

T.H. REENSTIERNA LLC

Real Estate Appraisers and Consultants

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October 3, 2018

Mr. Richard Howard
Town Manager
c/o Town Hall
71 Vernon Street
Winchester, MA 01890

RE: +/- 6,500 sf land to the rear of 794 Main Street, Winchester, MA

Dear Mr. Howard:

I am writing to provide you with a schedule of fees and services and a timetable for completion of work for Appraisal Services for the property identified above. The assignment calls for a determination of the Market Value of the fee simple interest in the property. The purpose for this assignment is asset valuation purpose for potential disposition. The analyses will encompass the sites contributory value to an abutting parcel.

The Fee for this assignment is not to exceed **\$3,000**. The report will be delivered via pdf-email within 3 weeks of receipt of our notice to proceed.

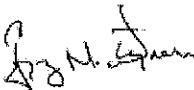
We will provide you with an **Appraisal Report** of the subject property. The report will be in conformity with the Uniform Standards of Professional Appraisal Practice and the Standards of The Appraisal Institute. An Appraisal Report involves a thorough gathering of data regarding the subject and comparable properties in the market, a complete analysis by the appropriate method(s) of valuation and reporting in the form of a narrative-type report, with a statement and certification of my final opinion of value.

The conclusion or value reported will be an opinion only and not be warranted as to fact. It will not be a representation of fact. It is our mutual understanding that I have no interest in the subject property. It is also understood that the fee for appraisal and expert witness services is in no way contingent upon the value reported or upon the outcome of any application for mortgage financing, of any trial or of any other matter in connection with which the appraisal is to be used.

If these arrangements are acceptable, please return a signed copy of the agreement as my notice to proceed.

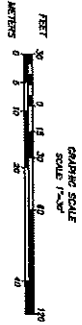
I look forward to the opportunity of working with you.

Sincerely,



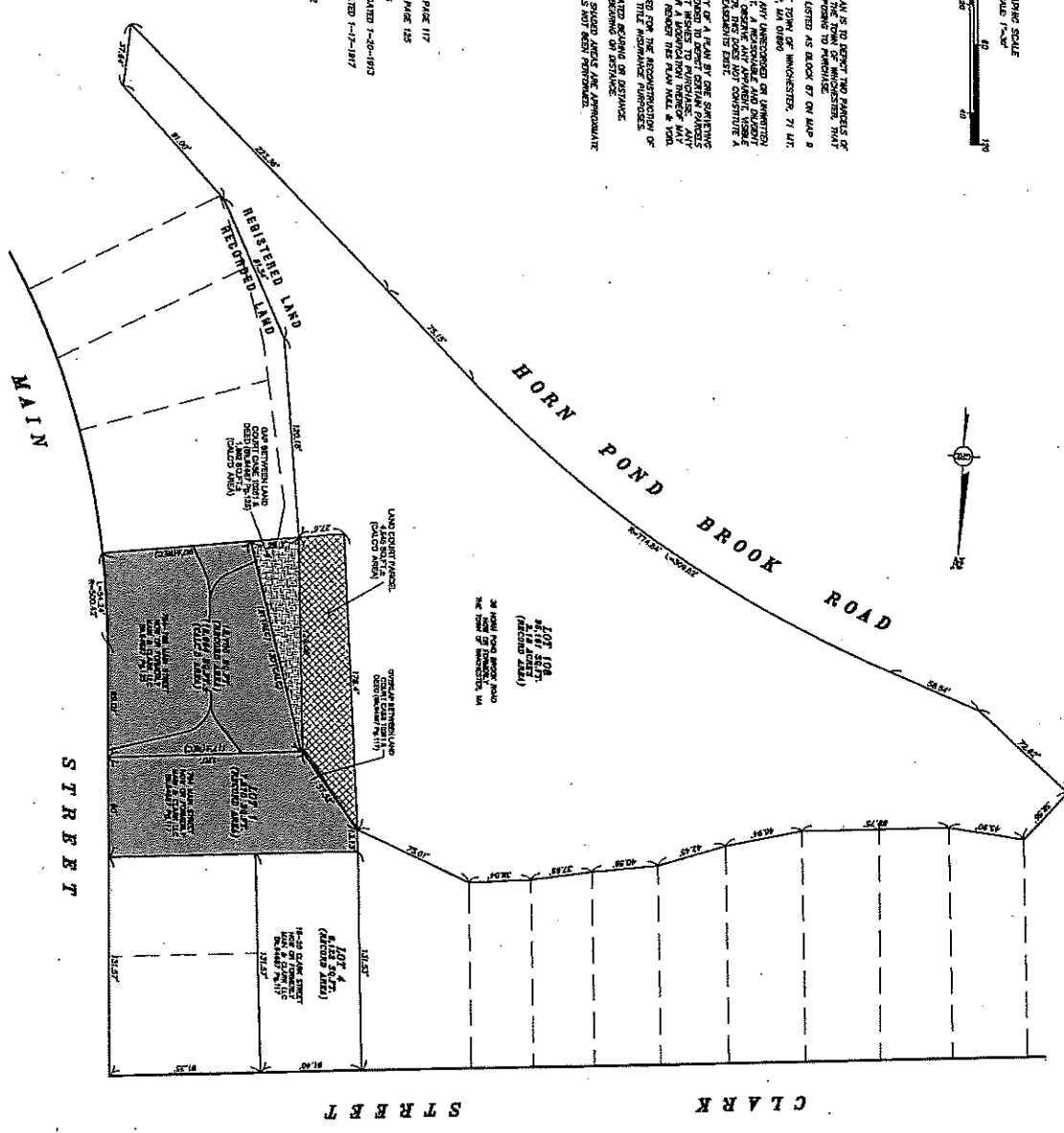
Gregory M. Dignan;
MA Certified Appraiser 75293
Principal, T.H Reenstierna LLC

Mr. Richard Howard
for the Town of Winchester



- NOTES:**
1. THE SOLE INTENT OF THIS PLAN IS TO DEPICT TWO PARCELS OF LAND CURRENTLY OWNED BY THE TOWN OF WINCHESTER, MASS. AS SHOWN ON MAP 17 OF THE RECORDS OF THE TOWN OF WINCHESTER, MASS. THE SUBJECT PROPERTY IS LISTED AS BLOCK 87 ON MAP 8.
 2. THE OWNER OF RECORD IS THE TOWN OF WINCHESTER, 71 MT. AIR STREET, WINCHESTER, MASS. 01890.
 3. THE PLAN DOES NOT SHOW ANY UNRECORDED OR UNREGISTERED EASEMENTS WHICH MAY EXIST. A RECORDED AND REGISTERED EASEMENT MAY EXIST AND NOT BE SHOWN ON THIS PLAN. A CURATORIAL NOTE HAS BEEN PLACED ON THE PLAN TO ADVISE THAT NO SUCH EASEMENTS EXIST.
 4. THIS IS AN ELECTRONIC COPY OF A PLAN BY ONE SURVEYING FIRM. THE PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION OF ANY KIND. THE PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR THE MEASUREMENT OF DISTANCES.
 5. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR THE MEASUREMENT OF DISTANCES.
 6. REFERENCES TO OTHER MAPS AND RECORDS ARE APPROXIMATE ONLY AS A FULL SURVEY HAS NOT BEEN PERFORMED.

- REFERENCES:**
1. DEED B BOOK 8487 AT PAGE 117
 2. DEED B BOOK 8487 AT PAGE 123
 3. PLAN BOOK 172 PLAN 43
 4. PLAN OF CLARK STREET DATED 1-20-1913
 5. PLAN OF MAIN STREET DATED 1-7-1917
 6. LC CASE 10281
 7. PLAN BOOK 100 PLAN 32



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| <p>DATE: _____</p> <p>REVISIONS: _____</p> <p>DATE: _____</p> <p>REVISIONS: _____</p> <p>DATE: _____</p> <p>REVISIONS: _____</p> | <p>EXHIBIT</p> <p>MAIN & CLARK STREETS</p> <p>WINCHESTER, MASSACHUSETTS</p> <p>(MIDDLESEX COUNTY)</p> <p>PREPARED FOR</p> <p>MAIN & CLARK LLC</p> | <p>ELECTRONIC</p> | <p>G R E</p> <p>SURVEYING LLC</p> <p>P.O. Box 684, Winchester, MA 01890</p> <p>Telephone 781-721-1844</p> |
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