

ERIC REENSTIERNA ASSOCIATES

Real Estate Appraisers and Consultants

24 Thorndike Street, Cambridge, MA 02141

617 577-0096

July 7, 2009

Mr. Steven Azar
City of Somerville
Mayor's Office of Strategic Planning and Community Development
93 Highland Avenue
Somerville, MA 02145

Dear Mr. Azar:

In accordance with your request, I have made an analysis of the property located at 15-25 Cross Street East, Somerville, Massachusetts, a vacant lot, for the purpose of estimating the Market Value of the Fee Simple Estate in the property, "as is," as of July 1, 2009.

This letter is introductory to a Self-Contained Appraisal Report, intended to comply with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and standards of the Appraisal Institute. The subject property, comparable market data, and analyses are described in full in the text and other explanatory materials that follow, as are extraordinary assumptions, hypothetical conditions, and any instructions of the client. This letter is part of the larger document and, to be properly understood, must remain attached.

On the basis of the analyses presented here, it is my opinion that the Market Value of the Fee Simple Estate in the subject property, "as is," expressed as cash to the seller in a hypothetical transfer, as of July 1, 2009, is Six Hundred Fifty Thousand U.S. Dollars (\$650,000.).

The estimated marketing period is six to twelve months. If I may be of further service to you, please call me.

Sincerely,



Eric T. Reenstierna, MAI
Mass. Cert. General R.E. Appraiser #343

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS (EXECUTIVE SUMMARY)

Project Name: Harris Park Appraisal
Contract # 09-795

Address: 15-25 Cross Street East
Somerville, MA
Lots 89-K-14, 15, and 16

Ownership: Marc E. Smith *et al.*
1385 Hancock Street
Quincy, MA 02169-5103

Representative at Inspection: none

Title Reference: Book 32520, Page 22 (Middlesex South Registry)

Statement: "Project Summary is supplemented, clarified, and qualified in the body of the Appraisal Report"
. "to the best of the Vendor's information and belief, everything contained in the Appraisal Report is true and no relevant information has been omitted."
(statement required in contract with client)

Property Rights Appraised: Fee Simple Estate
Value Appraised: Market Value
Date of Value: July 1, 2009

Important Locational
Economic Factors: residential development land market

Land Area: 16,590 square feet

Extraordinary Assumptions: none
Hypothetical Conditions: none
Hazardous Waste Assumptions: presumed not to require remediation

Zoning: Residence A

Flood Zone: Zone C; FEMA Map #250214 0001 B

Buildings: none

Use: none

Highest and Best Use: residential development

Value Indications

Cost Approach: not applied
Income Capitalization Approach: not applied
Sales Comparison Approach:

Final Market Value Estimate: \$650,000.

Marketing Period: 6 to 12 months



Eric T. Reenstierna, MAI
Mass. Cert. General R.E. Appraiser #343