

**SUMMARY APPRAISAL REPORT OF
THE PROPERTY LOCATED AT**

L-31 Farmall Drive

Hinesburg, VT 05461

as of

October 18,, 2013

for

Kyle Bostwick et al
339 Farmall Drive
Hinesburg, VT
05461

by

Fay Associates, Inc.

1233 Shelburne Road, Suite C2B
South Burlington, VT 05403

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South Burlington, VT 05403
802-658-3040

INVOICE	10/29/2013 DATE	073FARMA FILE NUMBER	J CASE NUMBER
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Client: Kyle Bostwick et al
339 Farmall Drive
Hinesburg, VT
05461

Item	Total
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APPRAISAL FEE FOR SERVICES RENDERED	\$	400.00
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Borrower: Kyle Bostwick et al
L-31 Farmall Drive
Hinesburg, VT 05461
Volume 178, page 694.

Total: \$ 400.00

Thank you

Summary Appraisal Report

LAND APPRAISAL REPORT

J
File No. 073FARMA

IDENTIFICATION	Borrower <u>Kyle Bostwick et al</u> Census Tract <u>35.02</u> Map Reference <u>SLD150L31</u>
	Property Address <u>L-31 Farmall Drive</u>
	City <u>Hinesburg</u> County <u>Chittenden</u> State <u>VT</u> Zip Code <u>05461</u>
	Legal Description <u>Volume 178, page 694.</u>
	Sale Price <u>\$N/A</u> Date of Sale <u>N/A</u> Loan Term <u>N/A</u> yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
	Actual Real Estate Taxes <u>\$N/A</u> (yr.) Loan charges to be paid by seller <u>\$N/A</u> Other sales concessions <u>N/A</u>
	Lender/Client <u>Kyle Bostwick et al</u> Address <u>339 Farmall Drive, Hinesburg, VT, 05461</u>
Occupant <u>Vacant</u> Appraiser <u>Roger P Fay, Jr.</u> Instructions to Appraiser <u>'as is' condition</u>	

NEIGHBORHOOD	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Good Avg. Fair Poor
	Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%	Employment Stability <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow	Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Convenience to Shopping <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Convenience to Schools <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Present Land Use <u>35</u> % 1 Family <u> </u> % 2-4 Fam <u> </u> % Apts. <u> </u> % Condo <u>15</u> % Commercial	Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	<u> </u> % Industrial <u> </u> % Vacant <u>50</u> % Vacant	Adequacy of Utilities <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)	Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	(*) From <u> </u> To <u> </u>	Protection from Detrimental Conditions <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>< 5</u> % Vacant	Police and Fire Protection <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Single Family Price Range \$ <u>210,000</u> to \$ <u>350,000+-</u> Predominant Value \$ <u>275,000</u>	General Appearance of Properties <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Single Family Age <u>3</u> yrs. to <u>110</u> yrs. Predominant Age <u>6</u> yrs.	Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) Immediate neighborhood is on northwest corner of village setting with vacant land concentrated west and northwest. Location is conveniently within 1/2 mile of shopping, restaurants and entire school system. Commercial influences are east of subdivision. Quiet setting with some pastoral view amenities observed. *** See Additional Comments ***

SITE	Dimensions <u>See attached SITE PLAN</u> = <u>5.35 Acres</u> <input type="checkbox"/> Corner Lot
	Zoning Classification <u>Village District</u> Present improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations
	Highest and best use: <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>Residual addon land - most advantageous to adjacent properties.</u>
	Elec. <input type="checkbox"/> Public <input type="checkbox"/> Other (Describe) <u> </u>
	Gas <input type="checkbox"/> <u> </u>
	Water <input type="checkbox"/> <u> </u>
	San. Sewer <input type="checkbox"/> <u> </u>
	<input type="checkbox"/> Underground Elect. & Tel. <u> </u>
	OFF SITE IMPROVEMENTS Street Access: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	Surface <u>Asphalt</u> Maintenance: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
<input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter	
<input checked="" type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	
Topo <u>Level</u>	
Size <u>Typical to large</u>	
Shape <u>Irregular</u>	
View <u>Pastoral</u>	
Drainage <u>Appears adequate</u>	
Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) Subject is a vacant parcel of land currently in an unimproved, open meadow state. Pastoral views from proximity noted. Said acreage is situated in a Flood Zone classification eliminating possibility of future residential development. V.A.S.T. Trail easement extends along southwesterly border adjacent to LaPlatte River. No history documented indicating such rights-of-way adversely affecting values.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS	ITEM	Subject Property	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address	L-31 Farmall Drive Hinesburg, VT 05461	581 Pleasant Valley Road Underhill, VT 05489		121 Ethan Allen Hwy. Charlotte, VT 05445		375 Browns Trace Road Jericho, VT 05465	
	Proximity to Subj.		21.00 miles NE		6.25 miles W		11.56 miles NE	
	Sales Price	\$ N/A	\$ 8,000		\$ 6,000		\$ 5,000	
	Price	\$ 12524.27	\$ 16000.00		\$ 6000.00		\$ 5555.56	
	Data Source	Inspection	V.R.E.S./Town Rec.		V.R.E.S./Town Rec.		V.R.E.S./Town Rec.	
	Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
		N/A	03/29/2007	0	06/10/2010	0	01/11/2008	0
	Location	Average	Similar	0	Similar	0	Similar	0
	Site/View	Average/Average	Similar/Similar	0	Similar/Similar	0	Similar/Similar	0
	Site Area	5.35 Acres	.5 Acre	+9,500	1 Acre	+8,500	.9 Acre	+9,000
	Septic/Water	N.A./N.A.	N.A./N.A.	0	N.A./N.A.	0	N.A./N.A.	0
	Sales or Financing Concessions	N/A	Cash Equivalent No Concessions		Cash Equivalent No Concessions		Cash Equivalent No Concessions	
	Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$	9,500	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$	8,500	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$	9,000
	Indicated Value of Subject		Gross 118.8% Net 118.8% \$ 17,500		Gross 141.7% Net 141.7% \$ 14,500		Gross 180.0% Net 180.0% \$ 14,000	

Comments on Market Data: Sales referenced in this report are vacant parcels of land not recognized as legitimate building lots. Each is best served as addon land, most advantageous to adjacent property owners. No single Comparable is considered most representative of Subject's contributory features. *** See Additional Comments ***

Comments and Conditions of Appraisal: Subject was appraised in 'as is' condition.

RECONCILIATION	Final Reconciliation: <u>Market Data Analysis is the primary and most reliable method available to establish the value of vacant land. The remaining two methods of valuation, Cost Approach and Income Approach, are not relevant for this type of valuation.</u>
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>October 18,</u> <u>2013</u> to be <u>\$14,000</u>
	Appraiser(s) <u>Roger P Fay, Jr.</u> Review Appraiser (if applicable) <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property
Name <u>Roger P Fay, Jr.</u> Date <u>10/29/2013</u> Name <u> </u> Date <u> </u>	
State <u>VT</u> License <input type="checkbox"/> Certification # <u>079-0000031</u> State <u> </u> License <input type="checkbox"/> Certification # <u> </u>	

ADDITIONAL COMMENTS

Borrower or Owner	Kyle Bostwick et al		
Property Address	L-31 Farmall Drive		
City	Hinesburg	County	Chittenden
		State	VT
		Zip Code	05461
Lender or Client	Kyle Bostwick et al		

Scope of the Appraisal

Stated Client for valuation purposes intends this appraisal report for use. Said report is not intended for any other use at this time.

Site inspection was conducted on herein mentioned property to determine features, size and the presence of and improvements thereon. The Town Clerks Office was researched to determine legal aspect of said property and other potential sales data relating to Subject. Following this field work an appraisal report was then prepared to determine an Opinion of Market Value of herein indicated property in 'as is' condition. In the initial process of estimating Market Value the test of 'highest and best use' was employed. 'Highest and best use' is that reasonable and probable use that supports present value, as defined, as the Effective Date of the appraisal. The four tests of use include most probable, legally permissible, physically possible and economically feasible. Following this test the three accepted methods of valuation, Sales Comparison Analysis, Income Approach and Cost Approach, were considered. Completion of Sales Comparison Analysis entails the search of sale data that is most consistent with the contributory features provided by Subject outlined in the Comparison Grid. Efforts are made to select transactions that best represent Subject's bundle of rights and contributory features. All relevant Comparable Sales from Chittenden County market are considered within search perimeters.

Neighborhood

Chittenden County has established itself as the economic engine for northern Vermont economy. Market values in said County have remained relatively stable since August of 2005 with minor pockets of declining value identified. Market-to-Market analysis provides the purest method of calibrating value trends by tracking and calculating a specific property's change in value from the initial sale to the time of resale. During the first 6 months of 2013, 60 single-family, market to market sales, considered arm's length, were identified in Chittenden County between \$150,000 and \$450,000. This study utilized sales that were bought and sold between August 2005 and June 30, 2013. The resulting central tendencies in said study are as follows: Mean of +.72%; Median of +2%. During this same timeframe 33 residential Condominiums, market to market, sales were documented in the \$150,000 to \$450,00 value. The resulting central tendencies from this study are as follows: Mean of +.2%; Median of 0%. Seventeen single-family, market to market sales were identified between \$450,000 and \$750,000. The central tendencies generated by this value range were a Mean of -2.1% and a Median of -4%. Four residential Condominium market-to-market transactions resulted in a Mean of +1.9% and a Median of +3.3%. In the single family price range in excess of \$750,000, 2 market to market sales were documented generating a Mean and Median of +3.5. Statistical results generally loose some relevancy as sample sizes decline. It is also important to note that changes in value appreciation, or depreciation within a 5% deviation are an acceptable fluctuation of value stability. Changes within this range do not definitively indicate an absolute trend of decreasing, or increasing market values. Inventory status varies depending on location and, or value range analyzed. Marketing time tends to increase in upper ranges of value structure. Foreclosures have been limited in Chittenden County with negligible affect on Market Values. University of Vermont, Champlain College, Fletcher Allen Health Care and central Burlington commerce are 12 miles northwest. IBM facility is 12 miles removed to the north. Mortgage rates remain good with fluctuations in the mid 4%, 30 year range for owner occupied properties. Economic conditions are stable and generally healthy in terms of job numbers and diversified employment continues. Chittenden County unemployment rate, not seasonally adjusted, was last documented at 3.4% in August of 2013 and State unemployment was 3.9% during same timeframe. Both numbers remain lower than National average and each rate declined from previous month. Residential vacancies continue below 2% range in the Greater Burlington area and rents remain strong. IBM, General Electric Healthcare, General Dynamics, Green Mountain Coffee, Lane Press, NRG, Vermont Teddy Bear, Burton Snowboard, Husky, Dealer.com, Blodgett Oven, Fletcher Allen Health Care and educational facilities provide concentration of employment. IBM, the States largest employer, continues a presence in the Essex Junction-Williston location. Fletcher Allen Health Care considerable expansion within the last 10 years has helped solidify the hospital's reputation as a leader in the northern New England medical community. Convenient distances to employment, Lake Champlain proximity and reasonable distances to ski resorts destinations, such as Stowe, Sugarbush, Smugglers Notch and Bolton Valley contribute to market demand. Chittenden County is served by Interstate 89, Burlington International Airport in South Burlington, some Amtrak rail service, Vermont Transit bussing and municipal bussing in core areas. Seller concessions have been limited and not typical of most conveyances. Any concessions documented typically facilitate closing costs and pre-pays associated with the conveyance process.

Comments on Market Data

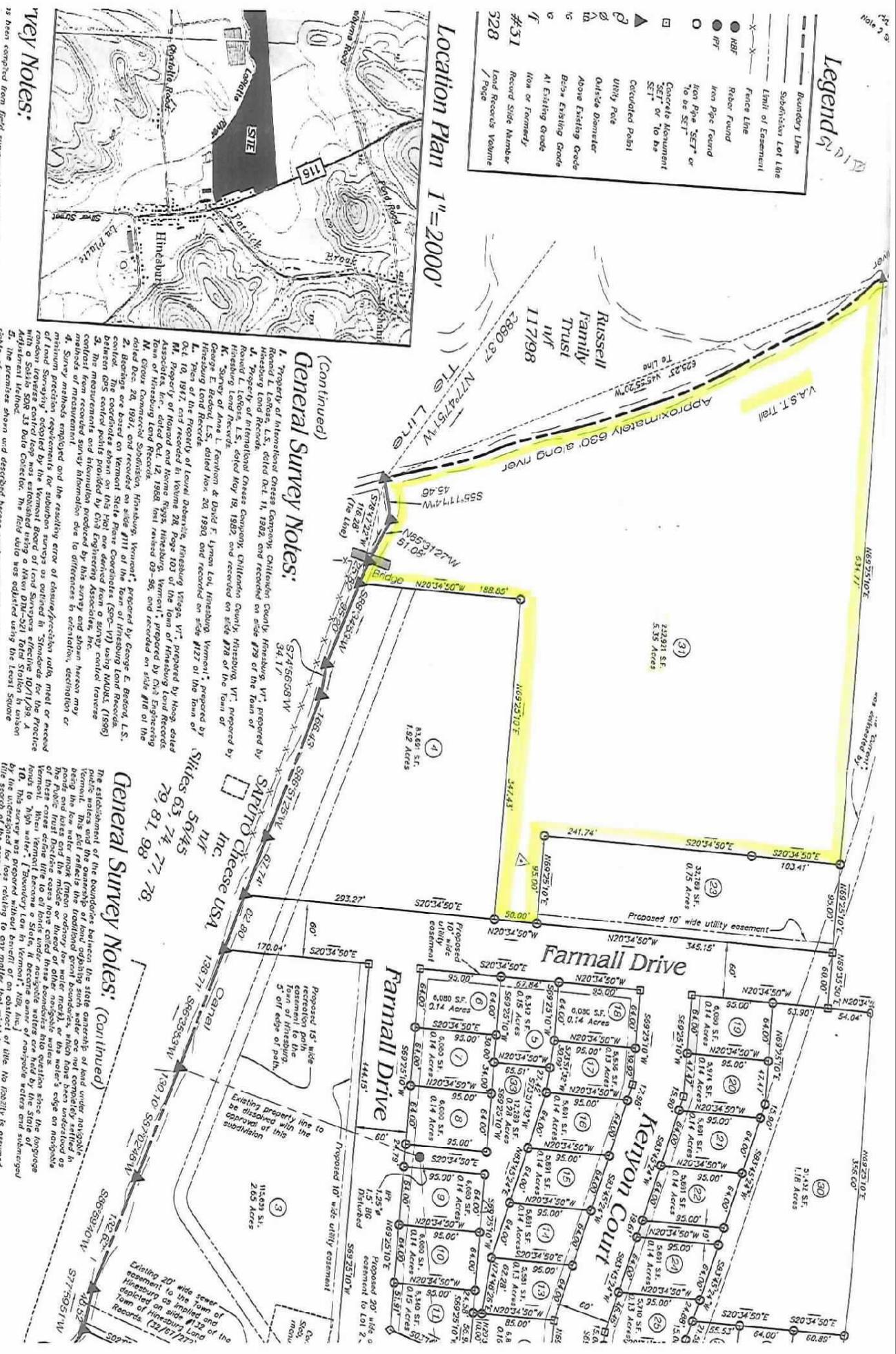
Median result was isolated to establish an Opinion of Market Value. SITE: A residual, contributory adjustment of \$2,000 acre was rendered for size differentials. This residual adjustment falls within the range of those historically rendered in Hinesburg for sizes less than 10 acres. Each of the adjustments were rounded to the nearest \$500 interval.

Additional Comments

EXPOSURE TIME: Market Exposure Time for Subject type property was not available. / ADDITIONAL CERTIFICATION: Appraiser has not provided any real estate, or other miscellaneous services for Subject property over the last 36 months.

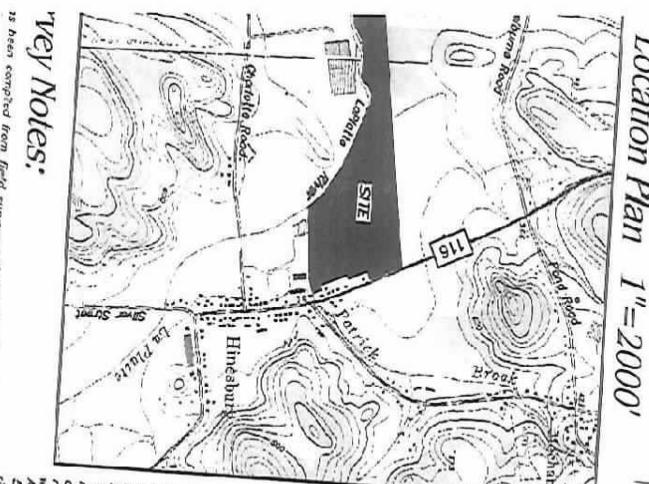
SITE PLAN

Borrower or Owner	Kyle Bostwick et al		
Property Address	L-31 Farnall Drive		
City	Hinesburg	County	Chittenden
State	VT	Zip Code	05461
Client	Kyle Bostwick et al		



Legend

- Boundary Line
- - - Subdivision Lot Line
- Limit of Easement
- Fence Line
- BBF
- IRP
- Iron Pipe Found to be SET or
- Concrete Monument SET or 10 bs
- Canteded Pabul
- ▲ Utility Pole
- Out-Sea Diameter
- Above Existing Grade
- Below Existing Grade
- At Existing Grade
- Iron or Formerly
- Record Side Number
- Load Record Volume
- Page



General Survey Notes:

(Continued)

- Property of International Chess Company, Chittenden County, Hinesburg, VT, prepared by George E. Bedford, L.S., dated Oct. 11, 1924, and recorded on side 179 of the Town of Hinesburg Land Records.
- Property of International Chess Company, Chittenden County, Hinesburg, VT, prepared by George E. Bedford, L.S., dated May 19, 1925, and recorded on side 178 of the Town of Hinesburg Land Records.
- Property of Anna L. Fayholm & David F. Lynn, Hinesburg, Vermont, prepared by George E. Bedford, L.S., dated Nov. 20, 1930, and recorded on side 1127 of the Town of Hinesburg Land Records.
- Property of Lowell Dabinski, Hinesburg, Vermont, prepared by George E. Bedford, L.S., dated Dec. 28, 1934, and recorded on side 1111 of the Town of Hinesburg Land Records.
- Property of Howard and Home Fyys, Hinesburg, Vermont, prepared by George E. Bedford, L.S., dated Oct. 12, 1938, and recorded on side 98-99, and recorded on side 1116 of the Town of Hinesburg Land Records.
- Property of George E. Bedford, L.S., dated Dec. 28, 1934, and recorded on side 1111 of the Town of Hinesburg Land Records.
- The coordinates shown on this plan were derived from a survey conducted by the Vermont State Plane Coordinates (SPC-VT) system (1983).
- Measurements and information provided by this survey and shown hereon may be used for other purposes.
- Survey methods employed and the resulting error of measurement shall meet or exceed minimum precision requirements for subdivision surveys as outlined in Standards for the Practice of Land Surveying, adopted by the Vermont Board of Land Surveyors for the Projected State Plane System, 33 Statute Collector, the first edition was published using the Least Squares method of adjustment.
- The premises shown and described hereon are subject to existing easements.
- The descriptions of these lands and the division...

General Survey Notes: (Continued)

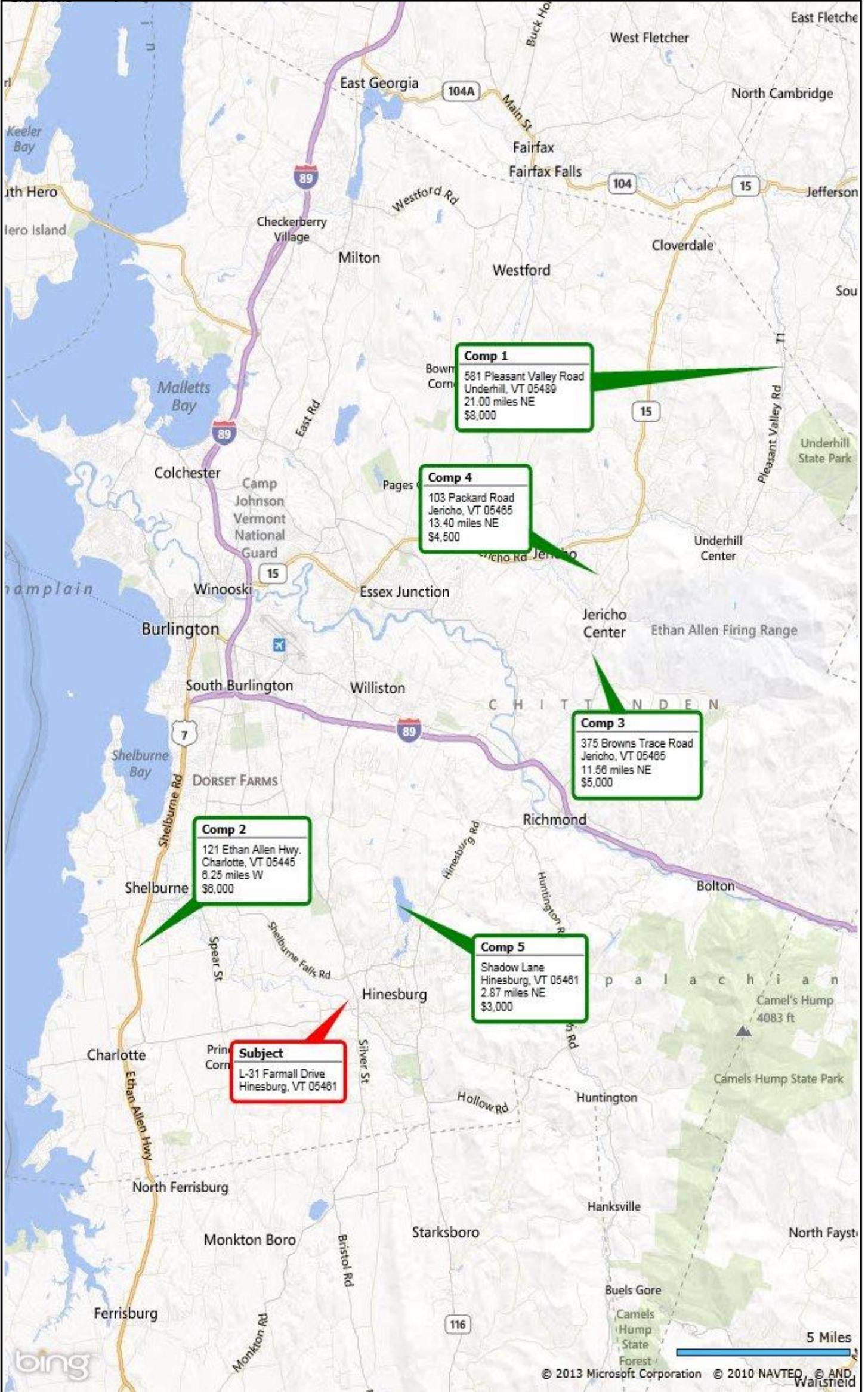
The establishment of the boundaries between the state ownership of land under navigable public waters and the lands of land adjoining such water are not necessarily settled in Vermont. This plan reflects the boundaries which have been established by the State of Vermont. The Public Trust Doctrine is hereby acknowledged as the basis for the boundaries shown hereon. When Vermont becomes a state under navigable waters are held by the State in trust for the people. The boundaries shown hereon are not to be construed as a warranty of title. No liability is assumed by the surveyor for any loss or damage resulting from any mistake that might be discovered by an unskilled or negligent person.

1. As shown compiled from field notes and records...

Fay Associates, Inc.

Location Map

Borrower or Owner Kyle Bostwick et al
Property Address L-31 Farnall Drive
City Hinesburg County Chittenden State VT Zip Code 05461
Client Kyle Bostwick et al



PHOTOGRAPH ADDENDUM

Borrower or Owner	Kyle Bostwick et al				
Property Address	L-31 Farmall Drive				
City	Hinesburg	County	Chittenden	State	VT
Zip Code	05461				
Client	Kyle Bostwick et al				



Street Scene



Parcel View 1



Parcel View 2

PHOTOGRAPH ADDENDUM

Borrower or Owner	Kyle Bostwick et al						
Property Address	L-31 Farmall Drive						
City	Hinesburg	County	Chittenden	State	VT	Zip Code	05461
Client	Kyle Bostwick et al						



Parcel View 3



Parcel View 4



Rear of contiguous units.