
COMPLETE APPRAISAL
OF REAL PROPERTY

Town Of Goshen
Various Well Sites
Arcadia Road & Harriman Drive
CAS File #N17-0064

IN A SUMMARY REPORT

As of August 25, 2017

Prepared For:

Mr. Douglas Bloomfield, Supervisor
Town of Goshen
41 Webster Avenue
Goshen, NY 10924

Prepared By:

Certified Appraisal Service
626 East Main Street
Middletown, NY 10940
845-343-6463

CERTIFIED APPRAISAL SERVICE

626 East Main Street, Middletown, NY 10940
Phone (845)-343-6463 Fax (845) 343-7733

August 30, 2017

Mr. Douglas Bloomfield, Supervisor
Town of Goshen
1 Webster Avenue
Goshen, NY 10924

Various Well Sites
Arcadia Road & Harriman Drive
Town of Goshen, NY
CAS File #N17-0064

Dear Supervisor Bloomfield,

In fulfillment of our agreement as outlined in our Letter of Engagement, Certified Appraisal Service, as modified, we are pleased to transmit our limited-scope and summary narrative appraisal report, estimating the market value of the of the various Town of Goshen parcels and properties identified in the "Summary of Important Facts and Conclusions" and accompanying survey map, which are contained in the pages following.

The function of this appraisal is to estimate the market value of the subject property in connection with a possible sale to Merlin Entertainments as part of the Purchaser's redevelopment plan of a contiguous property. Inspection of the subject property was made over the period May 30, 2017 through July 15, 2017 along with the review of survey maps and lot calculation tables prepared by Lanc & Tully Engineering & Surveying, P.C., last revised June 19, 2017, and as reviewed by H2M architects + engineers.

The value opinion reported below is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the report. We particularly call to your attention those unusual limiting conditions dealing with the distribution of the report.

This report was prepared for the Town of Goshen, and is intended only for its specified use. It may not be distributed to or relied upon by other persons or entities without written permission of Certified Appraisal Service.

This appraisal report has been prepared in accordance with our interpretations of your guidelines, the regulations of OCC and the Uniform Standards of Professional Appraisal Practice, including the Competency Provision and The Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) and the guidelines of federal regulatory agencies.

Based on our complete appraisal as defined by the Uniform Standards of Professional Appraisal Practice, we have formed an opinion that the market value of the subject property as of August 25, 2017 was as follows:

TAX LOT S - B - L	EXISTING LOT AREA	LOT AREA TRANSFERRED TO LLNY	EST. PRICE PER ACRE	INDICATED VALUE
11 - 1 - 60	2.689 +/- ac.	1.668 +/- ac.	\$ 3,500	\$ 5,838
11 - 1 - 62	7.662 +/- ac.	6.015 +/- ac.	\$ 3,500	\$ 21,053
11 - 1 - 63	0.805 +/- ac.	0.805 +/- ac.	\$ 3,500	\$ 2,818
11 - 1 - 64	1.342 +/- ac.	1.341 +/- ac.	\$ 3,500	\$ 4,694
11 - 1 - 65	0.501 +/- ac.	0.247 +/- ac.	\$ 3,500	\$ 865
11 - 1 - 66	2.132 +/- ac.	1.935 +/- ac.	\$ 3,500	\$ 6,773
11 - 1 - 67	0.191 +/- ac.	0 +/- ac.	\$ 3,500	\$ -
11 - 1 - 68	2.094 +/- ac.	2.094 +/- ac.	\$ 3,500	\$ 7,329
11 - 1 - 69	1.565 +/- ac.	1.565 +/- ac.	\$ 3,500	\$ 5,478
TOTAL	18.981 +/- ac.	15.670 +/- ac.		\$ 54,845

Value of nine parcels containing 15.67+/- acres of vacant land *excluding* the area surrounding well head on parcel 11-1-62 \$54,800

TAX LOT S - B - L	EXISTING LOT AREA	LOT AREA TRANSFERRED TO LLNY	EST. PRICE PER ACRE	INDICATED VALUE
11 - 1 - 60	2.689 +/- ac.	1.668 +/- ac.	\$ 3,500	\$ 5,838
11 - 1 - 62	7.662 +/- ac.	7.662 +/- ac.	\$ 3,500	\$ 26,817
11 - 1 - 63	0.805 +/- ac.	0.805 +/- ac.	\$ 3,500	\$ 2,818
11 - 1 - 64	1.342 +/- ac.	1.341 +/- ac.	\$ 3,500	\$ 4,694
11 - 1 - 65	0.501 +/- ac.	0.247 +/- ac.	\$ 3,500	\$ 865
11 - 1 - 66	2.132 +/- ac.	1.935 +/- ac.	\$ 3,500	\$ 6,773
11 - 1 - 67	0.191 +/- ac.	0 +/- ac.	\$ 3,500	\$ -
11 - 1 - 68	2.094 +/- ac.	2.094 +/- ac.	\$ 3,500	\$ 7,329
11 - 1 - 69	1.565 +/- ac.	1.565 +/- ac.	\$ 3,500	\$ 5,478
TOTAL	18.981 +/- ac.	17.317 +/- ac.		\$ 60,610

Value of nine parcels containing 17.317+/- acres of vacant land *including* 1.647 acres area surrounding well head on parcel 11-1-62 \$60,700

The property was inspected and the report was prepared by William E. Buchalter, New York Certified General Appraiser. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits and addenda.

Respectfully Submitted,
CERTIFIED APPRAISAL SERVICE



William Buchalter
Certified General Appraiser
NYS Certification #46-5527

Summary of Important Facts and Conclusions

Subject Location	-	Arcadia Road & Harriman Drive Town of Goshen, NY
Purpose of Appraisal	-	Establish Reasonable Selling Price
Property Rights Appraised	-	Fee Simple w/ Restrictions
Neighborhood	-	Residential/Agricultural
Tax Description	-	Section 11 Block 1 Lots 60 & 62-69 Town of Goshen, NY
Land Area (In the Aggregate - Per Legoland Survey)	-	15.67+/- acres without land surrounding well on lot 62
Land Area (In the Aggregate - Per Legoland Survey)	-	17.31+/- acres including land surrounding well on lot 62
Area Retained by T/O Goshen		3.31+/- Acres (Per Lanc & Tully Survey)
Improvements	-	None
Date of Inspection	-	May 30, 2017 and June 9, 2017
Effective Appraisal Date	-	August 25, 2017
Date of Report	-	August 30, 2017
Value By Market Data Approach	-	\$54,800 without land surrounding well head on lot 62
Value By Market Data Approach	-	\$60,700 including land surrounding well head on lot 62
Highest And Best Use	-	Value to Abutter
Zoning	-	HR- Hamlet Residential w/ Aquifer Overlay
Reputed Owner	-	Town of Goshen

Purpose of Appraisal and Statement of Appraisal Problem

The subject property consists of approximately 15.67 acres and 17.31 acres in the aggregate, and is comprised of some 9 “landlocked” tax parcels that are situated within a larger 103+/- acre tax parcel. The lots consist of a series of areas, some of which are near to one another, along with several existing or abandoned well sites that were developed in connection with a nearby housing project and its anticipated expansion some 30+/- years ago. The undeveloped anticipated expansion area property fell into foreclosure and was acquired by the County. The wells, well site areas, and other areas were deeded by the County to the Town of Goshen, and now still remain owned by the Town of Goshen. The Town of Goshen is considering selling these various sites to a developer who has control of the surrounding lands and is interested in acquiring these landlocked parcels. The Town is restricting its consideration of the sale as to not include any active wells and the surrounding well head protection areas required by New York State Department of Health regulations.

The purpose of this appraisal is to estimate the market value of the subject property in its “as is” condition and as mapped and shown on a “Draft Survey and Lot Consolidation and Subdivision Map”, last revised June 19, 2017 which was prepared by Lanc & Tully Engineering and Surveying, P.C. for LEGOLAND New York.

The subject property/parcels are for the most part landlocked and to which a prospective purchaser would have no direct access from a public road, therefore, the property’s Highest and Best Use is confined to that of a conservation parcel or that which would be of interest to an abutter. No value is given to any active well, building improvement, electrical supply line, underground piping or other improvement, as the Town of Goshen would be retaining rights to such improvements for continued operations and service.

That unless otherwise stated, this appraisal is not to be used by any third party or for mortgage loan purposes. Liability of the appraiser, the appraisal company and its employees is limited to the fee collected for the preparation of the appraisal.

Method of Appraisal

This report is designed as a limited - scope summary narrative report. Three standard methods of appraisal were considered.

1. The Market Data Approach indicates a value based upon an analysis of sales of similar type properties.
2. The Cost Approach is utilized to reflect the replacement cost of the improvements, less depreciation, plus the value of the land.
3. The Income Approach is used to reflect rental value of the "impacted" land based upon the potential income stream generated by the real estate.

The Cost and Income Approaches generally do not lend themselves to the valuation of vacant land and therefore, were not utilized. The Market Approach to value is primarily relied upon as the valuation methodology for the 9 individual parcels contained within the collective entire 15.67 +/- acres and/or 17.31 +/- acres of land.

The subject property consists of 15.67 +/- acres and/or 17.31 +/- acres of vacant land which is configured into 9 elongated and irregular shaped parcels. There is no public road frontage or general access. The shape of the parcels precludes any development from a residential perspective even if the parcels were accessible. Further, a condition of any sale by the municipality would require the Town of Goshen to retain certain "well head protection areas" as prescribed by the Department of Health and access easements across land which surrounds the subject well sites. Since such access and easement rights can only be provided by the contiguous property owner and not any arm's length buyer in general, the value conclusion is *hypothetical* in nature because the conditions of the sale cannot be fulfilled by anyone other than the contiguous property owner, which is somewhat contrary to the definition of market value stated herein. Therefore, the appraisal problem is confined to the fee simple interest of the land (with certain rights retained by the Seller) based on a per acre price, which is extended to the individual land parcels and then added together, resulting in a single value for the entire site.

Because this is a limited-scope summary narrative report, certain transaction data, tax and assessment data, comparable sales adjustment grid, any other detailed items maps may not be included. The appraisal is limited in scope because it is based on the hypothetical condition that there is a ready and established market for land of this type and within the described configuration, which there is not, but it is assumed to be so for the purposes of this report.

Extent of the Appraisal Process

The preparation of this appraisal consisted of:

- Inspection of the site on May 30, 2017 and June 9, 2017.
- Research and collection of market data related to occupancies, asking prices, concessions and operating expenses of competing properties which when appropriate included interviews with on-site managers and a review of our own data base from previous appraisal files.
- An exterior inspection of comparable sales data was made when appropriate.
- Preparation of an estimate of stabilized income and expense for capitalization purposes (if appropriate).
- Market inquiries into recent sales of similar properties to ascertain sale prices per unit, per square foot, per acre, etc., effective gross income multipliers and capitalization rates. This process involved telephone interviews with sellers, buyers and/or participating brokers.
- Some degree of due diligence to determine the existence of apparent adverse conditions.
- Development of the appropriate approach(es) to value.
- Arriving at a value conclusion and writing this report.

Hypothetical Conditions and Extraordinary Assumptions

The subject property consists of approximately 15.67-17.71 acres of vacant land which is configured into 9 elongated and irregular shaped parcels. There is no public road frontage or general access. The shape of the parcels precludes any development from a residential perspective even if the parcels were accessible. Further, a condition of any sale by the municipality would require the Town of Goshen to retain certain "well head protection areas" as prescribed by the Department of Health and access easements across land which surrounds the subject well sites. Since such access and easement rights can only be provided by the contiguous property owner and not any arm's length buyer in general, the value conclusion is *hypothetical* in nature because the conditions of the sale cannot be fulfilled by anyone other than the contiguous property owner, which is somewhat contrary to the definition of market value stated herein. Therefore, the appraisal problem is confined to the fee simple interest of the land (with certain rights retained by the Seller) based on a per acre price, which is extended to the individual land parcels and then added together, resulting in a single value for the entire site.

Definition of Value Appraised

“Market Value” - means the most probable price which a property should bring in a competitive and open market under all conditions requisite to fair sale, the buyer and seller each acting prudently and knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in this definition are 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 consider their 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 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.

Interest Appraised

The various interests can be defined as follows:

Fee Simple - An absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation. An inheritable estate.

Leasehold - A property held under tenure of lease. The right of use and occupancy of real property by virtue of a lease agreement. The right of a lessee to use and enjoy real estate for a stated term and upon certain conditions, such as the payment of rent.

Lease Fee - A property held in fee with the right of use and occupancy conveyed by lease to others. A property consisting of the right to receive ground rentals over a period of time, plus the right of ultimate repossession at the termination of the lease.

This appraisal is made with the understanding that the present ownership includes all of the rights that may lawfully be owned (except those rights that are reserved by the Seller) and is therefore, titled in encumbered fee simple.

Delineation of Title Deed Reference & Taxes

Town of Goshen, New York

Section 11 Block 1 Lot(s) 60 and 62-69

Grantor:	County of Orange
Grantee:	Town of Goshen
Deed Date:	6/25/1984 Liber: 2295 Page: 705
Consideration:	\$N/A

2017 Taxes/Assessment

The nine (9) subject parcels are individually assessed based on the existing lot configurations, sizes and improvements as follows:

Total Assessment:	\$56,500 (Land \$16,300 – Improvements \$40,200)
Total Taxes:	\$2,800+/-

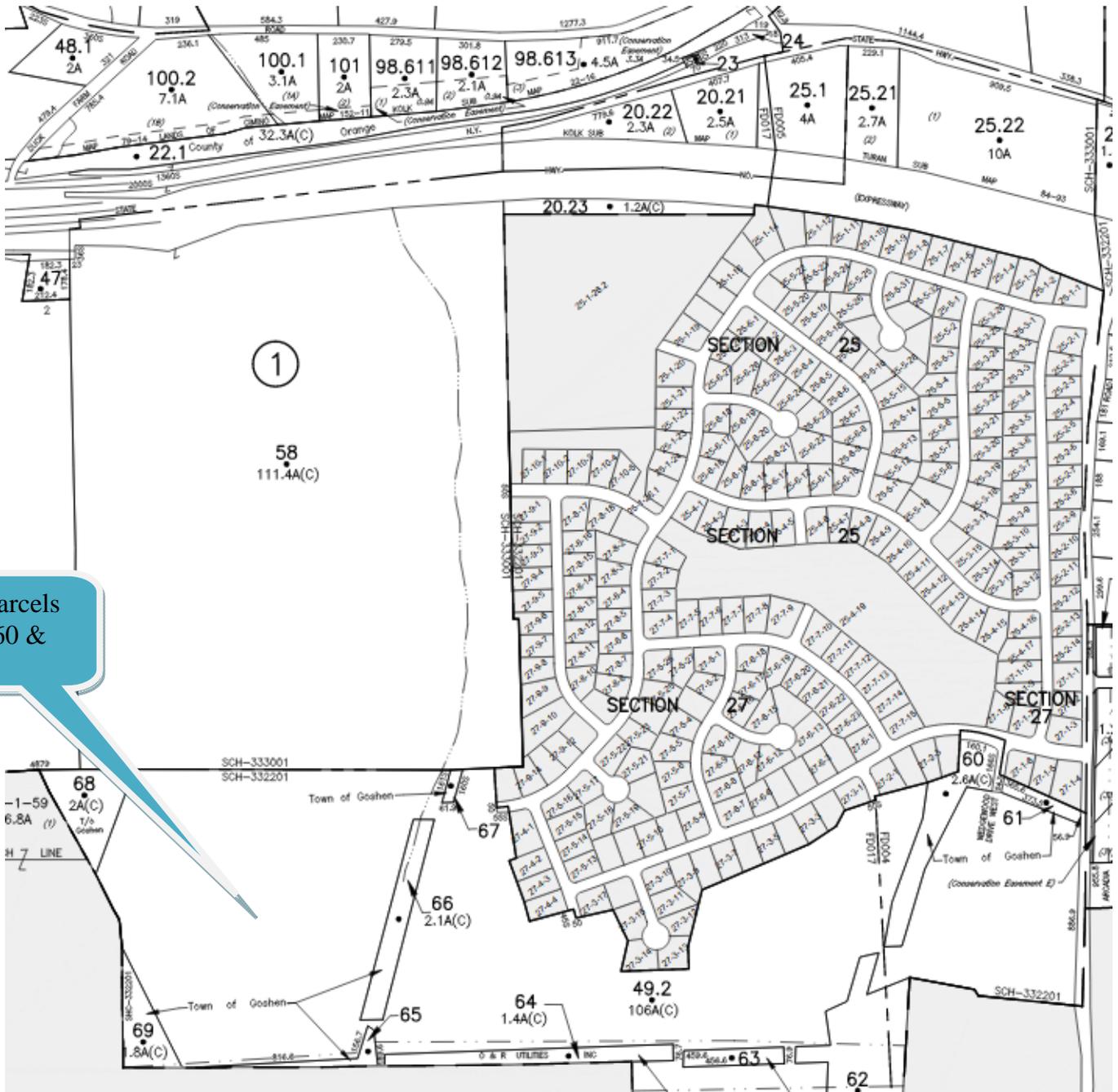
This appraisal is based on new lot configurations and sizes in which the improvements are for the most part excluded. Such new configurations are yet to be filed and assessed, therefore cannot be accurately described. However, such assessments are somewhat irrelevant because the property is currently owned by the municipality and is considered *tax exempt*.

Based on the 2016 equalization rate of 65% for the municipality, the assessed value imputes a full market value of \$86,923 for the property in its present configuration. The subject property was most recently conveyed in 1984, which was a non-arm's length transfer between governmental authorities. The effect of this transfer and the current assessed values on current market value is not significant to this valuation.

Neighborhood & Site Description

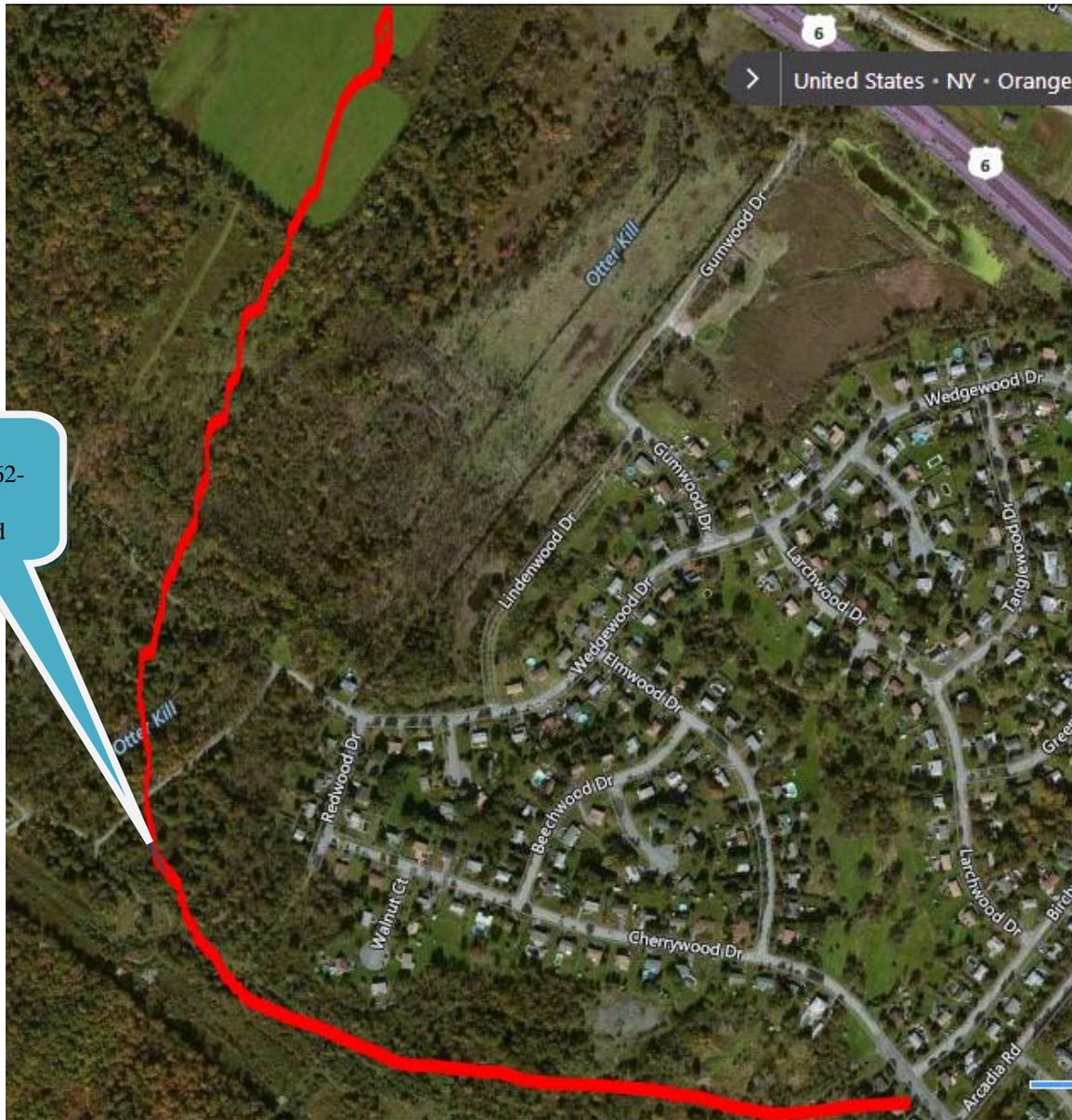
ADDRESS	- Arcadia Road & Harriman Drive, Goshen, NY
GENERAL OVERVIEW	The subject property consists of approximately 15.67 -17.71 acres of vacant land which is configured into 9 elongated and irregular shaped parcels. There is no public road frontage or general access. The land which is mostly tree covered and open former pasture lands containing mature wood spruce and scrub type trees and brush.
MUNICIPALITY	- Town of Goshen, NY
COUNTY	- Orange
LAND USE	- Residential/Agricultural/Vacant
VALUE TREND	- Stabilizing
GENERAL APPEAL	- Average
UTILITIES	- Municipal Electric
ZONING	- HR-Hamlet Residential w/ Aquifer Overlay
MARKETING TIME	- 6 -12 Months +
SITE SIZE	- 15.67-17.71 +/- Acres
SHAPE	- Irregular -Elongated
FRONTAGE	- Non Public Road Frontage
DRAINAGE	- Average
GRADE & SLOPE	- Generally Rolling Moderate 5-8% slopes
EASEMENTS	- See Narrative & Map
FLOOD ZONE	- Non Flood Zone per FEMA map #36071C0289E August 3, 2009
ENVIRONMENTAL HAZARDS	- None Apparent

Tax Map Town of Goshen SBL: 11-1-60 & 62-69



Tax Parcels
11-1-60 &
62-69

Aerial Photo Of Land and Neighborhood
(Redline Indicates Approximate Location of Parcels Appraised)



Site Description

The subject property consists of 15.67-17.71 +/- acres of vacant land which is configured into 9 elongated and irregular shaped parcels. There is no public road frontage or general access. The land which is mostly brush and tree covered consists primarily of former pasture land, mature wood spruce and scrub type trees and brush.

The subject parcels are located within a HR- *Hamlet Residential* – district, within an Aquifer Overlay district. The shape of the parcels precludes any development from a residential perspective even if the parcels were accessible. Further, a condition of any sale by the municipality would require the Town of Goshen to retain certain “well head protection areas” as prescribed by the Department of Health and access easements across land which surrounds the subject well sites.

The Appraiser was provided with a “Draft Revision of a Lot Consolidation and Subdivision Map” prepared for Merlins Entertainments/LEGOLAND New York. The Appraiser was not provided with any engineering to determine whether the subject site has any subdivision or further development potential. Since the property lacks road frontage or access from a public road, it is unlikely that further development potential exists.

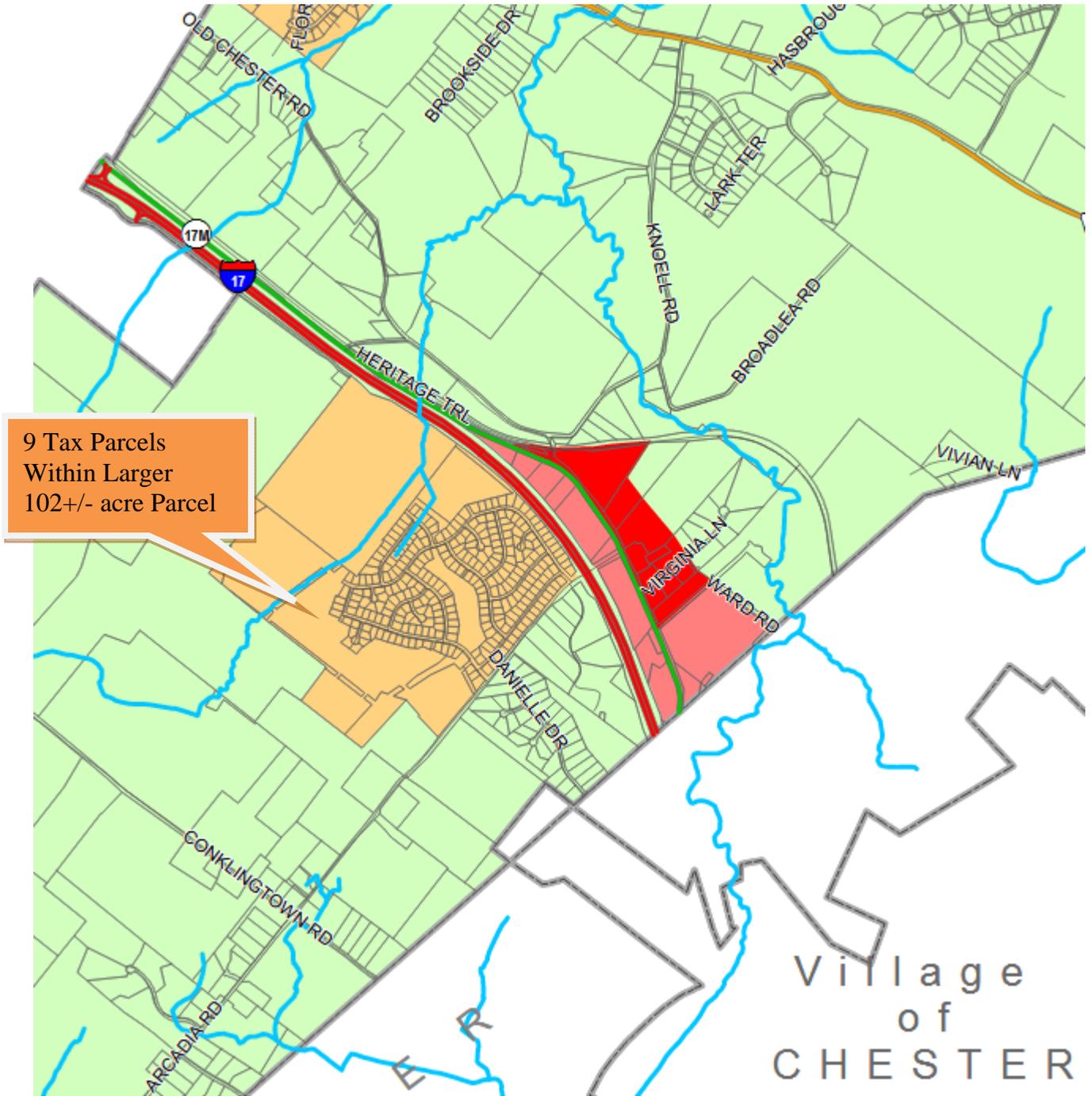
Zoning and Overlay Area

The subject site is located within a HR – Hamlet Residential – zoning district that has an Aquifer Overlay district covering the entire site. Since the property is not serviced by public water or sewer service at this time, it is subject to those regulations with the RU – Rural – district, which utilizes an environmental control formula for land use regulations.

Such land use regulations allow for residential single family, two-family, agricultural and municipal uses on minimum lot sizes of 1.5 – 2 acres, depending on what aquifer overlay district it is within. The purpose of the aquifer overlay district is to preserve those areas which are sensitive aquifer replenishment and should not be intensely developed. Even greater restriction may be placed on development thus limiting permitted density. As such, the property is somewhat restricted in terms of developmental potential by these zoning districts. The Town of Goshen has identified the significance of these designated areas in their municipal regulations. There are a number of additional uses that may be allowed by special permit use of the Planning Board which include residential care facilities, bed and breakfast, public utility facility, veterinary hospital, cemetery, education and religious facilities, membership clubs, recreational businesses, retail businesses, service business and a variety of related uses.

The land is presently vacant excepting for several wells and/or partially developed well sites that were developed in connection with a nearby housing project that was developed some 30 years ago.

Zoning Map T/O Goshen – HR- Hamlet Residential with Aquifer Overlay



Photographs of Subject Property



View Along Access Road To Well Sites



View Along Access Road To Well Sites



View Along Trail To Well Sites

Photographs of Subject Property



Well Site Lot 62



Access Point To Lot 60



Adjacent Parcel along Arcadia Road

Photographs of Subject Property



Pump House Within Lot 65



Well Protection Fence



Well & Pump House near Lot 60

Photographs of Subject Property



Pump House Within Lot 65



Protected Well Head Site

Highest and Best Use

Highest and Best use may be defined as: That use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported and financially feasible and which results in the highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgement and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment value, an alternative term would be most profitable use.

In estimating highest and best use, four stages are included in the analysis.

- Possible Use** - Determine the physically possible use for the subject site.
- Permissible Use** - Determine which uses are legally permitted for the subject site.
- Feasible Use** - Determine which possible and permissible uses will produce a net return to the subject site.
- Highest & Best Use** Determine which use, among the feasible uses, is the most profitable use of the subject.

The Highest and Best Use of the land as if vacant and available for use may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, but makes a contribution to the total property value in excess of the value of the site. The subject property consists of various isolated areas, including some containing well, sites that were identified in connection with a nearby residential housing project, and its expansion. In and of itself, the sites have little use or commercial value in absence of a developed project. Other than some existing wells and a pump house on or near these sites that the Town will not be selling, there are no improvements on the subject parcels excepting for lot #62 which is being valued under two scenarios; with and without the land surrounding the well site. There is no evidence that developing or converting the land to a different use would result in a higher economic value. Therefore, it is our opinion that the Highest and Best Use for the subject property would be its current use as an open recreational parcel or to an abutter.

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Market Data Approach

The Market Data Approach involves comparing prices paid for properties that are similar to the subject and sold recently. Adjustments are made for differences noted between the subject and the comparables. Items considered are time, size, location, terms of sale, other refinements, etc. Adjustments are made from the comparable to the subject. Several sales of properties most similar and approximate to the subject are recited. The adjusted values reflect market reactions to those items of significant variation between the subject and the comparable. If a significant item in the comparable is superior to or more favorable than the subject property, a minus adjustment is made, thus, reducing the indicated value of the 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.

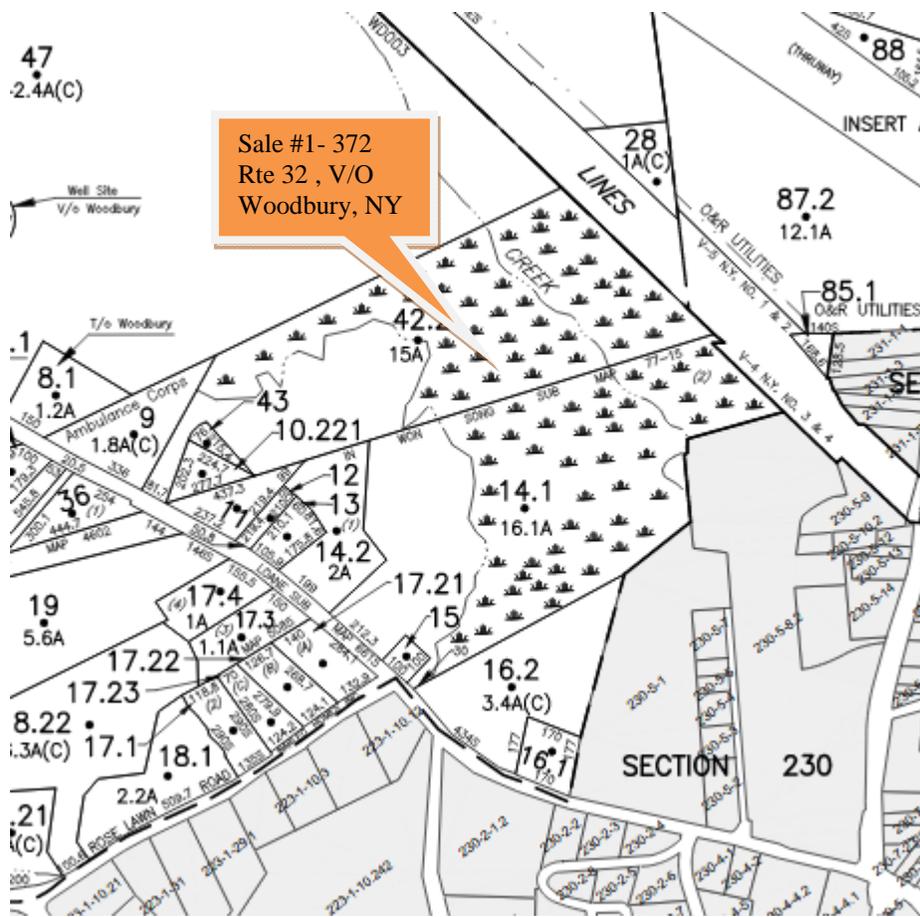
The subject property consists of 15.67+/- acres and/or 17.31+/- acres of vacant land which is being appraised under two valuation scenarios. The first being the acreage *excluding* the land immediately surrounding the well head on lot 11-1-62 and the second being property *including* the land immediately surrounding the well head on lot 11-1-62. Under either scenario, the Town of Goshen is to retain certain “well head protection areas” as prescribed by the Department of Health, and may acquire by gift access easements across land which surrounds the subject well sites if the property is sold to the abutting property.

In our analysis of the subject property we have selected sales of small – medium sized parcels of vacant land for comparison to estimate the value of the land on a per acre basis (with certain rights retained by the Seller) based on a per acre price, which is extended to the individual land parcels and then added together, resulting in a single value for the entire site.

The sales datum sheets and adjustment grids follow.

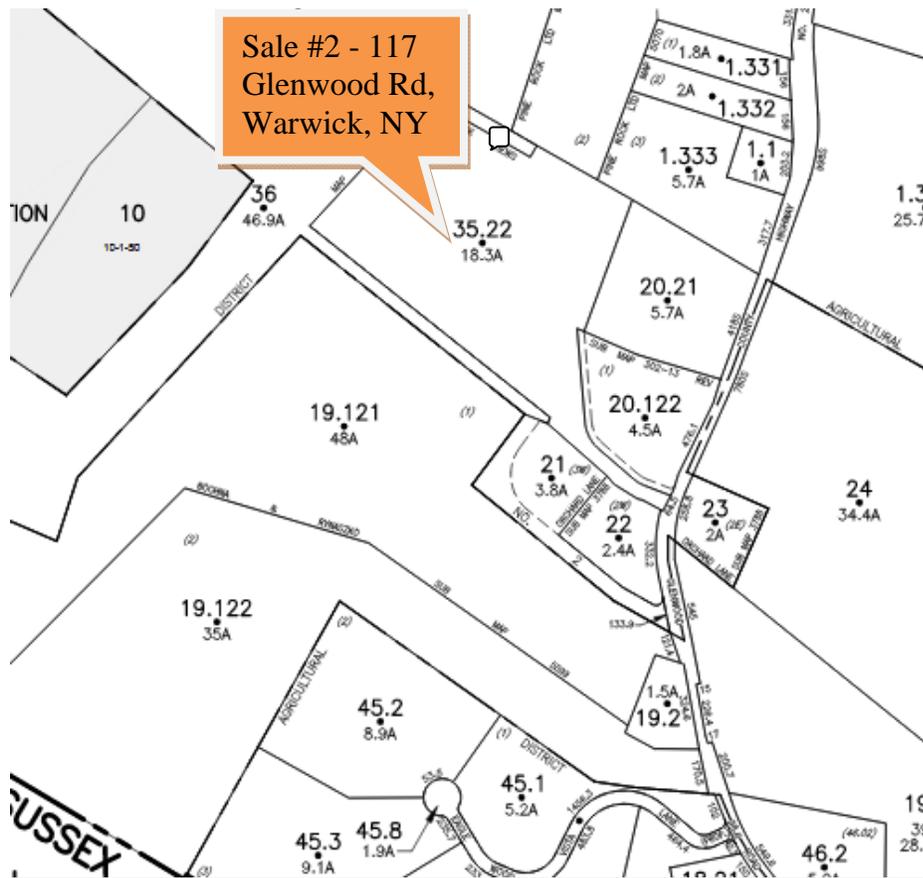
COMPARABLE SALES DATA # 1 **Prepared By/Date: WB/1/17** **17-520-01**

Grantor: Song In Wong
Grantee: Andre Choi
Date of Sale: 3/15/17
Liber/Page: L: 14205 P: 1751
Municipality: Village of Woodbury, NY
Section: 218 Block: 1 Lot: 42.2
Zoning: Residential Single Family
Sales Price: \$90,000 (\$6,000/Acre)
Verified By/Date: MLS & County Record 8/8/17
Location: State Route 32, Village of Woodbury, NY
Description: Sales consists of a 15.0 acre parcel of level land that has a substantial wetland toward the rear of the site encompassing approximately 65% of the property. The rear of the site borders an active rail line. The site is suitable for a single home site. Access is via a narrow strip of land with approximately 81 feet frontage on Route 32.



COMPARABLE SALES DATA # 2 **Prepared By/Date: WB/8/17** **16-410-01**

Grantor: Lehigh and Hudson Professional Bldg.
Grantee: N/A
Date of Sale: 8/23/16
Liber/Page: L: 14096 P: 1753
Municipality: Town of Warwick, NY
Section: 24 Block: 1 Lot : 35.220
Zoning: Residential
Sales Price: \$135,000 (\$7,377//Acre)
Verified By/Date: **MLS Record # 4606917 8/17**
Location: 117 Glenwood Road, Warwick, NY
Description: Sale consists of an 18.3 acre lot with access frontage only (50+/- ft) along Glenwood Road. Property is situated in the Town of Warwick close to the NJ border and is somewhat secluded. Excellent views of the Pochuck Valley. Property was originally planned for a four lot subdivision that would have required additional municipal approvals.



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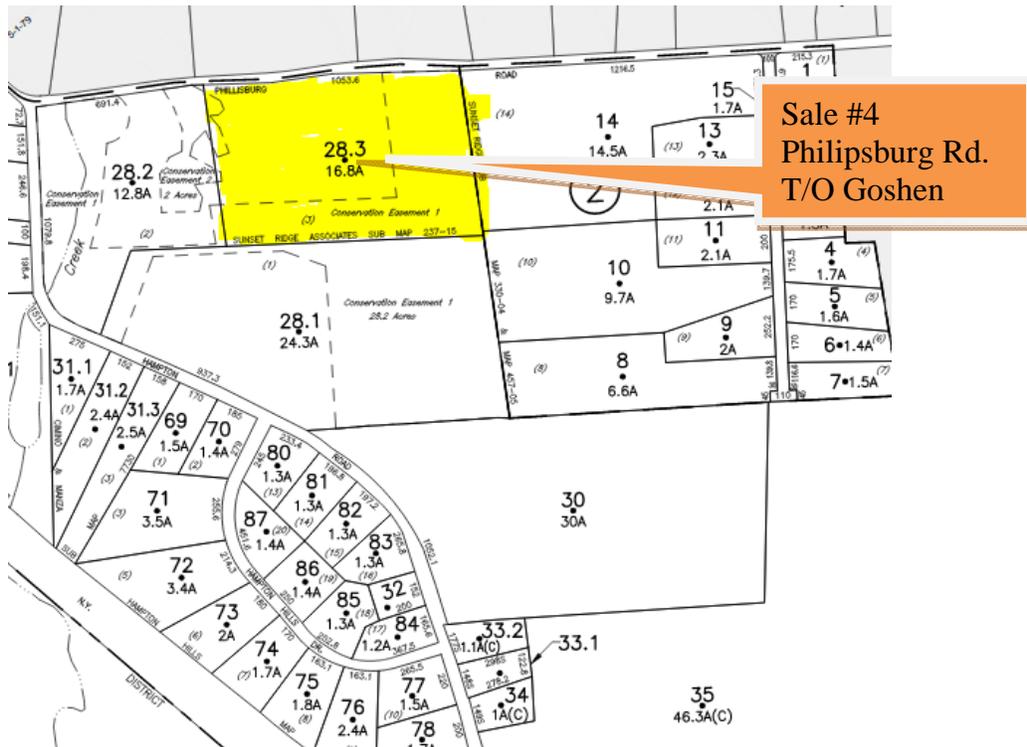
COMPARABLE SALES DATA #4 **Prepared By/Date: WB/8/17 17210-01**

Grantor: Sunset Ridge Associates
Grantee: N/A
Date of Sale: 5/23/17
Liber/Page: N/A (No Recordation as of Verification Date)
Municipality: Town of Goshen, NY

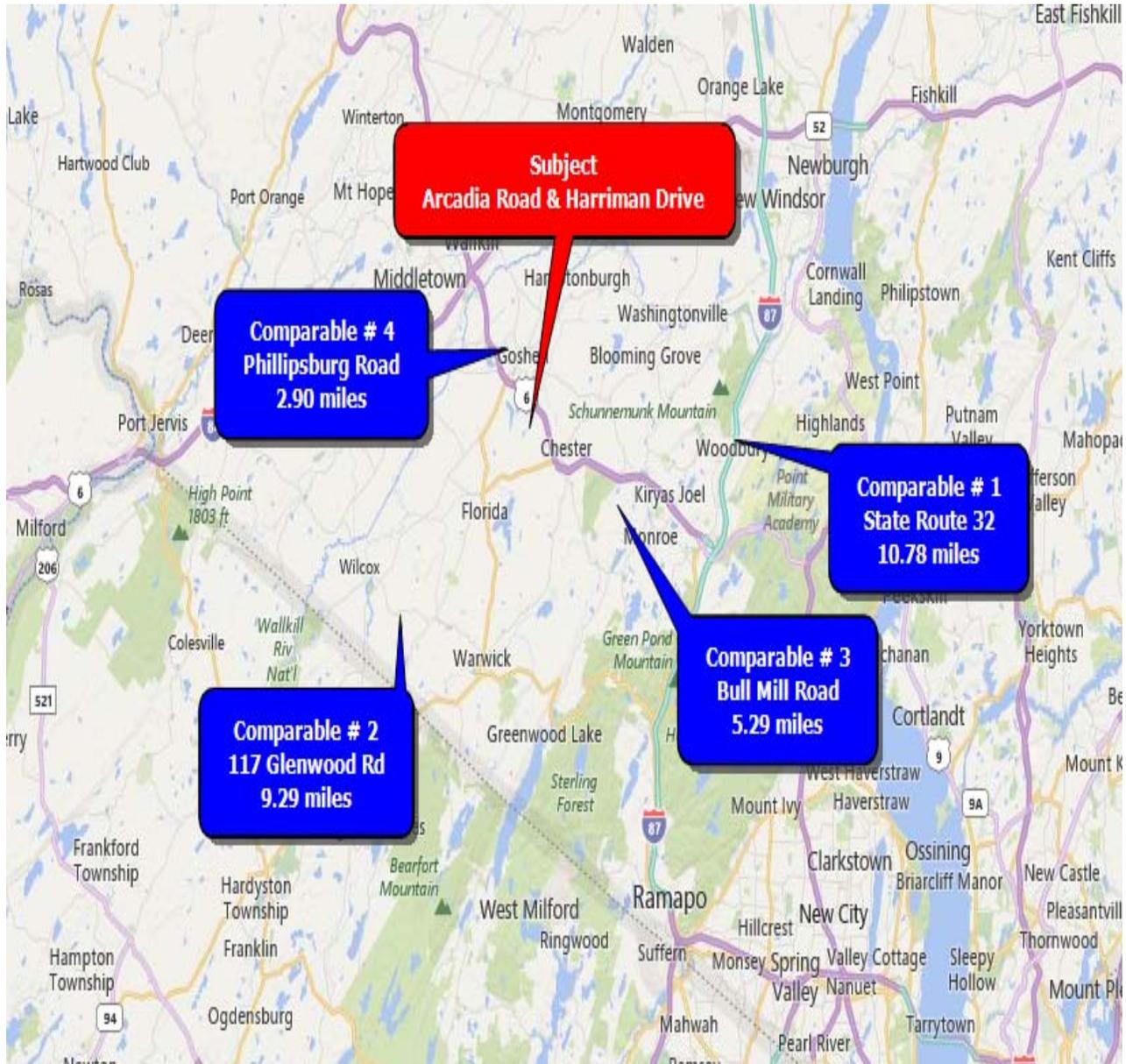
Section: 10 Block: 1 Lot : 28.3

Zoning: Residential 1 Family
Sales Price: \$168,000 (\$10,500 /Acre)
Verified By/Date: MLS Record # 4607227 8/8/17
Location: Philipsburg Road, Goshen, NY

Description: Sale consists of 16.0 acres vacate residential land parcel part of a recent subdivision, pre-engineered for approval of a single family dwelling. Mostly level open former pasture land. Large road frontage of 786 feet along Philipsburg Road and within the Town of Goshen, NY.



LOCATION MAP



Adjustment Grid

	Subject	Sale # 1		Sale # 2		Sale # 3		Sale # 4	
Address	Arcadia Road	372 Rte 32		117 Glenwood Rd.		Bull Minll Rd		Phillipsburg Rd	
	T/O Goshen	V/O Woodbury		T/O Warwick		T/O Blmng Grove		T/O Goshen	
Sales Price	N/A	\$90,000		\$135,000		\$169,000		\$168,000	
Spec. Financing/Other	N/A	N/A		\$0		\$0		\$0	
Date	8/25/17	3/15/17		8/23/16		6/19/17		5/23/17	
Adjusted price	N/A	\$90,000		\$135,000		\$169,000		\$168,000	
Site Size/ Acre	15.67 acres	15	/Sim	18.3	/Sim	28.7	/Sim	16	/Sim
Price / Acre	N/A	\$6,000		\$7,377		\$5,889		\$10,500	
Location	Good	Similar		Similar		Similar		Similar	
Utilities	None	Superior		Similar		Similar		Similar	
Topo/Dev Potential	Poor	Superior		Superior		Superior		Superior	
Zoning	HR- Hamlet Residential	Similar		Similar		Similar		Similar	
VALUE ADJUSTMENTS									
Adjusted Price/SF		\$6,000		\$7,377		\$5,889		\$10,500	
Site Size	24	0%		0%		0%		0%	
Location	Good	0%		0%		0%		0%	
Utilities	None	-10%		0%		0%		0%	
Topo/Dev Potential	Poor	-50%		-50%		-50%		-50%	
Zoning	HR-Hamlet Residential	0%		0%		0%		0%	
Total adjustments		-60%		-50%		-50%		-50%	
Indicated Price/Acre		\$2,400		\$3,689		\$2,944		\$5,250	

MARKET APPROACH TO VALUE (FACTORS OF ADJUSTMENT)

Special Financing: Unusual terms of sale, financing or other known concessions are adjusted for. There were no known unusual terms or concessions.

Date (Time): Time adjustment reflects any changes in market values and market related conditions that have occurred between the comparable date of sale and the effective date of the appraisal. The comparables have sales dates which range from March 2017 to July 2017. Land sale prices are incrementally increasing in areas such as Monroe, however, all the sales are within recent months and therefore no adjustment is necessary. The time adjusted sales price is then used as the benchmark from which all other adjustments are made.

Special Financing /Other: None of the comparable sales offered special financing or conditions.

Location: The subject is located just off of a main highway and moderately traveled Town road within a reasonable distance to amenities and major roadways. Nearby residential development consists of single family homes, apartments and commercial development consists a nearby hospital, nursing home and retirement facility; and some smaller commercial and office buildings situated on smaller 3-5 acre lots. It is the opinion of the appraiser that this location be considered similar to sales #1 and #4 which are located in nearby Woodbury and Goshen respectively, but inferior to sales #2 and #3 which are more remotely located in Warwick and blooming grove.

Parcel Size: Generally parcels of smaller size tend to sell for more per acre than similar larger parcels when valued on a per acre basis, thus making smaller parcels superior in the adjustment process. All of the sales were sold as single purpose residential large lot and therefore the lot size differences are not significant when analyzed on a per acre basis.

Available Utilities: The subject is located within the Town of Goshen within a water and sewer district; however services are not into the subject property and would require substantial infrastructure and development costs to utilize the available services. Adjustments have been made to sale#1 which has access to municipal water and sewer.

Topo/Developmental Potential/Utility: This adjustment reflects the condition of the land regarding soils, wet areas, water and sewer access, frontage and suitability in terms of the current and/or proposed use. The subject is well located within the Town of Goshen and would ordinarily have a high demand except for the configuration of the lots and lack of access from a public road to the site. The subject is considered only poor due to the topography of the site and lack of access for any type of intensive development. The sales are adjusted accordingly based on their developmental potential relative to their intended use as residential building lots. This is the primary factor of adjustment.

MARKET APPROACH TO VALUE

The adjusted sales comparables for the subject property range from \$2,400 to \$5,250 when analyzed on a per acre basis. It is the Appraiser's opinion that the market value of the encumbered fee simple interest in the subject property in its "as is" condition, as of August 25, 2017 falls within the mid-range of the comparables at say \$3,500 per acre.

When applied to the 15.67 acres of vacant land, excluding the area around well head on parcel 11-1-62 ($\$3,500 \times 15.67 \text{ acres} = \$54,845$) indicating a value and probable selling price of \$54,800.

When applied to the 17.34 acres of vacant land, including the area around well head on parcel 11-1-62 ($\$3,500 \times 17.317 \text{ acres} = \$60,610$) indicating a value and probable selling price of \$60,700.

Reconciliation & Final Value Conclusion

Reconciliation is the procedure of coordinating and integrating related factors, evaluating and testing alternative conclusions, and selecting from the indications of value derived from each of the approaches utilized in the appraisal process, to arrive at a final estimate of market value. An orderly connection of interdependent elements is a prerequisite of property reconciliation. This requires a re-examination of specific data, procedures, and techniques within the framework of approaches used to derive preliminary estimates, and fit them into a cause-and-effect relationship leading to a final conclusion. Under a given set of conditions, one solution or approach usually provides a higher degree of reliability than the others and is thus weighted accordingly. The Market Approach to value is predicated on a comparison of recent sales of similar properties. This approach reflects the buyer's judgment about the physical depreciation, functional utility and adverse external (locational or economic) effects which, when analyzed with adequate sales data, reduces that data to an indicated value of the property being appraised. The merits of the approach (which are limited by the heterogeneous nature of real estate, imperfect market conditions, and inherent subjectivity of adjustments) can be enhanced with the availability of market data of highly similar comparable sales. In the subject's instance, data was available and an analysis of several competitive properties produced a range in value which in turn was reduced to an "indicated value of the subject". When adequate sales are available for comparative purposes, the value developed in the Market Data Approach is a sound indicator of the subject's value. The value indicated by this approach is essential to this appraisal since it is the primary approach utilized to determine the land value.

The subject property is located on a moderately traveled Town road within a relatively short distance from Route 17M and the Interstate I-86 interchanges. Arcadia Road connects with State Route 17M nearby Villages of Chester and Goshen. The property is zoned for residential use but the topography and sensitive aquifer overlay zoning of the site is a major detriment to development, as is the lack of access from a public roadway. The highest value of the land would be to an abutter.

Four sales of vacant land parcels that have taken place over the past 2-13 months are shown on the conveyance sheets attached. The sales are located in similar residential or in rural areas within the Towns of Woodbury, Monroe, Warwick and Goshen. The parcels are relatively typical of the limited number of sales that have taken place for medium size land parcels in the area that could be considered comparable to the subject property. Since the subject property is being valued on a per acre basis, it is logical to present land comparables that are sold on a similar basis, rather than a per building lot basis. The unadjusted sales comparables for the subject property range from \$6,600 to \$10,500 when analyzed on a per acre basis.

Reconciliation & Final Value Conclusion

The adjusted sales comparables for the subject property range from \$2,400 to \$5,250 when analyzed on a per acre basis. It is the Appraiser's opinion that the market value of the *encumbered* fee simple interest in the subject property in its "as is" condition, as of August 25, 2017 falls within the mid-range of the comparables at say \$3,500 per acre.

TAX LOT S - B - L	EXISTING LOT AREA	LOT AREA TRANSFERRED TO LLNY	EST. PRICE PER ACRE	INDICATED VALUE
11 - 1 - 60	2.689 +/- ac.	1.668 +/- ac.	\$ 3,500	\$ 5,838
11 - 1 - 62	7.662 +/- ac.	6.015 +/- ac.	\$ 3,500	\$ 21,053
11 - 1 - 63	0.805 +/- ac.	0.805 +/- ac.	\$ 3,500	\$ 2,818
11 - 1 - 64	1.342 +/- ac.	1.341 +/- ac.	\$ 3,500	\$ 4,694
11 - 1 - 65	0.501 +/- ac.	0.247 +/- ac.	\$ 3,500	\$ 865
11 - 1 - 66	2.132 +/- ac.	1.935 +/- ac.	\$ 3,500	\$ 6,773
11 - 1 - 67	0.191 +/- ac.	0 +/- ac.	\$ 3,500	\$ -
11 - 1 - 68	2.094 +/- ac.	2.094 +/- ac.	\$ 3,500	\$ 7,329
11 - 1 - 69	1.565 +/- ac.	1.565 +/- ac.	\$ 3,500	\$ 5,478
TOTAL	18.981 +/- ac.	15.670 +/- ac.		\$ 54,845

When applied to the 15.67 acres of vacant land, excluding the area around well head on parcel 11-1-62 (\$3,500 x 15.67 acres = \$54,845) indicating a value and probable selling price of \$54,800.

TAX LOT S - B - L	EXISTING LOT AREA	LOT AREA TRANSFERRED TO LLNY	EST. PRICE PER ACRE	INDICATED VALUE
11 - 1 - 60	2.689 +/- ac.	1.668 +/- ac.	\$ 3,500	\$ 5,838
11 - 1 - 62	7.662 +/- ac.	7.662 +/- ac.	\$ 3,500	\$ 26,817
11 - 1 - 63	0.805 +/- ac.	0.805 +/- ac.	\$ 3,500	\$ 2,818
11 - 1 - 64	1.342 +/- ac.	1.341 +/- ac.	\$ 3,500	\$ 4,694
11 - 1 - 65	0.501 +/- ac.	0.247 +/- ac.	\$ 3,500	\$ 865
11 - 1 - 66	2.132 +/- ac.	1.935 +/- ac.	\$ 3,500	\$ 6,773
11 - 1 - 67	0.191 +/- ac.	0 +/- ac.	\$ 3,500	\$ -
11 - 1 - 68	2.094 +/- ac.	2.094 +/- ac.	\$ 3,500	\$ 7,329
11 - 1 - 69	1.565 +/- ac.	1.565 +/- ac.	\$ 3,500	\$ 5,478
TOTAL	18.981 +/- ac.	17.317 +/- ac.		\$ 60,610

When applied to the 17.34 acres of vacant land, including the area around well head on parcel 11-1-62 (\$3,500 x 17.317 acres = \$60,610) indicating a value and probable selling price of \$60,700.

ASSUMPTIONS AND LIMITING CONDITIONS

The appraiser assumes and this report is submitted subject to the following limitations and conditions:

1. That title to the property is good;
2. That there are no encumbrances or defects to title other than those mentioned in this report; and that the property is free and clear of all liens; managed and properly maintained;
3. That the acreage areas and lot sizes that appear in this report are correct and/or reasonably accurate but should not be construed as being exact;
4. That the property will be efficiently managed and properly maintained;
5. That no guarantee is made as to the correctness of estimates or opinions furnished by others and used in making this appraisal; that no liability is assumed on matters of a legal character affecting the property such as title defects, overlapping boundaries, etc., and that no survey has been made and certain areas mentioned in the report are subject to change in the event an actual survey is made; that no right to expert testimony is included in the fee for this appraisal, however, the appraiser is willing to testify at any time if given proper notice;
6. That the value assigned to land and improvements are their value in relation to each other and should not be used separately and the expression of such value does not necessarily confirm or deny the economic viability of any proposed project and should not be construed as a recommendation that any specific action should be taken by anyone;
7. That neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected, or any references to the Appraisal Institute, or to any associated designations;
8. Maps, plats and exhibits included are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report;
9. The property is analyzed with the assumption that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in the report is based, unless otherwise stated;
10. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal, and are invalid if so used;
11. This analysis should not be considered a report on the physical items that are a part of this property. Although the analysis may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraisers are not experts in the field of construction, engineering, or legal matters, and any opinion given on these matters in this report should be considered preliminary in nature;

ASSUMPTIONS AND LIMITING CONDITIONS

12. The observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service and all mechanicals and construction is based on a casual inspection only, and no detailed inspection was made. For instance, we are not experts on heating systems and no attempt was made to inspect the interior of the furnace. The structures were not checked for building code violations, and it is assumed that all buildings meet the building codes, unless so stated in the report;
13. Some items such as conditions behind walls, above ceilings, behind locked doors, or under the ground are not exposed to casual view, and therefore, were not inspected. The existence of insulation (if any is mentioned) was found by conversation with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements about insulation cannot be guaranteed.
14. The principals of the transaction or entity for whom the report was prepared shall obtain a written statement from the appropriate regional office of the Federal Environmental Protection Agency or any similar Governmental department or agency that can indicate whether the subject property, or any site in the vicinity of the subject property, is, has been, or will be affected by any hazardous material. The materials may include, but are not limited to, asbestos, oil or other petroleum products, hazardous or nuclear waste, toxic substances or other pollutants which may contaminate soils or structures, or that could be detrimental to the subject property or in violation of any local, state or federal law or regulation, and which would present any actual or potential adverse effect to the subject property. In the absence of a written statement for the appropriate governmental body or bodies having jurisdiction over this matter, the principals or entities in this transaction will provide a toxic or environmental audit from a qualified consultant which will address hazardous materials as heretofore described. In further absence of such, it is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless non-compliance is stated, defined and considered in the appraisal report. The appraiser is not an expert in the field, and accepts no responsibility for these matters.
15. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I (we) have not made a specific survey or analysis of this property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. Since compliance matches each owner's financial ability with the cost to cure the property's potential physical characteristics, the real estate appraiser cannot comment on compliance to ADA. A brief summary of physical aspects is included in this report. It in no way suggests ADA compliance by the current owner. Given that compliance can change with each owner's financial ability to cure non-accessibility, the value of the subject does not consider possible non-compliance. Specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
16. The authentic copies of this report are signed in blue or black ink and have an embossed-type seal. Any copy that does not have the preceding is unauthorized and may have been altered.
17. The signatory of this appraisal is a fully qualified commercial appraiser who has been involved in the valuation and/or review of many similar properties. The education and experience in valuing and reviewing similar properties satisfies the competency provision of USPAP.

CERTIFICATION OF APPRAISAL

The undersigned certifies and agrees that, except as otherwise noted in the appraisal report:

1. To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions and conclusions expressed herein are based, are true and correct.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
3. That I have personally inspected the subject property except if the undersigned is indicated as Review Appraiser in which case physical inspection may have only been made by the Field Appraiser and all the material contained herein was personally reviewed by the Review Appraiser. In the event that significant research assistance was provided to the appraiser, the additional undersigned will be designated as "Research Assistant" or "Appraiser Assistant".
4. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
5. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in accordance with the requirements of the Code of Professional Ethics and Standards of Professional Practice and the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation.
7. I have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
8. That I am professionally competent to perform this appraisal assignment by virtue of previous experience with similar assignments and/or appropriate research and education regarding the specific property type being appraised.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



William Buchalter
Certified General Appraiser
NYS Certification #46-5527

WILLIAM E. BUCHALTER, CRA
Certified General Appraiser, NY, FL

Experience

Over 25 years experience in the real estate business including appraisal, brokerage, development and management in the New York Metropolitan region and Treasure Coast area of South Florida.

Market analysis and counseling services provided to major developers and property owners in Westchester, Dutchess, Rockland and Orange Counties. Assignments have included commercial and industrial properties, apartment projects, condominium developments, special use properties, hotels, golf courses, vacant land, shopping centers, service stations, theatres, and farms. These appraisals have been prepared for purposes of mortgage security, tax certiorari, condemnation, estate tax, gift tax, purchase and sale, project feasibility, investment analysis and conservation easements.

Called as a real estate valuation expert, and qualified as such to testify at proceedings of the New York State Supreme Court, various municipalities, municipal boards and agencies in tax reduction, zoning and condemnation proceedings. NY State Qualified instructor for Sales Broker and Appraiser license courses.

Designations

- Licensed Real Estate Broker, State of NY, 1972
- Graduate Realtors Institute (GRI) 1976
- Certified Residential Brokerage Manager (CRB) 1979
- Employee Relocation Council, Certified Relocation Professional (CRP) 1990
- NYS Certified General Appraiser (CGA) 1992
- NYS Small Claims Tax Assessment Hearings Officer
- Certified Appraiser, US Dept. Housing & Urban development 1999
- Florida Certified General Appraiser (CGA) 2000

Professional Affiliations

- Affiliate of the Appraisal Institute
- Member Institute of Business Appraisers
- Hudson Valley Assoc. of Mortgage Bankers
- National Association of Realtors
- Orange County Association of Realtors (Former Director)
- Greater Hudson Valley Multiple Listing (Former Director)
- Employee Relocation Council

Cont'd.

WILLIAM E. BUCHALTER, CRA
Certified General Appraiser, NY, FL

Education

- Spring Valley High School, 1967
- State University of New York at Alfred, 1967-1969
- State University of New York at Stony Brook, 1969-1971
- Completion of Courses in Appraising - Orange County Community College, 1975, 1986
- Completion of Courses & programs to qualify as Certified Residential Brokerage Manager, 1979
- Completion of Courses in Property Management, Asset Management and Real Estate Syndication, 1982
- Completion of Courses for Qualifying for MIRM Designation, 1987
- Approved Instructor - N.Y. State Real Estate Appraisal Board 1992
- Approved Instructor - N.Y. State Brokers & Salespersons Course 1995

Completion of Seminars in Appraisal

- Developing Small Office Buildings, New Jersey, 1985
- Narrative Report Writing and Appraisal, Columbus, OH, 1986
- Computer Assisted Income Capitalization, Orlando, FL, 1986
- Fannie Mae Small Residential Income Property, 1986
- NYS Soc. Real Estate Appraisers, Appraising Small Commercial Property, 1988
- Professional Practice (A) & The SREA, 1990
- NYS Certified General Real Estate Appraiser Certification, G-1,G-2,G-3, 1992
- Litigation Appraisal, Appraisal Institute 1993
- Subdivision Analysis, Appraisal Institute 1993
- Standards of Professional Practice, Part B, Appraisal Institute 1994
- Tax Certiorari Issues, Appraisal Institute 1996
- FHA Appraisals, Appraisal Institute 1996
- Understanding DCF Software 1997
- Small Hotel/Motel Valuation, Appraisal Institute 1998
- Fundamentals of Business Valuation, Inst. Of Business Appraisers 1998
- Matrimonial Valuation, Inst. Of Business Appraisers 1999
- Understanding Discounted Cash Flow, Appraisal Institute, 2001
- Highest & Best Use Analysis, Appraisal Institute, 2001
- Florida Law & USPAP, Appraisal Institute, 2001
- Analyzing Commercial Lease, Appraisal Institute, 2002

APPRAISAL CLIENTELE SERVED

Banks and Funding Companies

Appraisal Management Company	GE Capital Mortgage Services
Bank of New York	GMAC Mortgage
Hudson United Bank	Hansen Quality
South Shore Mortgage Corp.	Home Loan and Investment Bank
Chase Manhattan Mortgage Corp	Liberty Home Funding
Clayton National	Liberty Saving Bank
NovaStar Mortgage Corp	M & T Mortgage
DiTech Funding	Mortgage Information Services
Domestic Bank	National Standard Mortgage
Ellenville National Bank	Orange County Trust Co.
FDIC	Rochester Home Equity
First Allegiance Financial	Premier National Bank
First Pioneer Farm Credit	Security National Services
First Union R.E. Loan Services	US Department of HUD
First Union R.E. Loan Services	US Real Estate Services
Fleet Bank	US Trust Company of NY
FNMA	Valuation Administrators
Freddie Mac	Wallkill Federal Savings

Relocation Companies

Argonaut Realty	Executive Relocation
Associates Relocation	Prudential Relocation Management
Boatman's Relocation	Relocation Financial
Coldwell Banker Relocation	U.S. Relocation
Corp. Relocation Management	Western Relocation Management

Attorneys

Alan Joseph, Goshen	Grogan & Souto, Goshen
Allan Moeller, White Plains	James Cassazza, Washingtonville
Bonacic, Blustein & Kraulik , Middletown	Jeffrey Sherwin, Middletown
Bouck, Holloway, Kiernan, Albany	Larkin & Axlerod, P.C., Newburgh
Brand & Brand, P.C., Garden City	Levinson, Zeccola, Reineke, Central Valley

CAS

CERTIFIED APPRAISAL SERVICE

APPRAISAL CLIENTELE SERVED - Continued

Attorneys

Charles Judelson, Middletown	Marcelle Matthews, Middletown
Charles Onofrey, Port Jervis	Marton Marshak, Monroe
Craig Fine, Monticello	McAdam & Fallon, Walden
David Crook, New Jersey	Michelle Ellerin, Middletown
Dennis Caplicki, Goshen	Monroe Davis, Monticello
Drake, Sommers, Loeb, Newburgh	Monte Rosenstein, Middletown
Dranoff & Johnson, New City	Peter Ackerman, White Plains
Dupee & Dupee, Goshen	Richard Acito, Brooklyn
Ed Meyer, Middletown	Robert Dickover, Goshen
Ehrenkranz & Schultz, NYC, NY	Robert Harp, New Paltz
Eugene Grillo, Middletown	Ronald Kossar, Middletown
Francis Ferro, Milton, NY	Scortino & Albanese, Goshen
Gary Sobo, Middletown	Shapiro & Shapiro, Middletown
Gellert & Cuttler, P.C., Poughkeepsie	Shawn O'Connor, New Hampton
Gene Grobstein, Newburgh	Stewart Greenwald, Middletown
Gladys LaForge, Goshen	Ronald Cohen & Associates, Goshen
Goldstein & Stoloff, Monticello	Stern & Rindner, Goshen
Greenwald Law Offices, Goshen	Werner & Saffioti, Newburgh

Other

Allstate Insurance Co.	St. Joseph Church
Alliance Pharmaceutical	State of New York FDC
City of Middletown	Superior Services
Cornell University	Town of Goshen
County of Orange	Town of Mt. Hope
Cross Country Homes, Inc.	Town of Plattekill
ERA Curabba Realty	Town of Wallkill
Horton Memorial Hospital	Town of Warwick
Middletown Board of Education	Town of Wawayanda
Middletown Office of Community Dev.	United Special Services
Monroe Lumber Company	US Marshals Service
Mountco Construction & Development Co.	USA Waste of Hudson Valley
NYU Medical Center	Village of Kiryas Joel
Orange County Chamber of Commerce	Village of Monroe
Ral Supply Group	Village of Monticello
Salvation Army	Village of Otisville