

SUBMITTED TO: Town of Fairhaven
40 Center St.
Fairhaven, MA 02719

DATE RECEIVED BY TOWN: _____

SUBMITTED BY: Name: Angela M. Dawicki

Firm: Northeast Maritime Institute

Address: 32 Washington St.

Fairhaven, MA 02719

Telephone: 508-992-4025

Set forth by the Town of Fairhaven, the accompanying proposal is submitted to purchase the Rogers School in the Town of Fairhaven, MA, describe herein.

I am fully aware of the requirements established by the Town for selection of a Developer and accept these requirements. **The attached information is complete and accurate.**

Angela M. Dawicki
Signature

Vice President
Title

4 March 2015
Date



Rogers School Response to Request for Proposal

Northeast Maritime Institute (NMI) is a maritime education and training institution that provides both continuing education and higher education courses to students seeking to better equip themselves for today's maritime industry. NMI is a world leader in maritime education and training as well as the development of maritime safety and security policy, legal policy and takes an active role in the development and negotiations of treaties at the United Nation's International Maritime Organization.

NMI has been offering continuing education programs for over thirty years, fifteen of which have been conducted at the 32 Washington Street building. The Institute was approved in 2014 by the Massachusetts Department of Higher Education (MDHE) to offer an Associate Degree of Applied Nautical Science. This is the first step in the process of becoming an accredited university. The Institute will be developing additional programs to complement this nautical science program which will bring a large number of students to the college. Our goal is to expand our campus within the historic center of Fairhaven to maintain a traditional college campus setting for students. Our current campus includes buildings on Main Street and Center Street and the addition of Rogers School would allow us to expand our campus while maintaining convenience and accessibility for students. This would also assist with our desire to reduce vehicular traffic in the Fairhaven Center by allowing students to move between buildings on foot. The influx of students will contribute to the economic growth of area businesses by increasing patronage to local restaurants and shops. Students enrolled in the college programs are required to participate in a comprehensive community service program which could include assistance to residents and local businesses by contributing to beautification and improvement projects in the area. The expansion of the campus would create employment opportunities within the college as well as providing educational opportunities for local residents to enter the maritime industry with the necessary skills and training to begin lucrative careers.

NMI would maintain the same footprint of the existing facilities and would simply focus on the restoration of both the addition and the historic section of the Rogers School, respectively. An analysis would be conducted during the initial phase to determine immediate issues that require attention. The initial phase would focus on bringing both the interior and exterior sections up to mandatory safety standards. Phase two would consist of performing necessary repairs and cosmetic upgrades to the addition in order to begin using classroom spaces and offices. Phase Three would include repairs, modernization and cosmetic improvements to the interior and exterior of the historic section of the building, while maintaining its historical character. This phase will also include applicable requirements of the ADA, Building and Fire Departments. NMI plans to utilize the existing parking area located on the Chestnut Street entrance for staff and faculty and would like to include the purchase of the former Union Street right of way (40ftx250ft) area in the proposal with the intention of creating additional parking. NMI anticipates a minimal impact on the

neighborhood traffic. A large portion of our student body is comprised of international students whom will be residing in campus housing, located within walking distance to the campus or will be utilizing public transportation. Our proposal intends to maintain the current service area located on the west side of the building for larger deliveries, and use the main entrance on Pleasant Street for smaller daily deliveries. NMI plans to update the current landscape features, by replacing shrubbery that has been damaged and updating the condition of flowerbeds surrounding the building. It is important to us to maintain the grounds in a manner that is consistent with the current landscaping of our existing buildings as well as the expectations of neighbors and the town.

The "Rogers School Annex" would fit into NMI's growth plan during the next ten years. The addition of new degree programs will bring in a potential of approximately 350 new students to Fairhaven per year. NMI's interest in the Roger's School while assisting with the growth and development of our program and ensuring that future expansion can be accomplished within the Center of Fairhaven will also positively affect the neighborhood that the facility is located in. NMI has a 20 year history of acquiring blighted properties and repurposing them for re-use while maintaining their historical character. Ultimately, this activity has enabled several neighborhoods in both New Bedford and Fairhaven to reinvigorate themselves and become safer, more valuable and more aesthetically pleasing. As not only business owners but also residents of the Town of Fairhaven, we are passionate and committed to contributing to the growth and maintenance of our historical town and know that with the acquisition of Rogers School we can continue to honor the traditions set forth by the original town benefactor, Henry Huttleston Rogers.

We hope you will consider our proposal as a serious and considerate re-use of the former Rogers School Property as a continued educational facility that will respect the historical features of the property and co-exist with the neighborhood in a positive manner.

BACKGROUND OF PROPOSING ORGANIZATION

Proposed Purchase Price \$ 1.00 USD

1. Full Name of Organization:

Northeast Maritime Institute, Inc.

2. Main Office of Organization:

32 Washington Street
Fairhaven, MA 02719

3. Local Address of Organization:

32 Washington Street
Fairhaven, MA 02719

4. Telephone Number(s):

508-992-4025

5. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

Angela M. Dawicki, Vice President, Northeast Maritime Institute
47 Union St., Fairhaven, MA 02719

Eric R. Dawicki, President, Northeast Maritime Institute
47 Union St., Fairhaven, MA 02719

Steve Paquette, Project Manager, Northeast Maritime Institute
32 Washington, St., Fairhaven, MA 02719

6. The applicant is a(n):

Corporation listed under the Secretary of State of the Commonwealth of Massachusetts.

7. The Federal Social Security Identification Number of the applicant is:

04-2736147

8. Number of years organization has been in business under current name:

Business has been operating as Northeast Maritime Institute, Inc. for 20 years, but the corporation has been listed as a Commonwealth of Massachusetts Corporation for 33 years.

9. Has organization ever failed to perform any contract, or been disqualified or barred from bidding or working on public projects?

No

10. Authorization:

Dated at:

This 4th day of March 2015.

NAME OF ORGANIZATION: Northeast Maritime Institute, Inc.

BY: Angela M. Dawicki

TITLE: Vice President

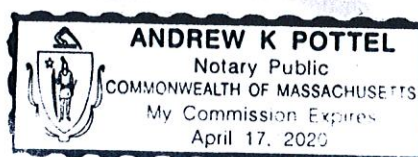
11. Attestation

Angela M. Dawicki, being duly sworn deposes and says that he/she is the Vice President of Northeast Maritime Institute and that all answers to the foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 4th day of March 2015

[Signature]
Notary Public:

My commission expires: 17 April 2020



Section IX – Questions

1. Purchase Plan:

Developer is willing to pay \$ 1.00 USD for the Rogers School property.

2. Cash on Hand or Pre-Approved Financing:

Do you have cash on hand or pre-approved financing from a financial institution?

Northeast Maritime Institute and its principals, Angela and Eric R. Dawicki shall finance and be the guarantors of the projects financing through current cash flow of each of the parties as done with all of its properties located in Fairhaven and elsewhere, as well as for the restoration of the Whitfield/Manjiro Friendship House, now owned by the Town of Fairhaven.

The Northeast Maritime Institute and the Dawicki's have a proven model of financing restoration projects.

3. Other Economic Benefits:

a) What are the direct revenue benefits your plan offers?

The direct benefits to the Town of Fairhaven is, firstly to take the building off of the town expense column. Secondly, direct benefits will result in tax income as well as support services provided by the school. One example is NMI provides free plowing to the town hall without compensation, nor recognition. NMI students and staff have historically supported Town Hall staff with cleanup services such as shoveling snow during increased periods of snow fall, saving the Town thousands of dollars annually.

b) What other indirect revenue benefits does your plan offer?

Indirect revenue benefits include the facilitation of student activity within the community that increases revenues to small business within the town, rental income for property owners by students enrolled in NMI's new degree programs and expected development of further degree programs, including an International Affairs Master's Degree in Maritime Administration that will bring high level maritime administrators to Fairhaven from all over the world.

Projected indirect revenue to the community through this project is expected to realize an additional \$1.5M - \$2.5M to the community per annum.

4. Developer Experience: What demonstrated production, management experience and capability does your development team have?

Since 1996, Northeast Maritime Institute and Angela and Eric R. Dawicki have successfully restored 8 properties in Fairhaven and two 33,000 sq. ft. buildings in New Bedford using their knowledge of state laws, restoration techniques for buildings over 100 years old, and most importantly, repurposing commercial buildings of historical significance.

Properties include:

32 Washington Street, Fairhaven (Former Fairhaven Boys Club)
56 Main Street, Fairhaven (Former Commercial Building)
29/31 Centre Street, Fairhaven (Former Multi-commercial Building)
99 Green Street, Fairhaven (Residential)
47 Union Street, Fairhaven (Residential with Historic Significance)
166 Balsam Street, Fairhaven (Residential, Replica of US Lifesaving Station)
4 Blue Point Road, Fairhaven (Residential)
11 Cherry Street, Fairhaven (Whitfield/Manjiro Friendship House)

66 Spring Street, New Bedford (Nativity Prep/The former YWCA)
One Merrill's Wharf, New Bedford (The Bourne Counting House)

5. Experience with historical renovation:
Do you have any experience in redevelopment of historical buildings?

Northeast Maritime Institute and Angela and Eric Dawicki have renovated numerous historic buildings in Fairhaven – Pre-1890's

*See list above

6. Developer Financial Capacity to Design/Construct:
What evidence can you show of financial commitment to undertake design and construction of the project?

Precedent and History of successfully developing the buildings listed above. Financials may be presented privately for viewing to the Town Secretary of the Board of Selectmen. This would be highly private, an NDA would be required to be signed and no printed copies would be left for review. Attestation of accuracy will be provided by the Corporation and Principal's CPA.

7. Developer Financial Capacity to Manage Site:
What evidence does development team have to manage this site?

NMI and the Dawicki's currently manage several buildings in the Town of

Fairhaven to the highest standards.

8. Preliminary Design Plans

When will the design of your Proposal be prepared?

The design plan will be simple – Restore the existing buildings – both the main historic structure and the annex as is, but with the luster that will match Northeast Maritime Institute's other facilities.

When can your development team commence construction?

Immediately

9. Employment Initiative:

What initiative for employment of Fairhaven residents, minorities, and women does your proposal include during both the construction and the operation phases of the development?

Northeast Maritime Institute would seek to hire as many Fairhaven residents as possible during the renovation project and will also post job openings locally for staff and faculty openings once the Institute begins occupying the facility.

More importantly, Northeast Maritime Institute trains a significant number of residents, minorities and women and places 100% of its graduates in to the maritime work-force.

10. Original Historic Building:

Does your plan retain the original historic building for 1885 Rogers School?

Yes

11. Deed Restrictions:

Would you consider deed restrictions that would carry over to future sales of the property to retain and maintain the historic building?

Yes

12. Short and Long Term Vision:

Do you have a vision for the property for the short-term (less than two years) and long-term?

Short-term Vision: Northeast Maritime Institute's short term vision would be to immediately commence weather-proofing the building and creating a secure facility, free of vandalism. It is expected that we will commence with required safety updates to both the historic structure and addition immediately with

renovations to the annex/addition building for re-use within 6 months to begin offering programs in that part of the property as soon as possible.

We would like to request that the Union Street right of way portion be included in the property purchase so we may try to develop additional parking on the property to reduce street parking.

Long-term Vision: The Institute would continue with renovations, updates and modernization of the historic structure over a multi-year timeframe. This would include bringing the structure in to compliance with required ADA and town Fire and Building Code requirements. The exterior of the building would be repaired while maintaining its historical character and features.

The property as a whole would be used to facilitate the expansion of the Institute's campus for the addition of a possible 350 students annually for new programming at Northeast Maritime Institute. In addition to additional Associate and Master Degree programs the Institute would develop and offer training programs for the offshore oil and gas sector as well as alternative fuel studies and development in these buildings. This seems apropos, as it is the ideal facility considering its history with the inventor of refining, Henry Huttleston Rogers.

Rogers School Purchase Proposal

References

1. Wayne Fostin, Chief Building Inspector, Town of Fairhaven

40 Center Street, Fairhaven, MA 02719

Tel: 508-979-4019

Projects:

- a. 166 Balsam Street, Fairhaven (West Island)
- b. 32 Washington Street, Fairhaven
- c. 56 Main Street, Fairhaven

Relationship: Observed before and after renovations of each project

2. Mr. Gerald Rooney, President, Whitfield-Manjiro Friendship Society

11 Cherry Street, Fairhaven, MA 02719

Tel: 508-858-5303

Project: Renovation of 11 Cherry Street, Fairhaven (Whitfield House)

Relationship: Occupier of building

3. Richard and Lindsay Gordon, Owners

99 Green Street, Fairhaven, MA 02719

Tel: Home telephone number unknown

Project: Renovation of 99 Green Street, Fairhaven

Relationship: Purchased renovated property in 2013

Town of Fairhaven
Sale and Development of Former Rogers Elementary School

EXHIBIT D HAZARDOUS MATERIAL RELEASE

**HAZARDOUS MATERIAL RELEASE
("Hold Harmless" Agreement)**

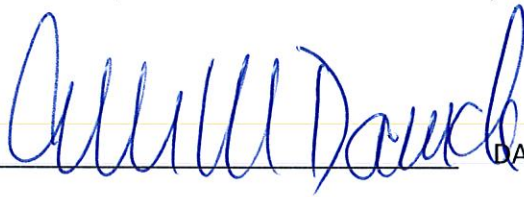
**RELEASE REGARDING HAZARDOUS MATERIALS
ROGERS SCHOOL
100 PLEASANT STREET
FAIRHAVEN, MA 02719**

The Town assumes no liability for any release of hazardous materials on this Property.

The Proposer has not relied upon any representations by the Town with respect to hazardous materials, except to the extent disclosed herein.

The Proposer agrees to release and hold harmless the Town of Fairhaven from any liability arising out of any hazardous materials that may be present on the Property.

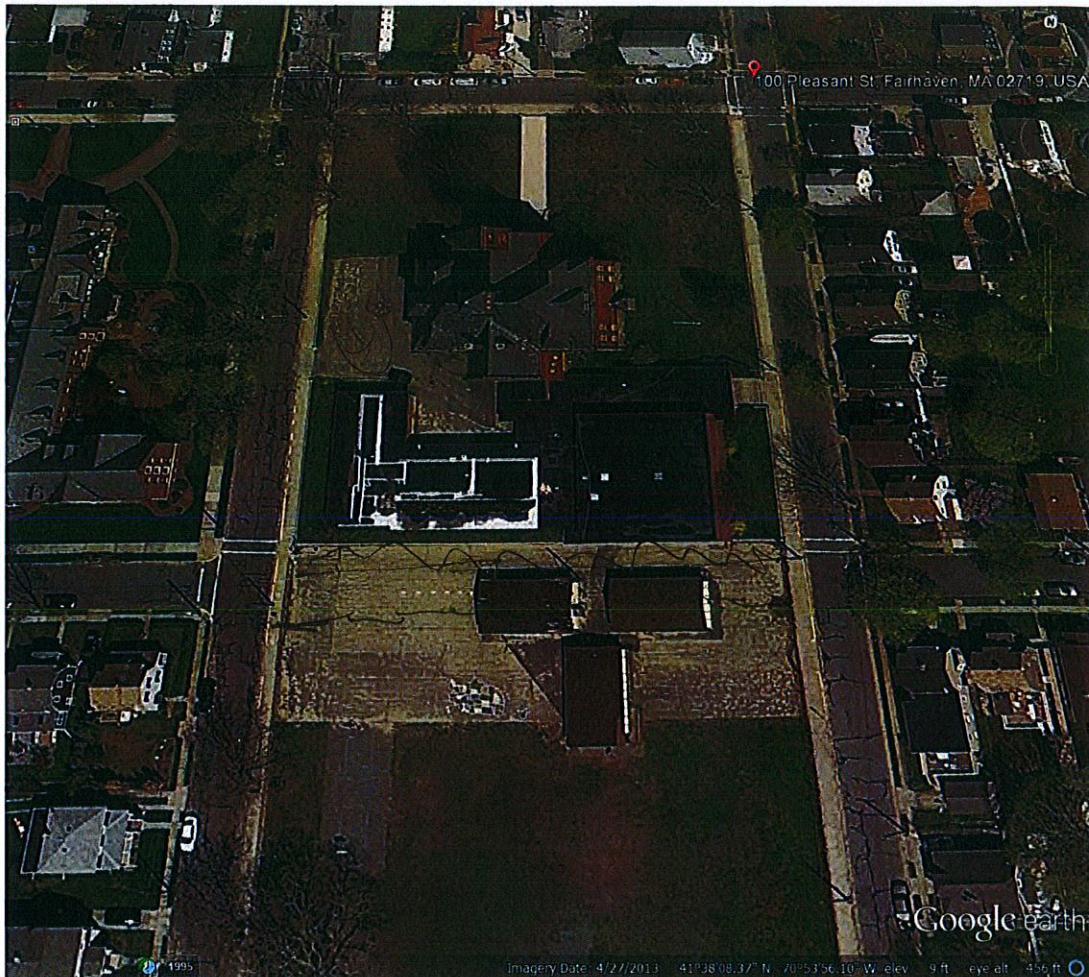
PROPOSER: _____



DATE: _____



EXHIBIT A



(Google Earth view of Rogers School, 100 Pleasant Street)

NOTE: Portable Classrooms have been removed.

08 MAP BLOCK LOT

1 of 1 LOT2 LOT3 CARD

TOTAL ASSESSED: 187,000
17831

Fairhaven

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
		CHESTNUT STREET, Fairhaven

Owner 1:	Owner 2:	Owner 3:	Street 1:	Street 2:	Town/City:
FAIRHAVEN TOWN OF			40 CENTER STREET		FAIRHAVEN

SP/Prov/IMA	Chnry	Own Occ	Type
02719			

Owner 1:	Owner 2:	Street 1:	Town/City:	SP/Prov:	Postal:

SP/Prov/IMA	Chnry	Own Occ	Type
02719			

Owner 1:	Owner 2:	Street 1:	Town/City:	SP/Prov:	Postal:

SP/Prov/IMA	Chnry	Own Occ	Type
02719			

Owner 1:	Owner 2:	Street 1:	Town/City:	SP/Prov:	Postal:

SP/Prov/IMA	Chnry	Own Occ	Type
02719			

Owner 1:	Owner 2:	Street 1:	Town/City:	SP/Prov:	Postal:

SP/Prov/IMA	Chnry	Own Occ	Type
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Owner 1:	Owner 2:	Street 1:	Town/City:	SP/Prov:	Postal:

SP/Prov/IMA	Chnry	Own Occ	Type
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SP/Prov/IMA	Chnry	Own Occ	Type
02719			

Owner 1:	Owner 2:	Street 1:	Town/City:	SP/Prov:	Postal:

SP/Prov/IMA	Chnry	Own Occ	Type
02719			

Owner 1:	Owner 2:	Street 1:	Town/City:	SP/Prov:	Postal:

SP/Prov/IMA	Chnry	Own Occ	Type
02719			

Owner 1:	Owner 2:	Street 1:	Town/City:	SP/Prov:	Postal:

SP/Prov/IMA	Chnry	Own Occ	Type
02719			



Patriot Properties Inc.

USER DEFINED

Prior Id #1:	Prior Id #2:	Prior Id #3:	Prior Id #4:	Prior Id #5:

Prior Id #1:	Prior Id #2:	Prior Id #3:	Prior Id #4:	Prior Id #5:

Prior Id #1:	Prior Id #2:	Prior Id #3:	Prior Id #4:	Prior Id #5:

Prior Id #1:	Prior Id #2:	Prior Id #3:	Prior Id #4:	Prior Id #5:

Prior Id #1:	Prior Id #2:	Prior Id #3:	Prior Id #4:	Prior Id #5:

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Prior Id #1:	Prior Id #2:	Prior Id #3:	Prior Id #4:	Prior Id #5:

Use Code	Building Value	Land Value	Land Size	Land Value	Total Value	Legal Description	User Acct
930			79361.000	187,000	187,000		
Total Card			1.822	187,000	187,000	Entered Lot Size	
Total Parcel			1.822	187,000	187,000	Total Land	
Source: Market Adj Cost			Total Value per SQ unit / Card: N/A	/ Parcel: N/A		Land Unit Type:	

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	930	FV		0	79,361	187,000	187,000	187,000	Year End Roll	17/2014
2013	930	FV		0	79,361	198,200	198,200	198,200	Year End Roll	12/18/2012
2012	930	FV		0	79,361	198,200	198,200	198,200	Year End Roll	12/28/2011
2011	930	FV		0	79,361	211,300	211,300	211,300	Year End	10/20/2010
2010	950	FV		0	79,360.656	247,900	247,900	247,900	Year End	10/21/2009
2009	950	FV		0	79,360.656	255,800	255,800	255,800	Year End	11/20/2008
2008	950	FV		0	79,360.656	261,000	261,000	261,000	Year End	10/3/2007
2007	950	FV		0	79,360.656	261,000	261,000	261,000	Year End	1/12/2007

Parcel ID	08-068
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SALES INFORMATION	TAX DISTRICT	SALE PRICE	SALE CODE	DATE	TYPE	LEGAL REF	GRANTOR
				220/1956		1173-209	

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

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GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

GRANTOR	LEGAL REF	TYPE	DATE	SALE PRICE	SALE CODE	FED CODE	F. DESCIP	COMMENT

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/4/2008	18461	sign			3/18/2009			

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/22/2006	16988	sign						

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	RA	SINGLE RE	100	U		

Item	Code	Descip	%	Item	Code	Descip
o				t		

Item	Code	Descip	%	Item	Code	Descip
n				i		

Item	Code	Descip	%	Item	Code	Descip
Census:				Exempt		

Item	Code	Descip	%	Item	Code	Descip
Flood Haz:				Topo		

Item	Code	Descip	%	Item	Code	Descip
D				Street		

Item	Code	Descip	%	Item	Code	Descip
s				Traffic		

Item	Code	Descip	%	Item	Code	Descip
t						

Item	Code	Descip	%	Item	Code	Descip

Item	Code	Descip	%	Item	Code	Descip

Item	Code	Descip	%	Item	Code	Descip

Item	Code	Descip	%	Item	Code	Descip

Item	Code	Descip	%	Item	Code	Descip

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2009	PERMIT VISIT	JB	J.Bettencourt

<

SKETCH

EXHIBIT B

COMMENTS
ROGERS SCHOOL PLAYGROU.

BATH FEATURES

Type:		Rating:	
Full Bath:		Rating:	
3/4 Bath:		Rating:	
2 1/2 Bath:		Rating:	
1/2 Bath:		Rating:	
A Bath:		Rating:	
Other:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpt:		Rating:	
WSFlue:		Rating:	

GENERAL INFORMATION

Grade:	
Year Bld:	
Alt %:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/Ft:	
Prim Int Wall:	
Sec Int Wall:	
Partion:	
Prim Floors:	
Sec Floors:	
Bsmnt Flr:	

DEPRECIATION

Phys Cond:	AV	Average	0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0%

CALC SUMMARY

Basic \$ / SQ:	1.00000000
Size Adj:	8.00000000
Const Adj:	0
Adj \$ / SQ:	0
Other Features:	0
Grade Factor:	1.00
Neighborhood Int:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	YrS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCode	JFact	Juris	Value
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SKETCH

EXHIBIT B

COMMENTS
ROGERS SCHOOL PLAYGROU.

BATH FEATURES

Type:		Rating:	
Full Bath:		Rating:	
3/4 Bath:		Rating:	
2 1/2 Bath:		Rating:	
1/2 Bath:		Rating:	
A Bath:		Rating:	
Other:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpt:		Rating:	
WSFlue:		Rating:	

GENERAL INFORMATION

Grade:	
Year Bld:	
Alt %:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/Ft:	
Prim Int Wall:	
Sec Int Wall:	
Partion:	
Prim Floors:	
Sec Floors:	
Bsmnt Flr:	

DEPRECIATION

Phys Cond:	AV	Average	0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0%

CALC SUMMARY

Basic \$ / SQ:	1.00000000
Size Adj:	8.00000000
Const Adj:	0
Adj \$ / SQ:	0
Other Features:	0
Grade Factor:	1.00
Neighborhood Int:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	YrS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCode	JFact	Juris	Value
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
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SUB AREA DETAIL

Sub Area	% Usbl	% Descrp	Type	#
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COMPARABLE SALES

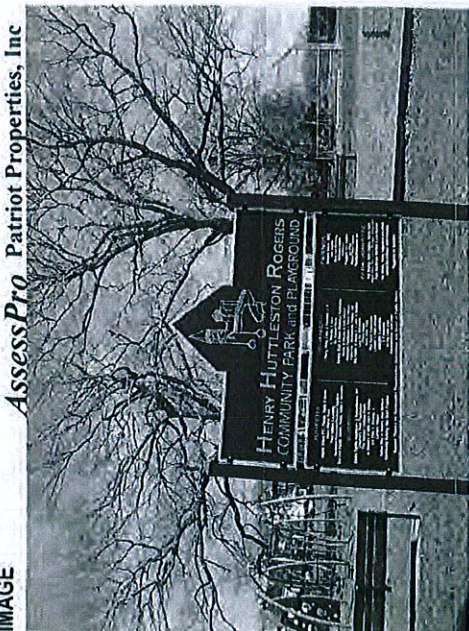
Rate	Parcel ID	Typ	Date	Sale Price
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WVA\$/SQ:	AvRate:	Ind Val	Total:
Juris. Factor:	Before Depr:	0.00	FinArea:
Special Features:	Val/Su Net:		
Final Total:	Val/Su SzAd		

IMAGE

PARCEL ID 08-068

Code	Description	A	YrS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCode	JFact	Juris	Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	-------	-------	-------	-------



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:

EXHIBIT B

08 009 2 of 3 GOVERNMENT 2,686,100
 MAP BLOCK LOT3 CARD Fairhaven
 LOT2 LOT3



PROPERTY LOCATION
 No 90 Alt No PLEASANT STREET, Fairhaven
 Direction/Street/City

OWNERSHIP
 Owner 1: FAIRHAVEN TOWN OF
 Owner 2:
 Owner 3:
 Street 1: 40 CENTER STREET
 Street 2:
 Twn/City: FAIRHAVEN
 S/Prov: MA Cntry Own Occ: Type:
 Postal: 02719

PREVIOUS ASSESSMENT
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
 957 99,200 2,550,100 0.000 1,647 99,200 2,686,100 99,200 0.000
 Total Card Entered Lot Size
 Total Parcel 2,550,100 136,000
 Source: Market Adj Cost Total Value per SQ unit /Card: 93.94 /Parcel: 82.13
 Land Unit Type: 08/21/12

IN PROCESS APPRAISAL SUMMARY
 Use Code Building Value Yard Items Land Size Land Value Total Value
 957 99,200 2,550,100 0.000 99,200 2,686,100 99,200

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Price V Tst Verif Assoc PCL Value Notes
 TAX DISTRICT PAT ACCT. 740

ACTIVITY INFORMATION
 Date Result By Name
 8/21/2012 INSPECTED JB JBettencourt

PROPERTY FACTORS
 Item Code Descr % Item Code Descr
 Z RA SINGLE RE 100 U
 a t
 n Exempt
 Census:
 Flood Haz:
 D Topo
 s Street
 t Traffic

LAND SECTION (First 7 lines only)
 Use Description Fact No of Units Price/Units Depth / SQ FT SITE
 957 CHARITABLE 0 0 0.000 05

BASE
 Base Value 0 0 0.000 05

NEIGH
 Neigh Influ Neigh Mod Neigh Influ

INF
 Inf 1 % Inf 2 % Inf 3 %

APPR
 Appraised Value

ALT
 Alt Class

Spec
 Spec Land

J
 J Fact Use Value Notes

Sign:

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Price V Tst Verif Assoc PCL Value Notes
 TAX DISTRICT PAT ACCT. 740

ACTIVITY INFORMATION
 Date Result By Name
 8/21/2012 INSPECTED JB JBettencourt

BUILDING PERMITS
 Date Number Descr Amount C/O Last Visit Fed Code F. Descr Comment

PROPERTY FACTORS
 Item Code Descr % Item Code Descr
 Z RA SINGLE RE 100 U
 a t
 n Exempt
 Census:
 Flood Haz:
 D Topo
 s Street
 t Traffic

LAND SECTION (First 7 lines only)
 Use Description Fact No of Units Price/Units Depth / SQ FT SITE
 957 CHARITABLE 0 0 0.000 05

BASE
 Base Value 0 0 0.000 05

NEIGH
 Neigh Influ Neigh Mod Neigh Influ

INF
 Inf 1 % Inf 2 % Inf 3 %

APPR
 Appraised Value

ALT
 Alt Class

Spec
 Spec Land

J
 J Fact Use Value Notes

Sign:

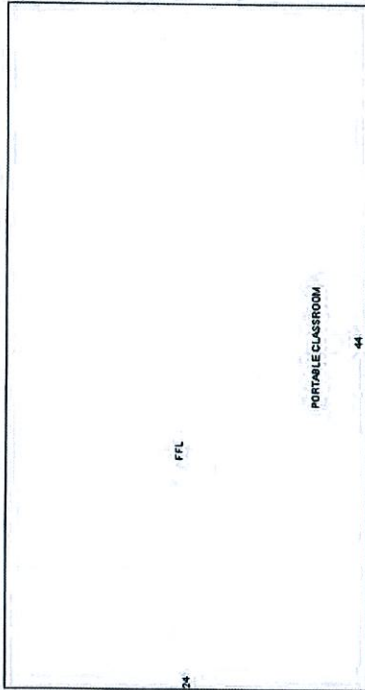
DISCLAIMER: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

TOTALS:
 Total AC/HA: 0.00 Total SF/SM: 0.00 Parcel LUC: 934 IMPR EDUC Prime NB Desc 005
 Total: Spl Credit Total: 2015

EXHIBIT B

SKETCH

Sum Area By Label:
FFL = 1056



COMMENTS

PORTABLE CLASSROOM.

BATH FEATURES

Type: 58 - SCHOOL	Rating:
Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
(Liv) Units:	Rating:
Foundation: 2 - CONC BLOCK	Rating:
Frame:	Rating:
Prime Wall: 26 - WOOD	Rating:
Sec Wall:	Rating:
Roof Struct: 1 - GABLE	Rating:
Roof Cover: 1 - ASPHALT SH	Rating:
Color:	Rating:
View / Desir:	Rating:

RESIDENTIAL GRID

1st Res Grid	Desc	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Totals		

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Grade: C - AVERAGE	Location:
Year Bt: 1972	Eff Yr Bt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg HWFL:	Phys Cond: AV - Average	28.8 %
Prim Int Wall: 8 - PLYWD PANL	Functional:	%
Sec Int Wall:	Economic:	%
Partition:	Special:	%
Prim Floors: 4 - CARPET	Override:	%
Sec Floors: 14 - ASPHL TIL		25 %
Bsmnt Flr:		

DEPRECIATION

Phys Cond: AV - Average	28.8 %
Functional:	%
Economic:	%
Special:	%
Override:	%
Totals:	28.8 %

CALC SUMMARY

Basic \$ / SQ: 80.00	Size Adj: 1.60000002
Const Adj: 0.98712999	Adj \$ / SQ: 126.353
Other Features: 10870	Grade Factor: 1.00
Neighborhood Int: 1.00000000	LUC Factor: 1.00
Adj Total: 144298	Depreciation: 41558
Depreciated Total: 102740	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr. Value	Sub Area	% Usbl	% Descrp	% Type	Qu	Ten
FFL	1ST FLOOR	1,056	126.350	133,428						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr. Value	Sub Area	% Usbl	% Descrp	% Type	Qu	Ten
FFL	1ST FLOOR	1,056	126.350	133,428						

PORTABLE CLASSROOM

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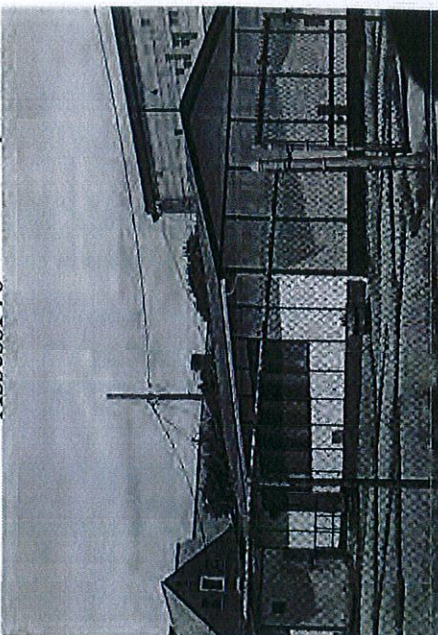
44

44

44

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total: