard T. Jackmauh, Vice President and Senior Mortgage Officer of
Rockland Trust Company; acting for and in behalf of said Rockland
Trust Company, a corporation with its principal offices at
288 Union Street, Rockland, Massachusetts,

the mortgagee named in a certain mortgage given by James L. Gesner and Jack D. Nevil, as
Trustees of Nightingale Realty Trust, u/d/t dated August 18, 1982

to the said Rockland Trust Company

dated January 20 A.D. 1989, and recorded in Barnstable County

Registry of Deeds, Book 6604 Page 311 make an open, peaceable and unopposed
entry on the premises situated in Buzzards Bay (Bourne) MA, described in said mortgage, for the
purpose, by him declared, of foreclosing said mortgage for breach of conditions thereof.



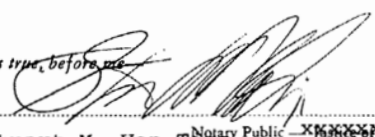
The Commonwealth of Massachusetts

Barnstable ss. May 8, 1991. Then personally appeared

the above named DANIEL T. FLYNN III

and JOHN W. TERPICO

and made oath that the above certificate by them subscribed is true, before me



Stuart M. Van Tine Notary Public My Commission Expires March 28 19 97

19 at o'clock and minutes M.

Received and entered with Deeds, Book Page

and reference made, as by law required.

Attest:

Register.

RECORDED JUN 6 91

Addendum D

Client Contract Information

Proposal and Contract for Services

CBRE, Inc.
2800 Post Oak Boulevard, Suite 500
Houston, Texas 77056
www.cbre.us/valuation

Craig Young
Executive Vice President

October 15, 2025

Nancy Kist
Senior Advisor, Lands & ROW
ALGONQUIN GAS TRANSMISSION, LLC
504 Coolidge Street
South Plainfield, NJ 07080
Phone: 617.921.4910
Email: nancy.kist@enbridge.com

RE: Assignment Agreement
Fee Simple and Easement Interests
Town of Bourne & Division of Fish and Game Parcels

- G-31-MA-BA-001; G-31-MA-BA-005; G-31-MA-BA-006; G-8-MA-BA-130.001.AR; G-11-MA-BA-014.001; G-31-MA-BA-007; G-31-MA-BA-023 & G-32-MA-BA-001; G-31-MA-BA-025 & G-32-MA-BA-001.001

Dear Ms. Kist:

We are pleased to submit this proposal for this assignment. Terms and Conditions for this assignment will be in compliance with the current Master Consulting Services Agreement between CBRE, Inc. and Enbridge (US) Inc.

PROPOSAL SPECIFICATIONS

Client	Algonquin Gas Transmission, LLC
Purpose:	To assist in the determination of compensation for the proposed project.
Rights Appraised:	Fee Simple and Easement Interests if applicable
Intended Use:	To aid the client in the determination of compensation for the properties proposed to be acquired.
Intended User:	The intended users of this report are ALGONQUIN GAS TRANSMISSION, LLC ("Client"), and such other parties and entities (if any) expressly recognized by CBRE as "Intended Users" (as further defined herein).
Reliance:	Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged

in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

Inspection:	Unless instructed otherwise, CBRE will conduct a physical inspection of the subject properties and their surrounding environs on the effective date of appraisal, from public thoroughfares or the nearest point along public thoroughfares.
Valuation Approaches:	All applicable approaches to value will be considered.
Report Type:	Appraisal Report in format as agreed upon by client.
Appraisal Standards:	Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) also known as Yellow Book
Appraisal Fee:	\$6,000 per parcel, plus expenses. Please note this fee assumes no improvements will be impacted by the proposed project. If it is determined that any improvements will be impacted, we will contact the client to discuss a revised scope of work and fee if applicable.
Additional Services:	We are also qualified to provide additional valuation and advisory services such as condemnation support and expert witness testimony. If requested, fees for these additional services will be contracted outside of this agreement and will be billed hourly.
Expenses:	Associated expenses if applicable will be billed separately and at cost without markup; to include, but not limited to, exhibits, travel, research costs, production of hard copies, additional photographs, and delivery charges.
Retainer:	A retainer is not required for this assignment
Payment Terms:	In accordance with current Master Consulting Services Agreement.

Delivery Schedule:

Final Report: No later than 4 weeks from authorization to proceed and receipt of applicable property information.

Start Date: The appraisal process will start upon receipt of your signed agreement or PO and the property specific data (survey, title, proposed easement document, etc.).

Acceptance Date: These specifications are subject to modification if this proposal is not accepted within 7 business days from the date of this letter.

When executed and delivered by all parties, this letter will serve as the Agreement for appraisal services by and between CBRE and Client. Each person signing below represents that it is authorized to enter into this Agreement and to bind the respective parties, including the intended users, hereto.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,
CBRE, Inc.
Valuation & Advisory Services



Craig Young
Executive Vice President
As Agent for CBRE, Inc.
T 713.577.1597
craig.young3@cbre.com

AGREED AND ACCEPTED

FOR ALGONQUIN GAS TRANSMISSION, LLC:

 _____ Signature	October 15, 2025 _____ Date
Nancy A. Kist _____ Name	Senior Advisor, Lands & ROW _____ Title
781-795-2656 _____ Phone Number	nancy.kist@enbridge.com _____ E-Mail Address

Subject Property Information Provided by Client

Tract Name	Feature Use	Owner	Article 97	Site Address	Tax Parcel Number
G-31-MA-BA-007	ROW	Commonwealth of Massachusetts	Yes	Off Bournedale Road	10.00, Lot 7
G-31-MA-BA-023 & G-32-MA-BA-001	ROW	Commonwealth of Massachusetts	Yes	Camp Edwards	44.0 Lot 50.00
G-31-MA-BA-025 & G-32-MA-BA-001.001	ROW	Commonwealth of Massachusetts	Yes	Camp Edwards	44.0 Lot 50.00 & 17.0, Lot 3
					Totals

Tract Name	Feature Use	Owner	Article 97	Site Address	Tax Parcel Number
G-31-MA-BA-001	ROW	Town of Bourne	Yes	0 Bournedale Road Bourne, MA	10.0_5_0
G-31-MA-BA-005	ROW	Buzzards Bay Water District	Yes	0 Bournedale Road Bourne, MA	10.0_52_0
G-31-MA-BA-006	ROW	Town Of Bourne Conservation Commission	Yes	0 Bournedale Road Bourne, MA	10.0_6_0
G-8-MA-BA-130.001.AR	Standalone TAR	Town of Bourne - Conservation Comm	Yes	0 Deseret Dr, Bourne,MA (Nightengale Pond Conservation Land)	20.0_54_0
G-11-MA-BA-014.001	ROW	Town of Bourne	No	1025 SCENIC HWY, BOURNE, MA	11.0_25_0

Addendum E

Qualifications



VALUATION & ADVISORY SERVICES / RIGHT OF WAY TEAM LEAD

Albert R. Crosby, MAI

Senior Vice President, Philadelphia, PA

T +1 215 561 8734
M +1 609 922 4814
E albert.crosby@cbre.com

Clients Represented

- Corporations
- Government Agencies
- Investment Firms
- Insurance Companies
- Life Company Lenders
- Law Firms
- National Banks
- Regional/Community Banks
- REITs

Pro Affiliations/ Accreditation

- Certified General Real Estate Appraiser: DE, NJ, PA, MD
- Designated Member, Appraisal Institute (MAI)
- Southern New Jersey Chapter of the Appraisal Institute
- International Right of Way Association Member
- Leadership Development Advisory Council (LDAC) Attendee

Education

- Bachelor of Arts, Accounting at Elon University, Elon College, NC

Professional Experience

Albert Crosby, MAI, is a Senior Vice President for CBRE's Valuation & Advisory Services (VAS) Mid-Atlantic Division based in Philadelphia, Pennsylvania. He is responsible for coordinating a wide range of engagements with a primary focus on right-of-way appraisal and related advisory services including appraisal business and development, client relations for the Mid-Atlantic region.

Mr. Crosby has over 20+ years of professional real estate appraisal experience in the valuation of general purpose and user-based specialized real estate. He has appraised property in several US states for various purposes including right-of-way, property tax, financial reporting, insurance, and purchase/sale. He has been involved in a variety of asset types within real estate valuations including; single asset valuation of retail, office, industrial, multi-family, vacant land, as well as portfolio valuations, market rent studies, and special purpose including religious institutions.

Mr. Crosby has appraised properties in multiple states in the Mid-Atlantic region including: New Jersey, Pennsylvania, Delaware and Maryland. The appraisals have been prepared and used for lending purposes, land preservation, easement acquisitions, internal business decisions as well as for litigation/expert testimony in tax appeal, right of way (eminent domain), and/or other court proceedings.

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE

BOARD OF
REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
GEN. REAL ESTATE APPRAISER

ALBERT R CROSBY
109 APPALOOSA WAY
SEWELL
SEWELL, NJ 08080

Albert R Crosby
LICENSEE SIGNATURE

1000435

08/26/2028

839210

LICENSE NUMBER

EXPIRATION DATE

SERIAL NUMBER