

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Debbie Dineen

Submission Date: Oct. 31, 2008

Group or Committee Affiliation (if any): Conservation Commission

Submitter's address and phone number:

Purpose (please select all that apply):

Debbie Dineen
Sudbury Conservation Commission
275 Old Lancaster Rd.
Sudbury MA 01776

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: dineend@sudbury.ma.us

Project Name: Land Acquisition 79 Lincoln Lane

Project Description: Outright Purchase of 1.2+ acres of buildable land directly abutting the Sudbury River

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2010	\$400,000	\$48,000	Nyanza NRD Trust Fund \$352,000 (pending approval)
2011			
2012			
2013			
2014			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

This project meets ALL the General Criteria. The parcel is on the most recent Open Space Plan. The Master Plan refers to protecting the Sudbury River corridor. The Heritage Landscape Plan refers directly to the importance of Sudbury River corridor for preserving town character. Preserving this parcel will preserve threatened natural resources and provide continuity of protected open space along the River. The lot is a demonstrated buildable lot (permits in hand) with a willing seller for a discounted price. We are only looking for a small amount of the purchase price to provide town participation in the funding. We have applied for the balance of the funding through the MA Executive Office of Energy and the Environment; NOAA. And U.S. Fish and Wildlife, as Trustees for Natural Resource Damage Assessment

funds available for projects along the Sudbury River that will assist in mitigation of damages caused by the former Nyanza Chemical Waste Dump in Ashland..

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

The Planning Board, Open Space and Recreation Plan Committee, & Ponds & Waterways Committee will all be interested in the protection of this parcel as it will further the goals of all these Committees and Boards. The OSRPC has endorsed this purchase through the inclusion of this parcel on the Open Space Plan. Presentations will be made to the Planning Board and PWC.

For Community Preservation Committee Use:

Form Received on: _____

Project Presented to CPC on: _____

Reviewed by: _____

Determination: _____

Natural Resource Damages Assessment and Restoration Nyanza Chemical Waste Dump Superfund Site, Massachusetts Fact Sheet: Spring 2008



LOCATION OF INJURY	Ashland Massachusetts and Sudbury River
DATE OF INJURY	From 1917 to 1978 and on-going
DATE OF SETTLEMENT	1998 at \$3 million
NRD SETTLEMENT FUNDS AVAILABLE	\$3.9 million to be expended jointly by State and Federal Trustees for injuries to natural resources and \$237,000 to be expended by the Commonwealth for injuries to groundwater
RESPONSIBLE PARTY	PQ Corporation, Nyacol Products, Inc., and various landowners
NATURAL RESOURCE TRUSTEES	Massachusetts Executive Office of Energy and Environmental Affairs (EEA), National Oceanic and Atmospheric Administration (NOAA) and United States Fish and Wildlife Service (USFWS)
RELEASE OF HAZARDOUS SUBSTANCES	On-site disposal of mercury contaminated sludge, solid and liquid wastes and discharge of partially treated wastes into a tributary of the Sudbury River
INJURED RESOURCES	Groundwater, soil, sediment, surface water, wetlands, Sudbury River, fish, amphibians, reptiles, other aquatic organisms, birds and mammals
RESTORATION STATUS	Restoration Planning is underway. Section 111(i) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), commonly known as Superfund, requires natural resource Trustees to develop and adopt a Restoration Plan for the use of NRD funds following "adequate public notice and opportunity for hearing and consideration of all public comment."

The Problem

The Nyanza Chemical Waste Dump Superfund Site (Site) is a 35-acre parcel of land located in an industrial area of Ashland south of the Sudbury River. From 1917 to 1978, companies that operated on-Site produced textile dyes and intermediates and generated large volumes of industrial wastes that contaminated soil and sediments, groundwater and surface water, wetlands and the Sudbury River. The principal contaminant of concern is mercury; other contaminants are chromium, arsenic, lead, and organic compounds such as dichlorobenzene and chlorobenzene. Since 1987, the U.S. Environmental Protection Agency (EPA) has addressed remediation through initial cleanup actions and four long-term remedial phases focusing on source control and cleanup of the soil, off-Site groundwater, wetlands and drainageways, and the Sudbury River.

Injured Natural Resources

Of particular concern to the State and Federal Trustees and the basis for much of the natural resource damages (NRD) claim is the Site's impact to the Sudbury River. Mercury contamination of open water habitats as well as surface soils and exposed sediments downstream from the Site likely resulted in direct and indirect injuries to fish, amphibians, reptiles, other aquatic organisms, birds and mammals. Due to elevated levels of mercury in fish tissue, since 1986 the Massachusetts Department of Public Health has imposed a Freshwater Fish Consumption Advisory for the Sudbury River from Ashland to its confluence with the Assabet and Concord Rivers. EPA's 2007 Draft Baseline Ecological Risk Assessment also verifies that there are elevated levels of mercury in water and sediments downstream of the Site, as well as in some species of benthic invertebrates, fish, birds and mammals.

The Trustees

In 1998, the Secretary of EEA, Secretary of the Interior, and the Under Secretary for Oceans and Atmosphere of NOAA signed a Memorandum of Agreement (MOA) to act as natural resource Trustees for the Nyanza NRD settlement. Natural resource trustees are designated federal and state agencies that act on behalf of the public to assess natural resource injuries and identify and oversee projects to restore, replace, or acquire the equivalent of the injured natural resources and related service losses. Decisions regarding the use of NRD recoveries for restoration activities are made jointly based on unanimous consent by the Trustees. The MOA outlines a framework for the cooperative development and implementation of a Restoration Plan to restore, replace, and/or acquire the equivalent natural resources affected by the release of hazardous substances from or at the Nyanza Superfund Site. In addition, EPA and the Massachusetts Department of Environmental Protection were signatories to the MOA to ensure coordination between Trustees and the remedial agencies.

Restoration Planning

In conjunction with EPA formulating a remedy for the Sudbury River, the Trustees are initiating a process to identify, select and implement natural resource restoration projects for the River. The overarching goal of the Trustees is to use the NRD funds recovered from the Responsible Parties in order to restore the injured natural resources of the Sudbury River, including the adjacent wetlands and floodplains, and the species which are present or historically present, including fish, amphibians, reptiles, other aquatic organisms, birds and mammals. Additionally, Massachusetts seeks to restore injured groundwater resources. Preferred projects will restore, replace or enhance the values of the natural resources injured, or acquire the equivalent of similar resources or services injured.

The Public's Role

While EEA, USFWS and NOAA will coordinate and cooperate in the development and implementation of a Restoration Plan, EEA has been designated as the lead Administrative Trustee and will manage the restoration planning process. The Restoration Plan will document and guide future restoration actions and insure that decisions on restoration projects are made after consideration of all reasonable alternatives and public comment. Trustees will meet with citizens, community and environmental groups, local and regional officials, and state and federal agencies to explain the Restoration Planning process and identify restoration projects that address the natural resource injury and meet project selection criteria. The public will have a 90-day period at the outset of restoration planning to submit project ideas to the Trustees and a minimum 30-day period to review and comment on the Trustees' Draft Restoration Plan.



Contacts

Trustee agencies act on behalf of the public to restore natural resources injured by releases of oil or hazardous substances. To learn more, contact the following Trustee representatives:

Massachusetts Executive Office of Energy and Environmental Affairs

Dale Young

617.626.1134 Dale.Young@state.ma.us

National Oceanic and Atmospheric Administration

Ken Finkelstein

617.918.1499 Ken.Finkelstein@noaa.gov

Eric Hutchins

978.281.9313 Eric.Hutchins@noaa.gov

U.S. Fish and Wildlife Service

Molly Sperduto

603.223.2541 Molly.Sperduto@fws.gov

**NATURAL RESOURCE DAMAGE ASSESSMENT
RESTORATION PROJECT INFORMATION SHEET**

Organization:	Sudbury Conservation Com	Project Name:	Diamond Land Purchase
Organization Web Page:	www.sudbury.ma.us	Project Location:	79 Lincoln Lane
Contact Name:	Debbie Dineen	Town & Watershed:	Sudbury
Contact Title:	Conservation Coordinator	Latitude/Longitude:	
Contact Address:	275 Old Lancaster Rd		
Contact Phone:	978 443 2209	Contact Fax:	978 443 6128
Contact E-Mail:	dineend@sudbury.ma.us		

Restoration Activity

Resource/Habitat/Service	<input type="checkbox"/> Marine/Estuarine Wetland <input checked="" type="checkbox"/> Freshwater Wetland <input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Biological (Fish, Birds, Wildlife) <input checked="" type="checkbox"/> Upland <input checked="" type="checkbox"/> Recreational <input type="checkbox"/>
Restoration Result	<input type="checkbox"/> Creation <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Enhancement <input checked="" type="checkbox"/> Protection <input type="checkbox"/> _____
Project Size:	_____
Affected Area:	_____

Project Status (please provide as much information as is currently available)

Activity	Funded?	Completed?	Additional Notes
Planning/Design/Permitting:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	
Property or Resource Acquisition:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a	willing seller @ a discounted price of \$400,000.00
Construction:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	
Maintenance and Future Activities:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	
Future Construction & Oversight:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	
Restoration Monitoring:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	
Conservation Servitude/Easement		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	
Other (_____):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	

Restoration Description and Benefits

Outright fee purchase of a 1.2 acre parcel on Lincoln Lane. Project is buildable for a single family residence. Lot complies with zoning. Bd. of Health septic permit and wetlands permits in hand. Property directly abuts the Sudbury River, USFW Great Meadows National Wildlife Refuge & Town of Sudbury Conservation land. This parcel represents the only remaining developable lot along this stretch of the Sudbury River in Sudbury. NHESP indicates that 7 state-listed species have been identified on or near this parcel. However, construction of this lot would not constitute a "take" of these species. The introduction of long-term human use & the habitat fragmentation it would create is not a performance standard to be considered during the permitting process. The land owner is offering the parcel at a 20% reduction in appraised value. The cost is \$400,000.00.

Project Partners

Organization	Contact Information	Project Involvement
Caroline Diamond	carolinediamond@yahoo.com	current land owner

LAND APPRAISAL REPORT

File No. 79Lincoln

Property Address 79 Lincoln Lane
 City Sudbury County Middlesex State MA Zip Code 01776
 Census Tract 3651.00
 LENDER DISCRETIONARY USE
 Sale Price \$ _____
 Date _____
 Mortgage Amount \$ _____
 Mortgage Type _____
 Discount Points and Other Concessions _____
 Paid by Seller \$ _____
 Source _____

SUBJECT
 Owner/Occupant Vacant Map Reference 93-U
 Sale Price \$ N/A Date of Sale N/A
 Loan charges/concessions to be paid by seller \$ N/A
 R.E. Taxes \$ 4,290.24 Tax Year 2007 HOA \$/Mo. N/A
 Lender/Client Caroline S. Diamond

NEIGHBORHOOD ANALYSIS

LOCATION	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural
BUILT UP	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%
GROWTH RATE	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow
PROPERTY VALUES	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
DEMAND/SUPPLY	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply
MARKETING TIME	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.

NEIGHBORHOOD ANALYSIS

Employment Stability	Good	Avg	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: Subject land is located in east Sudbury less than 1/4 mile west of the Wayland town line, which is formed by the Sudbury River. Most of the land in the immediate area is federally or town owned conservation and wetlands as a result of the river and the Great Meadows Wildlife Refuge. Lincoln Road becomes Sherman's Bridge Road in Wayland. The Lincoln and Concord town lines are also nearby to the northeast. Several larger homes have been constructed on Lincoln Lane within the past five years. Older smaller homes predominate the area.

Dimensions See Attached Plan
 Site Area 1.43 Acres Corner Lot No
 Zoning Classification Single Residence A - 40,000 SF Zoning Compliance Yes
 HIGHEST & BEST USE: Present Use SF Dwelling Other Use _____

SITE

UTILITIES	Public	Other	SITE IMPROVEMENTS Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Street	Gravel/Earth	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>		Curb/Gutter	None	<input type="checkbox"/>
Water	<input type="checkbox"/>	Well	Sidewalk	None	<input type="checkbox"/>
Sanitary Sewer	<input type="checkbox"/>	Septic	Street Lights	None	<input type="checkbox"/>
Storm Sewer	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>

Topography Basically Level
 Size Typical for Area
 Shape Rectangular
 Drainage Appears Adequate
 View Water
 Landscaping None
 Driveway None
 Apparent Easements None Noted
 FEMA Flood Hazard Yes* X No
 FEMA Map/Zone 250217-4C Zones X & AE

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): Lot is relatively long and narrow with town and federal land abutting at the rear. Owner is in the process of obtaining approvals for a 30' x 60' two story dwelling. The value assigned to the lot is based on all necessary permits and approvals that would render it a developable lot.

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.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	79 Lincoln Lane Sudbury	24 Pelham Island Road Sudbury	Lot B Brewster Road Sudbury	124 Horse Pond Road Sudbury
Proximity to Subject		2.97 miles SSW	2.27 miles WSW	3.95 miles WSW
Sales Price	\$ N/A	\$ 475,000	\$ 485,000	\$ 355,000
Price/Lot	\$ _____	\$ 475,000	\$ 485,000	\$ 355,000
Data Source	Inspection	MLS/TownRecs/Ext Insp	MLS/TownRecs/Ext Insp	MLS/TownRecs/Ext Insp
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION
Sales or Financing	None	None		None
Concessions	DOM - 90	DOM - 182		DOM - 167
Date of Sale/Time	10/20/06	06/08/06		12/27/06
Location	Average	Average		Main Road
Site/View	Water	None	50,000	None
Size	1.43 Acres	2.5 Acres	1.71 Acres	0.97 Acres
Tear Down	No	No	No	Yes
		Barn & Garage		20,000
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 40,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 50,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 145,000
Indicated Value of Subject		Gross: 12.6 Net: 8.4 \$ 515,000	Gross: 10.3 Net: 10.3 \$ 535,000	Gross: 40.8 Net: 40.8 \$ 500,000

Comments of Sales Comparison: Sale 1 is larger lot in south Sudbury near the Wayland line. It is a subdivision of a larger parcel that includes a 2,000+ square foot barn and two car garage. Sale 2 is located at the end of a cul-de-sac off of Goodman's Hill Road. Sale 3 is a smaller lot with a dwelling that needs to be removed.
 Comments and Conditions of Appraisal: Subject lot was acquired on 06/16/05 for \$150,000.

Final Reconciliation: Given this is land, neither the cost nor income approaches are applicable. Therefore total weight has been placed on the sales comparison approach in arriving at a final value opinion for the subject lot.

RECONCILIATION
 I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF January 27, 2007 to be \$ 520,000
 I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.
 Appraiser(s) Steven G. Elliott Review Appraiser _____
 Steven G. Elliott (if applicable) Did Did Not Inspect Property

LAND APPRAISAL REPORT

File No. 79Lincoln

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.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	79 Lincoln Lane Sudbury						
Proximity to Subject							
Sales Price	\$ N/A	\$		\$		\$	
Price/Lot	\$ <input checked="" type="checkbox"/> \$	\$ <input checked="" type="checkbox"/>		\$ <input checked="" type="checkbox"/>		\$ <input checked="" type="checkbox"/>	
Data Source	Inspection						
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sales or Financing							
Concessions							
Date of Sale/Time							
Location	Average						
Site/View	Water						
Size	1.43 Acres						
Tear Down	No						
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	
Indicated Value of Subject		Gross: Net: \$		Gross: Net: \$		Gross: Net: \$	

ADDITIONAL COMMENTS

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

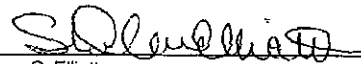
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 79 Lincoln Lane, Sudbury, MA, 01776

APPRAISER:

SUPERVISORY APPRAISER (only if required)

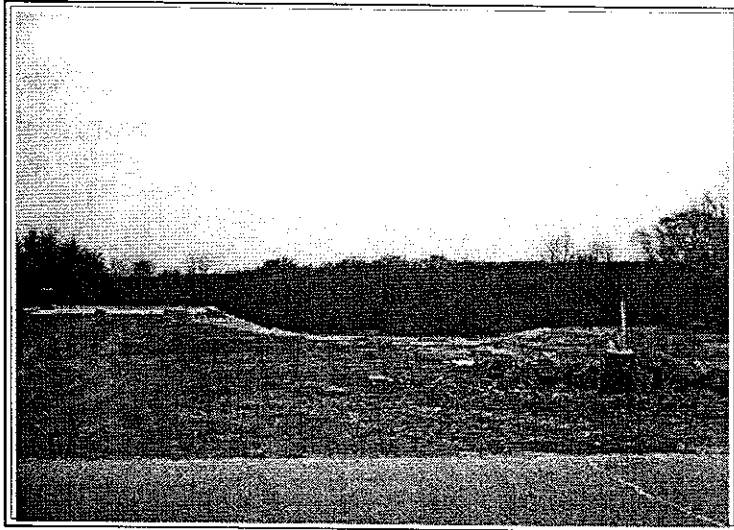
Signature: 
 Name: Steven G. Elliott
 Date Signed: 01/28/2007
 State Certification #: Certified General Lic. #295
 or State License #: _____
 State: MA
 Expiration Date of Certification or License: 01/22/08

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 79Lincoln	
Property Address: 79 Lincoln Lane	Case No.:	
City: Sudbury	State: MA	Zip: 01776
Lender: Caroline S. Diamond		



COMPARABLE SALE #1

24 Pelham Island Road
Sudbury
Sale Date: 10/20/06
Sale Price: \$ 475,000



COMPARABLE SALE #2

Lot B Brewster Road
Sudbury
Sale Date: 06/08/06
Sale Price: \$ 485,000

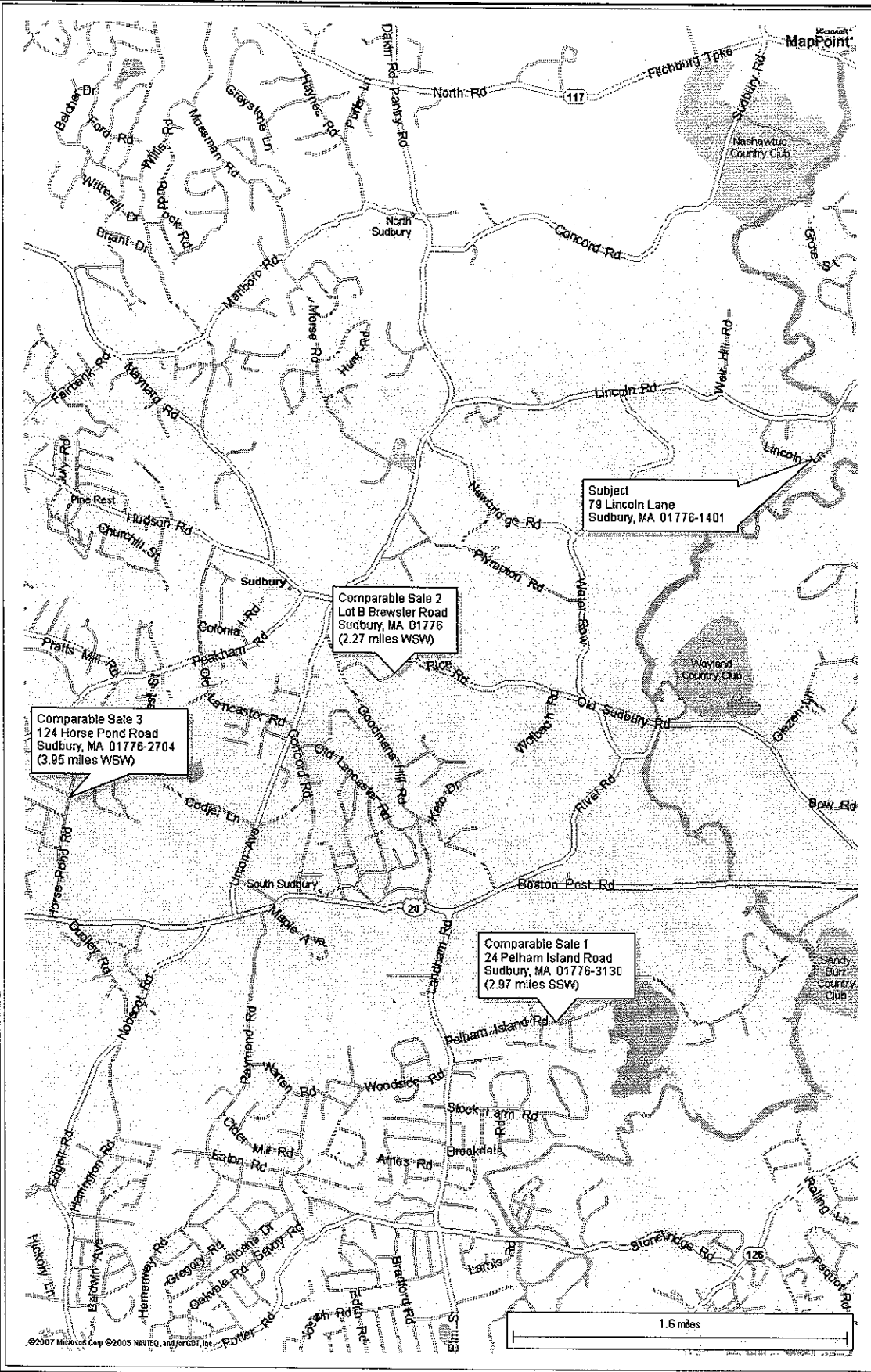


COMPARABLE SALE #3

124 Horse Pond Road
Sudbury
Sale Date: 12/27/06
Sale Price: \$ 355,000

LOCATION MAP

Borrower: File No.: 79Lincoln
Property Address: 79 Lincoln Lane Case No.:
City: Sudbury State: MA Zip: 01776
Lender: Caroline S. Diamond



APPRAISER'S CERTIFICATION:

The following Certification statements are in addition to and may supercede the signed Appraiser's Certification attached to this appraisal report. This Appraiser's Certification is compliant with the current edition of the Uniform Standards of Professional Appraisal Practice.

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

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.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

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 directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have have not made a personal inspection of the property that is the subject of this report. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)

No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

PURPOSE, INTENDED USE, AND INTENDED USER OF THE APPRAISAL:

The purpose of the appraisal is to estimate the market value of the subject property, as defined in this report, as of the effective date of this report. The intended use of the appraisal is to assist the client and any other intended users in the underwriting, approval, and funding of the mortgage loan. The intended users of this report are the stated client and any other institutions involved in the underwriting, approval, and funding of the mortgage loan. No one else, including the purchaser and seller, should rely on the estimate of value or any other conclusions contained in this appraisal report.

ANALYSIS AND REPORT FORM:

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area.

The original source of the comparable data described in the Data Source section of the market grid along with the source of confirmation provided, where available, the original source is presented first. The sources and data are considered reliable. When conflicting information was provided, source deemed most reliable has been used. Data believed to be unreliable was not included in the report or used as a basis for the value conclusion. The extent of the analysis to this assignment is stated in the Appraiser's Certification included above and attached to this report.

DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing systems, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

OPINION OF MARKET VALUE VS ESTIMATE OF MARKET VALUE:

The current Uniform Standards of Professional Appraisal Practice defines the market value conclusion as an opinion of market value and not an estimate of market value.

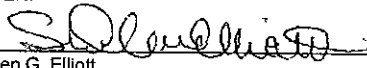
THREE YEAR SALES HISTORY FOR THE SUBJECT PROPERTY:

The appraiser has complied with Standards Rule 1-5b and 2-2b (ix) requiring the appraiser to analyze and report all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal. If this information was available to the appraiser(s), it is reported in the subject column of Sales Comparison Analysis section of the appraisal report.

EXPOSURE PERIOD:

By studying the sales of similar comparable residential properties with value ranges as identified in the Neighborhood section of this report and discussions with individuals knowledgeable of current neighborhood trends in the subject area, the appraiser feels that the exposure time for the subject property is equal to the indicated Marketing Time identified in the Neighborhood section of this appraisal report.

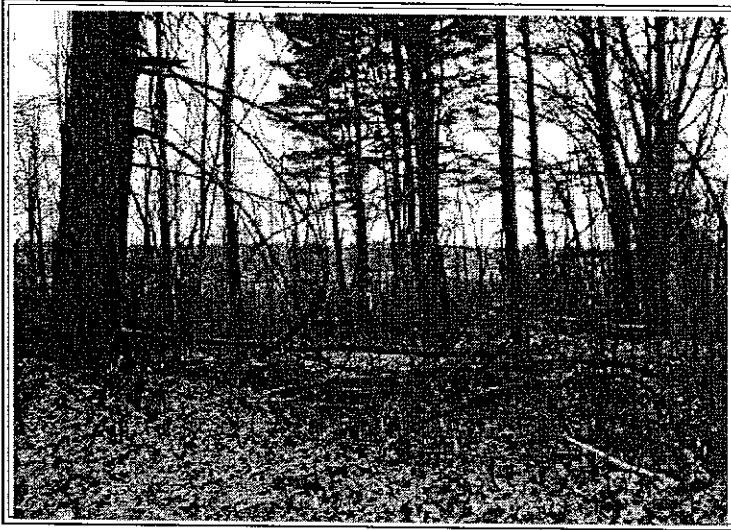
APPRAISER:

Signature 
 Name Steven G. Elliott
 Date Report Signed 01/28/2007
 State Certification # Certified General Lic. #295 State MA
 Or State License # _____ State _____

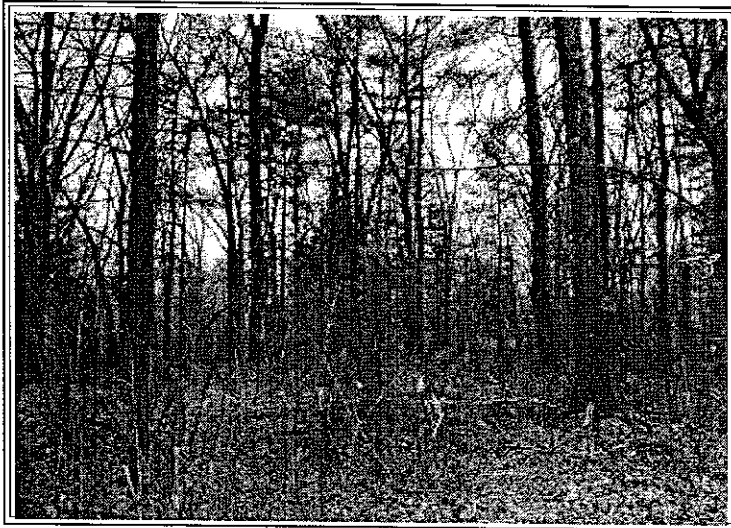
SUPERVISORY APPRAISER:

Signature _____ Did Did Not
 Name _____ Inspect Property
 Date Report Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

Borrower:	File No.: 79Lincoln	
Property Address: 79 Lincoln Lane	Case No.:	
City: Sudbury	State: MA	Zip: 01776
Lender: Caroline S. Diamond		

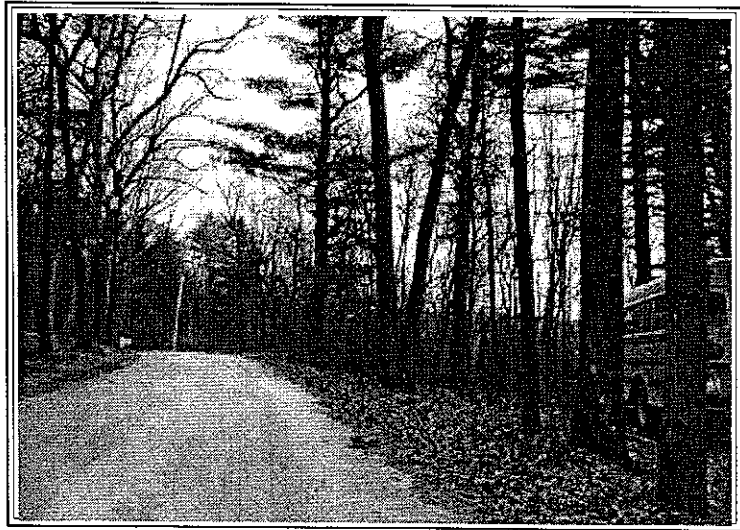


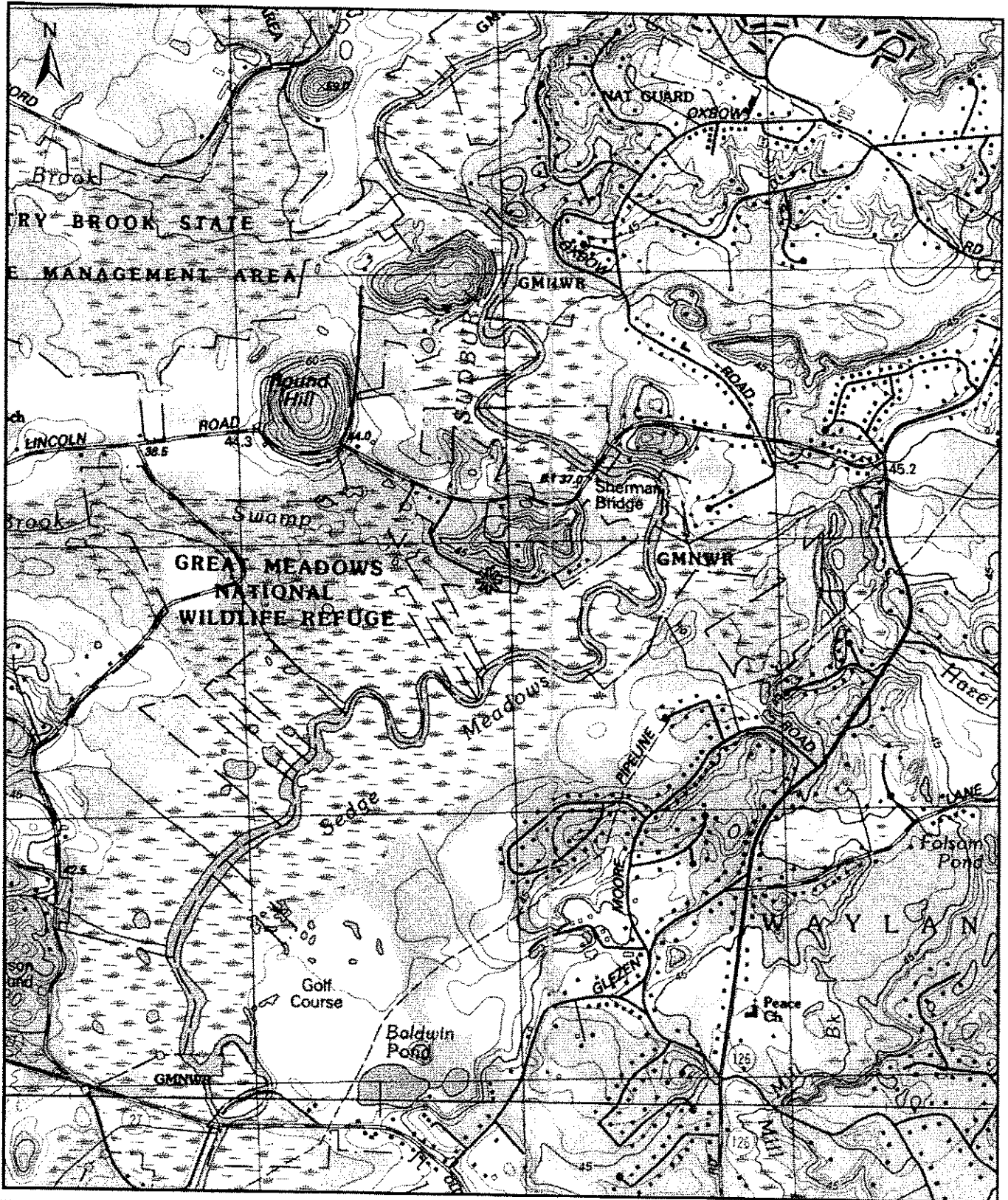
Views of subject Lot



Borrower:	File No.: 79Lincoln	
Property Address: 79 Lincoln Lane	Case No.:	
City: Sudbury	State: MA	Zip: 01776
Lender: Caroline S. Diamond		

Street Views



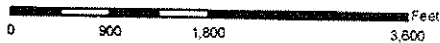


OXBOW ASSOCIATES, Inc.
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 Wildlife Studies * Herpetology
 Vernal Pool Ecology
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 PHONE: (978)929-9058
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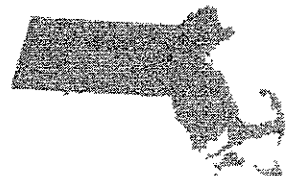
F14-0008 Lincoln Lane

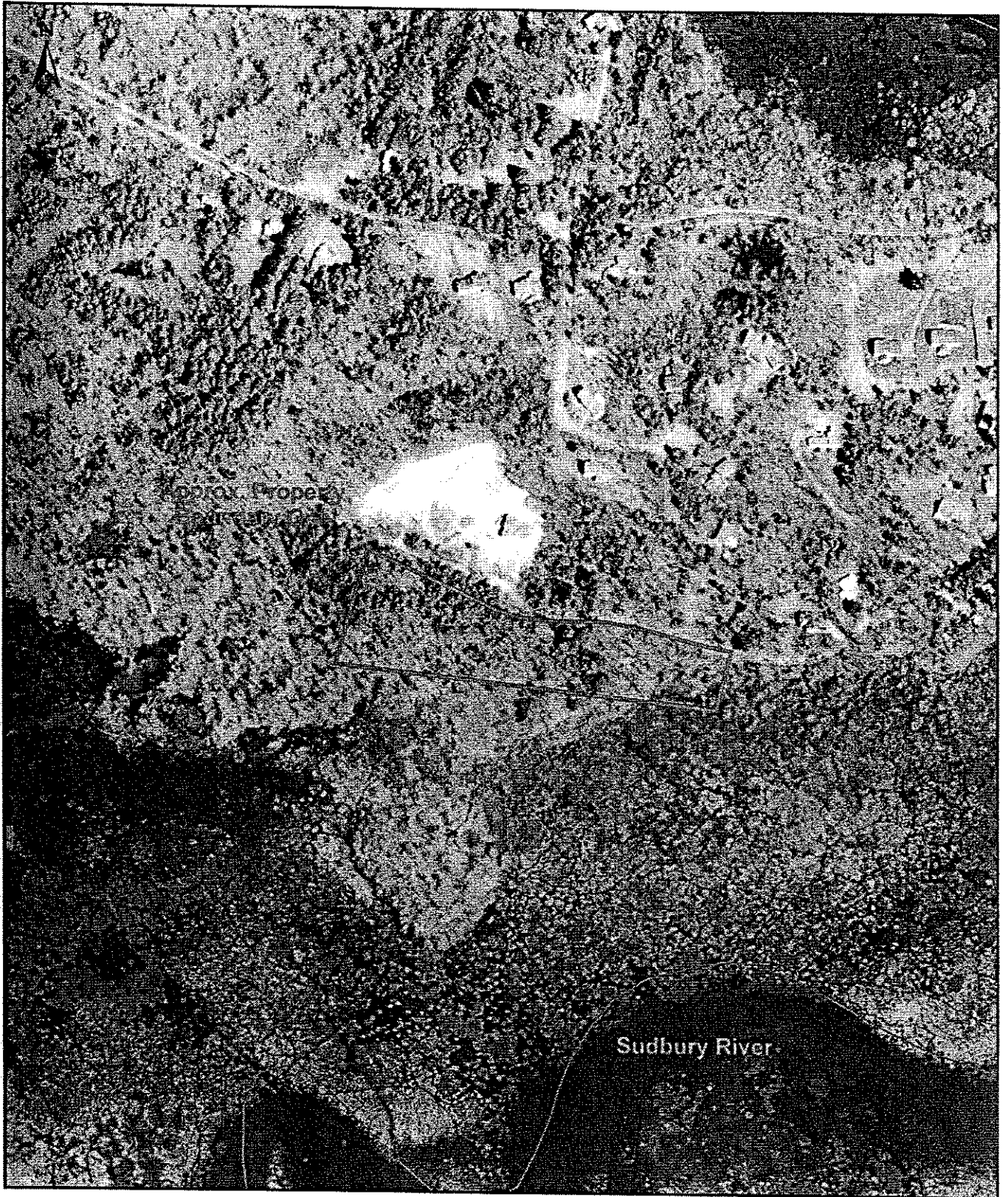
Sudbury, Massachusetts

SCALE: DATE: PROJECT NUMBER:
 1: 20,000 Sept. 15, 2004 04-301-589



Universal Transverse Mercator Coordinate system Zone 18 North, North American Datum 1983
 Grid provides UTM coordinates in meters. Grid interval in meters = 1000

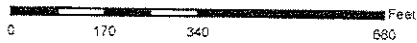




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**F14-0008 Lincoln Lane
 Color Orthophotograph
 Sudbury, Massachusetts**

SCALE DATE PROJECT NUMBER
 1:20,000 June 8, 2004 04-301-589



Universal Transverse Mercator Coordinate system: Zone 18 North, North American Datum 1983
 Grid coordinates in meters. Grid interval in meters: 1000





99 Lincoln
Ln.