

Borrower	104 King George Drive, LLC	File No.	210113
Property Address	104 King George Dr		
City	Boxford	County	Essex
		State	MA
		Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq		

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	104 King George Dr
	Legal Description	South Essex Registry of Deeds, Book 35000 Page 191 (www.salemdeeds.com)
	City	Boxford
	County	Essex
	State	MA
	Zip Code	01921-1747
	Census Tract	2131.00
	Map Reference	15764
PRICE & DATE	Contract Price	\$
	Date of Contract	DOI 9-16-21
PARTIES	Borrower	104 King George Drive, LLC
	Lender/Client	Attorney Adam J. Brodsky, Esq
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Good/Subdivision
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISER	Appraiser	Kristen-Anne Leone
	Effective Date of Appraisal	09/16/2021
VALUE	Opinion of Value	\$

LAND APPRAISAL REPORT

Property Address: 104 King George Dr City: Boxford State: MA Zip Code: 01921-1747
 County: Essex Legal Description: South Essex Registry of Deeds, Book 35000 Page 191 (www.salemdeeds.com)

SUBJECT
 Assessor's Parcel #: 16-1-13, AV\$270,900, Tax Rate: \$16.01 Tax Year: 2021 R.E. Taxes: \$ 4,337.11 Special Assessments: \$ 0
 Market Area Name: Kings Forest, Plan Book 94 Plan 84, Lot 60 Map Reference: 15764 Census Tract: 2131.00
 Current Owner of Record: 104 King George Drive, LLC Borrower (if applicable): 104 King George Drive, LLC
 Project Type (if applicable): PUD De Minimis PUD Other (describe) HOA: \$ 0 per year per month
 Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable
 If Yes, give a brief description: There is an old foundation from the house & a partial paved driveway on the property. Any well or septic system equipment on the site is assumed to be in non-working order.

ASSIGNMENT
 The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: This report will provide the current market value of the property subject to the assumption that the land is non-buildable.
 Completion: This is a hypothetical appraisal report as the town has classified and taxed the property as being a buildable residential lot.
 Intended User(s) (by name or type): The client and or his/her assignees.

Client: Attorney Adam J. Brodsky, Esq Address: 175 Derby Street, Suite 30, Hingham, MA 02043
 Appraiser: Kristen-Anne Leone Address: P.O.Box 2009, Haverhill, MA 01831-2009

Characteristics			Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	PRICE	One-Unit 65%	<input type="checkbox"/> Not Likely
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	AGE	2-4 Unit %	<input checked="" type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	500 Low 0	Multi-Unit %	* To: Residential
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	1,200 High 75	Comm'l %	
Demand/supply:	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	750 Pred 60	Other 35%	
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.			

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MARKET AREA DESCRIPTION
 Market Area Comments: King George Drive is located in the King Forest Subdivision. This is an established subdivision with many colonial style properties. There is a condominium development across the street which is not adverse to marketability or market value. Major employment and shopping districts are located within 30 minutes. Boxford shares the school districts with Tops Field and Middleton. Access to Route 95 is within a few miles. There are no negative factors known.

Other Land Uses: include town owned and vacant land. This is not adverse.

SITE DESCRIPTION
 Dimensions: See Legal Description Site Area: 2 Acres
 Zoning Classification: RA Zoning, 2 acres, 200 frontage or 6 acres, 50 frontage Description: Conforming
 Do present improvements comply with existing zoning requirements? Yes No No Improvements
 Uses allowed under current zoning: Residential

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ /
 Comments:
 Highest & Best Use as improved: Present use, or Other use (explain) This is a residential property in a residential zone, the highest and best use is considered to be a non-buildable lot in a residential zone. This is an extraordinary assumption for the purposes of this report only.
 Actual Use as of Effective Date: Residential Use as appraised in this report: Residential
 Summary of Highest & Best Use: Present Residential Use

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	208' frontage
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Mainly Level
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane or Oil	Width	Unknown			Size	2 Acres/Typical for Area
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well Requires	Surface	Paved			Shape	Mostly Rectangular
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Required	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate
Storm Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Neighborhood
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	Foundation on Property
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

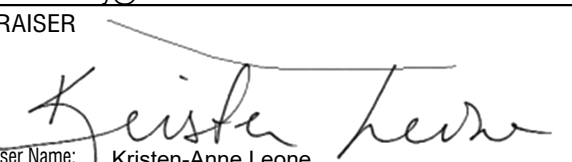
Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 25009C0253F FEMA Map Date 07/03/2012

Site Comments: The subject property is subject to any and all easements and encroachments of record. This area requires a septic and well which are typical for the area and not considered adverse. The property is located in a residential subdivision overlooking condominiums on the other side of the street.
NOTE: The hypothetical assumption for this report is that the property is non-buildable and considered excess land only. The assessors have classified the property as residential developable land (code 130). The property has improvements. There is a foundation and a partial paved driveway on the land which should be removed. There may also be an old well and septic system on the property which should also be removed. There are no other negative factors known.



LAND APPRAISAL REPORT

PNA, Inc 978-521-6900
File No.: 210113

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
	Data Source(s): Deed is attached				
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Information is self-explanatory.			
	Date: 6-14-16				
SALES COMPARISON APPROACH	Price: \$283,575				
	Source(s): Book 35000 Page 191				
	2nd Prior Subject Sale/Transfer				
	Date:				
	Price:				
	Source(s):				
	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address 104 King George Dr Boxford, MA 01921-1747		0 Hillside Road, Map 20-12-5 Boxford, MA 01921	0 Middle St Map 3-34 B West Newbury, MA 01985	0 Peabody St Map 18-36 Middleton, MA 01949
	Proximity to Subject		0.63 miles W	5.60 miles N	9.61 miles SW
	Sale Price	\$	\$ 6,700	\$ 37,000	\$ 5,000
Price/	\$	\$ 4,685.31	\$ 8,008.66	\$ 1.04	
Data Source(s)	Inspection	Deed, Exterior Inspection	Deed, Ext Inspection	Deed, Ext Inspection	
Verification Source(s)		FCard, Ext Insp, AV\$6,700	FCard, Ext Insp, AV\$37,000	FCard, Ext Insp, AV\$17,900	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		None Reported		None Reported	
Date of Sale/Time	DOI 9-16-21	6-10-21 CL		2-26-21 CL	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple	
Location	Good/Subdivision	Good/Subdivision		Good	
Site Area	2	1.43	0	4.62	-5,000
Amenities	Non-Buildable Lot	Non-Buildable Lot		Non-Buildable Lot	
Amenities/Other	Foundation & Drive	None	-2,000	None	-2,000
Other:	Wooded	Wooded/Wetlands		Wooded/Wetlands	
Other:		List \$49,900, Aug21		Abutter Purchase	
Last Sale History	\$283,575 6-14-16	\$0 6-10-1987		\$4500 3-12-69	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -7,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,000
Adjusted Sale Price (in \$)		\$ 4,700		\$ 30,000	\$ 11,000
Summary of Sales Comparison Approach Due to the scarcity of sales of non-buildable land sales in Boxford, your appraiser has researched transactions in Essex county for the past 2 years. The sales included are considered the best available. In general these properties sell to abutters. Getting information on these transactions is very difficult. There are also listing in MLS which are included in an addenda in the report. Sale #1 is a Boxford sale and was re-listed for sale at \$49,900 in August 2021. This has since been withdrawn from the marketplace. Sale #2 is located in West Newbury and sold to the abutter. It has extensive wetlands. Sale #3 is also an abutter transaction and helped to add frontage to this abutting property. Sales 2 and 3 are adjusted slightly for smaller parcel sizes. All sales are adjusted slightly for removal of the foundation and driveway, however in general many property owners would not have these features removed unless they were planning on clearing the land for another purpose. See comparables 4 through 6 as support and the active listings through MLS which indicate a list price range from \$20,000 to \$68,000. There is no good way to adjust all comparable as there are no true extractions. Value is based on what the abutter intends. Comparable #2 is weighted highest.					
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.				
	Legal Name of Project: Describe common elements and recreational facilities:				
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 30,000				
	Final Reconciliation The sales comparison approach indicates a value of \$30,000.				
	This appraisal is made <input type="checkbox"/> "as is", or <input checked="" type="checkbox"/> subject to the following conditions: This is a hypothetical market value based on the assumption that the subject's property is non-buildable per the clients request. The town hall has the property assessed as a buildable lot, however the client has requested the value due to other factors which may limit any development of this lot. <input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.				
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 30,000, as of: 09/16/2021, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.					
ATTACH.	A true and complete copy of this report contains 24 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input checked="" type="checkbox"/> Scope of Work				
	<input checked="" type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input checked="" type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Hypothetical Conditions				
SIGNATURES	Client Contact: Attorney Adam J. Brodsky, Esq		Client Name: Attorney Adam J. Brodsky, Esq		
	E-Mail: abrodsky@dtm-law.com		Address: 175 Derby Street, Suite 30, Hingham, MA 02043		
	APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
					
	Appraiser Name: Kristen-Anne Leone		Supervisory or Co-Appraiser Name: _____		
	Company: Property North Appraisals, Inc		Company: _____		
	Phone: (978) 521-6900 Fax: (978) 945-1062		Phone: _____ Fax: _____		
	E-Mail: PropertyNorthAppraisals@Gmail.com		E-Mail: _____		
	Date of Report (Signature): 09/29/2021		Date of Report (Signature): _____		
	License or Certification #: CG#1291 State: MA		License or Certification #: _____ State: _____		
Designation: _____		Designation: _____			
Expiration Date of License or Certification: 09/23/2023		Expiration Date of License or Certification: _____			
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)		Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect			
Date of Inspection: 09/16/2021		Date of Inspection: _____			

ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	104 King George Dr Boxford, MA 01921-1747	32 Ocean Ave Rowley, MA 01969-1509		0 River Meadow Dr West Newbury, MA 01985		106 S Main St Topsfield, MA 01983-1819	
Proximity to Subject		6.53 miles E		7.06 miles N		4.75 miles SE	
Sale Price	\$		\$ 10,000		\$ 6,000		\$ 60,000
Price/	\$	\$ 0.60		\$ 0.63		\$ 5.30	
Data Source(s)	Inspection	Deed, Ext Inspection		Deed, Ext Inspection		Deed, Ext Inspection	
Verification Source(s)		FCard, Ext Insp, AV\$14,900		FCard, Ext Insp, AV\$23,400		FCard, Ext Insp, AV\$3,100 sf	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		None Reported Cash Sale		None Reported Cash Sale		None Reported Cash Sale	
Date of Sale/Time	DOI 9-16-21	4-17-20 CL		9-2-20 CL		10-1-20 CL	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Good/Subdivision	Good		Good		Good	
Site Area	2	16,700	+4,000	9,583	+6,000	11,326	+3,000
Amenities	Non-Buildable Lot	Non-Buildable Lot		Non-Buildable Lot		Non-Buildable Lot	
Amenities/Other	Foundation & Drive	None	-2,000	None	-2,000	None	-2,000
Other:	Wooded	Natural State		Natural State		Cleared	
Other:		NA		Abutter Purchase		Neighbor Purchase	
Last Sale History	\$283,575 6-14-16	\$0 4-18-1955		\$100 2-21-2012		None For 1 Year	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	2,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	4,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	1,000
Adjusted Sale Price (in \$)			\$ 12,000		\$ 10,000		\$ 61,000

Summary of Sales Comparison Approach Comparables 4 through 6 are included as support. They are 2020 sales. The comparables are adjusted slightly for size differences. As explained for sales #1 through 3, there are no extractions in the marketplace for adjustments for non-buildable sales. In general they usually sell to abutters for private reasons. Getting specific information on the transactions is very difficult.

NOTE: Your appraiser researched transactions through the registry of deeds for the past 2 years in abutting & similar towns to Boxford including: Amesbury, Georgetown, Groveland, Haverhill, Newbury, Rowley, Ipswich, Middleton, Topsfield & North Andover.

SALES COMPARISON APPROACH

Supplemental Addendum

File No. 210113

Borrower	104 King George Drive, LLC						
Property Address	104 King George Dr						
City	Boxford	County	Essex	State	MA	Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq						

SUMMARY APPRAISAL REPORT

MARKET VALUE DEFINITION:

The words "Opinion of Value" supersede the words "Estimate of Value" throughout this report.

SCOPE: EXTENT OF THE APPRAISAL REPORT PROCESS:

Per the clients request, your appraiser will provide a summary appraisal report which estimates the market value of the subject property as defined herein. Your appraiser has followed developmental requirements as outlined within Standard 1 (Standard Rule 1-2) of the Uniform Standards of Professional Appraisal Practice (USPAP). In preparing the report, your appraiser has followed requirements within Standard 2 (Standard Rule 2-2) departing from Standard Rule # (1-4c Income Approach & Cost Approach 1-4b). The function of the appraisal report is to assist the client, and their assignees in evaluating the market value of the subject property for mortgage purposes, not excluding the removal of Private Mortgage Insurance (PMI). Although the borrower will most likely receive a copy of this appraisal report, they are not considered an intended user of this report. Any questions the borrower or third parties have regarding the content of this appraisal must be directed to the client who ordered this report. This report has been requested to aid in a federally related transaction.

Pursuant to your request, I have made an inspection of the subject.

In determining the current Market Value of the subject property, I may have used the following sources:

- 1) Transfer Directories
- 2) MLS Listing Information
- 3) MLS Sales Information
- 4) Assessors Records, (Field Cards and Maps)
- 5) Broker Conversations
- 6) Builder Conversations
- 7) Office Files, Appraisal Reports
- 8) Exterior Inspection of Comparable Sales
- 9) Interior Inspection of Comparable Sales

I have researched sales and listings within the town and area. All sales have been researched through MLS, assessors records and an exterior inspection. The sales used are considered the best available.

SCOPE OF WORK RULE:

The appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results.

DEPARTURES:

The Income Approach & Cost Approach are not included in this report as the subject is a land.

SIGNATURE DISCLOSURE:

A signature is a personalized evidence indicating authentication of the work performed by the appraiser and the acceptance for content, analysis and the conclusions in the report. This report has been signed by a digital signature as indicated under the signature disclosure.

COMPETENCY PROVISION:

I, Kristen Leone, Real Property Appraiser for Property North Appraisals, Inc located in Haverhill, Massachusetts am competent to provide the client with the summary appraisal report as requested. I have completed all requirements including classroom hours and educational requirements to keep my license active and current by the States of Massachusetts and New Hampshire. I have been working full time since 1985. I have been a co-owner of Property North Appraisals, Inc since it's establishment in 1989.

CERTIFICATION:

The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraiser Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by it's dully authorized representatives.

EXPOSURE TIME:

The exposure time is based on your appraiser's knowledge of the area and MLS information: over 3 months due to the limited buyers for non-buildable land.

The appraisal was prepared in accordance with the requirements of title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C. 3331et seq.), and any implementing regulations"

MLS: Land Listings- Non- Buildable in Nearby Towns, page 1 of 2

Borrower	104 King George Drive, LLC				
Property Address	104 King George Dr				
City	Boxford	County	Essex	State	MA
				Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq				

Property Type(s): LD

Status: **NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG** Price: **Up to \$150,000**

Timeframe: **TODAY - 6 MONTHS**

Towns: **Amesbury, MA; Andover, MA; Beverly, MA; Boxford, MA; Danvers, MA; Essex, MA; Georgetown, MA; Gloucester, MA; Groveland, MA; Hamilton, MA; Haverhill, MA; Ipswich, MA; Lawrence, MA; Lynn, MA; Lynnfield, MA; Manchester, MA; Marblehead, MA; Merrimac, MA; Methuen, MA; Middleton, MA; Nahant, MA; Newbury, MA; Newburyport, MA; North Andover, MA; Peabody, MA; Rockport, MA; Rowley, MA; Salem, MA; Salisbury, MA; Saugus, MA; Swampscott, MA; Topsfield, MA; Wenham, MA; West Newbury, MA**

Land Listings



x2

MLS #: 72900993

Status: NEW

List Price: \$35,000

0 Lisa Ln (Rear)
Georgetown, MA 01833
DOM: 0

List Date: 09/28/2021
Taxes: 2021 \$795
Assessed: \$50,000

Type: Non-Buildable **Zoning:** Other (See Remarks) **Acres:** 10 (435,600 SqFt) **Water:** Other (See Remarks)
Electric: None **Gas:** Other (See Remarks) **Sewer:** Other (See Remarks) **HOA:**

Doc on Hand:

Land Descr.: Flood Plain, Wetlands, Wooded, Irregular Lot

Remarks: Opportunity to own 1/2 (one-half) undivided interest in an approx. 20 acre lot. Parcel is located directly behind 8 Bussing Way (Lisa Lane/Bernay Way/Turning Leaf/Vineyard Lane) 16-92E on town maps. Allows for potential expansion of neighboring lots and/or recreational use of undeveloped land. Sold as is, buyer to perform own due diligence.



x3

MLS #: 72896245

Status: ACT

List Price: \$60,000

11 w. hadley road
Merrimac, MA 01860
DOM: 12

List Date: 09/16/2021
Taxes: 2021 \$3,475
Assessed: \$213,200

Type: Residential **Zoning:** Single Family **Acres:** 2.69 (117,176 SqFt) **Water:** Private
Electric: Other (See Remarks) **Gas:** None **Sewer:** Private **HOA:**

Doc on Hand:

Land Descr.: Wetlands, Wooded, Stream

Remarks: 2.69 Acres of Land in highly sought after location. Lot is conveniently located just south of the NH border and minutes from I495.



x12

MLS #: 72802497

Status: ACT

List Price: \$60,000

0 Essex St
Middleton, MA 01949
DOM: 189

List Date: 03/23/2021
Taxes: 2021 \$483
Assessed: \$35,200

Type: Non-Buildable **Zoning:** Other (See Remarks) **Acres:** 6 (261,360 SqFt) **Water:** Other (See Remarks)
Electric: Other (See Remarks) **Gas:** Other (See Remarks) **Sewer:** Other (See Remarks) **HOA:**

Doc on Hand:

Land Descr.: Wetlands, Scenic View(s)

Remarks: Interested in your very own natural preserve, then here it is! A 6 acre parcel of land which is mostly wetlands and non-buildable.



x7

MLS #: 72838686

Status: ACT

List Price: \$50,000

9 Randall Rd
Middleton, MA 01949
DOM: 125

List Date: 05/26/2021
Taxes: 2021 \$252.45
Assessed: \$18,400

Type: Residential **Zoning:** Other (See Remarks) **Acres:** 0.2 (8,663 SqFt) **Water:** Private
Electric: At Street **Gas:** None **Sewer:** Private **HOA:** Unknown

Doc on Hand: Land Survey

Land Descr.: Level, Wetlands, Sloping

Remarks: Welcome to your slice of paradise! This lot is located on the shore of Mill Pond that has been used for ice skating and fishing! This is perfect for a local builder that has worked in the town before because it will likely need some variances. Survey was done in 1997.

MLS: Land Listings- Non- Buildable in Nearby Towns, page 2 of 2

Borrower	104 King George Drive, LLC				
Property Address	104 King George Dr				
City	Boxford	County Essex	State MA	Zip Code 01921-1747	
Lender/Client	Attorney Adam J. Brodsky, Esq				



x2

MLS #: 72897475 **Status:** ACT

0 Saville St
North Andover, MA 01845
DOM: 7

Type: Residential **Zoning:** Single Family **Acres:** 0.28 (12,197 SqFt) **Water:** Other (See Remarks)
Electric: Other (See Remarks) **Gas:** Other (See Remarks) **Sewer:** Other (See Remarks) **HOA:** No

Doc on Hand:
Land Descr.: Wetlands, Wooded

List Price: \$20,000
List Date: 09/20/2021
Taxes: 2021 \$40
Assessed: \$2,800

Remarks: Want to own a piece of land in desirable North Andover? Don't miss out on this opportunity. 0.28 Acres non-buildable. Buyer and buyer agent are encouraged to do their own due diligence. Seller and seller agent make no representation or warranties.



x2

MLS #: 72374763 **Status:** ACT

12 Wyman Greeley St.
Salisbury, MA: Salisbury Beach 01952
DOM: 883

Type: Non-Buildable **Zoning:** Single Family, Multi-Family **Acres:** 1.3 (56,758 SqFt) **Water:** Public
Electric: At Street **Gas:** Other (See Remarks) **Sewer:** Private **HOA:**

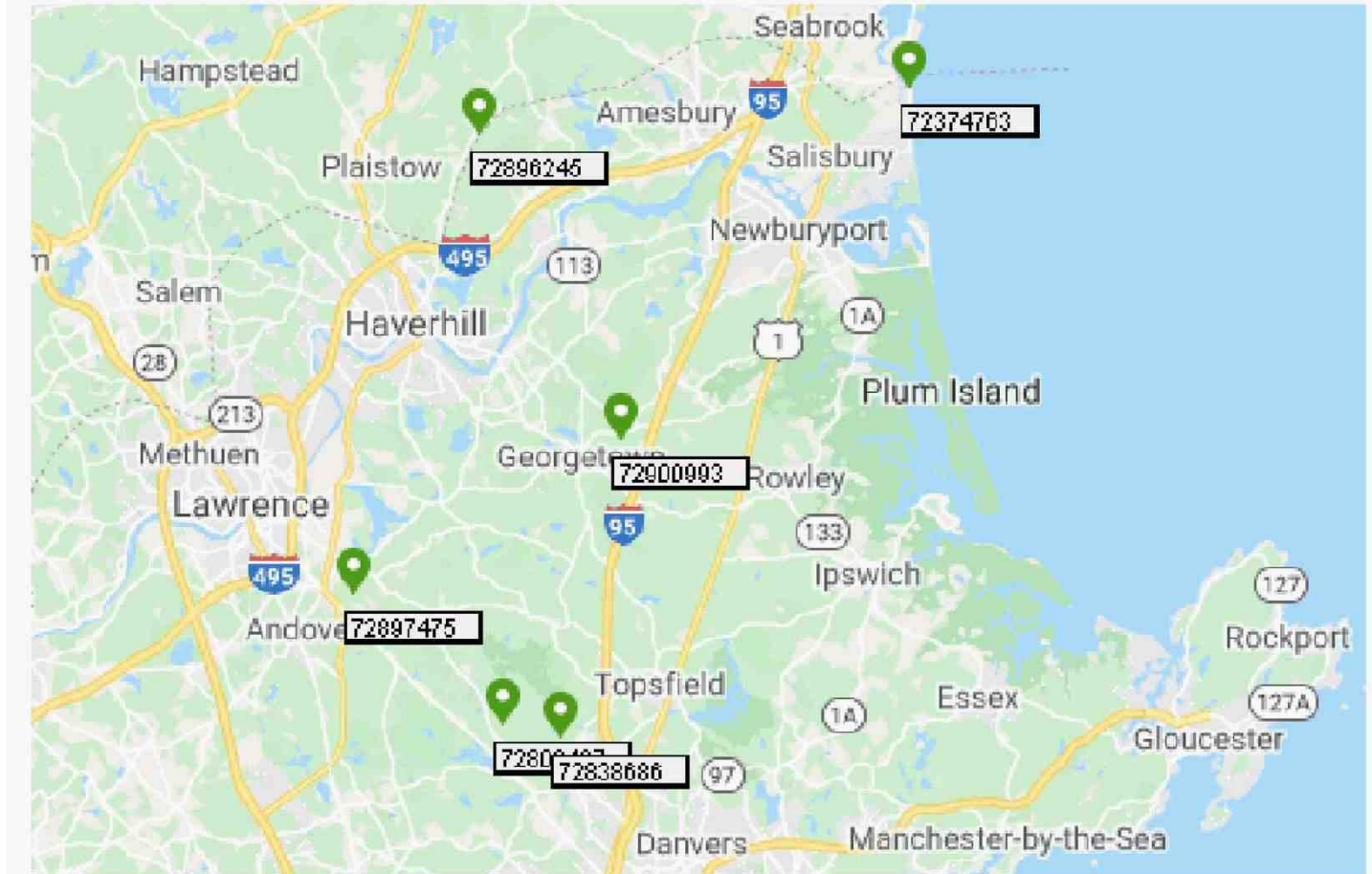
Doc on Hand:
Land Descr.: Flood Plain, Elevated, Wetlands, Marsh

List Price: \$68,000
List Date: 08/07/2018
Taxes: 2018 \$0
Assessed: \$0

Remarks: Extensive surveying has been done with a proposed raised home, Town has as unbuildable, Buyer to pursue necessary Town approvals to build. Excellent opportunity to be at the Beach. Walk to the Beach! Surveying would most likely have to be updated.

Land Listings: 6 **Avg. List \$:** \$48,833 **Avg. DOM:** 202.67

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MLS: Last MLS Listing

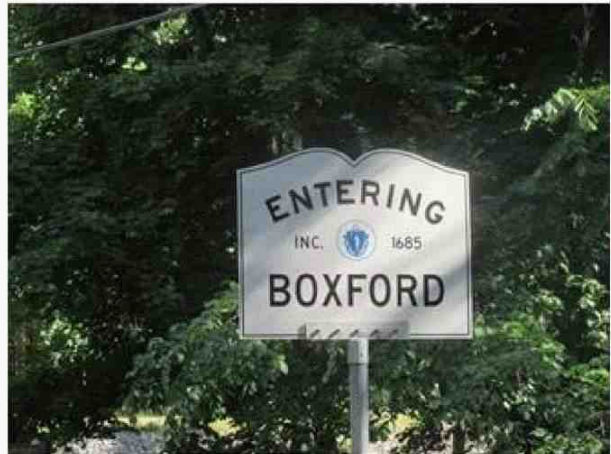
Borrower	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			

**104 King George Dr
Boxford, MA 01921-1747
Land**

MLS #: **72688447** Status: **Temporarily Withdrawn**
 List Price: **\$299,999**
 List Date: **7/9/2020**
 Area: **East Boxford** Off Market Date: **4/1/2021**
 Days on Market (Total): **266** Days on Market (Office): **266**

Property Features

# Lots Apprvd: 1	Type: Residential
Street Frontage:	Apprx Lot Size: 87,120 Sq. Ft.
HOA:	Total Approx. Acres: 2
Assoc Req:	Cultivation Acres:
HOA Fee:	Pasture Acres:
Cable Avail.: No	Timber Acres:



Features & Other Information

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Gas: On-Site**

Path

Beach Description:
 Beach Ownership:
 Beach - Miles to:

Improvements:
 Land Description: **Level, Cleared**
 Road Type: **Public, Paved, Publicly Maint.**
 Sewer Utilities: **Private, On-Site, Other (See Remarks)**
 Water Utilities: **Private, On-Site, At Street**
 Waterfront:
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Documents:
 Electric: **On-Site**
 Water View:
 Exclusions:
 Zone Usage: **Single Family**

Remarks

Location! location! Location in desirable King Forest section of a quiet residential neighborhood and set back from the road in one of the most desirable areas in the North Shore of a rural town with almost no commercial development in East Boxford. Privacy, 2 Acres (87120 sq.ft.) Residential Development Land for a single family on 1 house lot in Essex County. Wonderful opportunity to build your dream home and live in Boxford, The land sets off the road for maximum privacy. Level lot with underground electrical, water and gas connections on site. Septic system on site. There was a 2300 sq ft. Colonial was built on this lot and foundation is on the land. Located close to Rte 95. Heavenly Forested with many scenic hiking trails, numerous lakes, ponds and wildlife. Boxford is a small community and has less than 9000 pp in whole town. Close to Salisbury Beach. 20 minutes to beach.

Tax Information

2020 Taxes: \$4,380 Assessment: \$270,900 Cert: **00000000292** Zoning Code: **RS-10**
 Pin #: **M:016 B:001 L:013** Map: Block: Lot: Book: **35000** Page: **191**

Compensation

Sub-Agent: **1** Buyer Agent: **2** Facilitator: **1**
 Compensation Based On: **Net Sale Price**

Listing Information

Directions: **King Forest location GPS**
 Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No** Original Price: **\$299,999**
 Showing: Sub-Agent: **Call List Agent, Appointment Required,**
 Showing: Buyer-Agent: **Call List Agent, Appointment Required,**
 Showing: Facilitator: **Call List Agent, Appointment Required,**
 Special Showing Instructions: **Karynsue Accompanied Showings (508)-410-8464**

Firm Remarks: **Buyer responsible for all zoning and permitting for building a single family. Buyer responsible for due diligence on foundation. Lot cannot be subdivided-zoned for single family one house lot. Property being sold " AS IS."**

Disclosures:

Listing Office: **Park Place Realty Enterprises** (508) 450-0030 Listing Agent: **Karynsue Marchione-Reilly** (508) 410-8464

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Assessors Field Card, page 1

Borrower	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County	Essex	State MA Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			

104 KING GEORGE DRIVE LLC 370 MAIN ST SUITE 1100 WORCESTER MA 01608	160113-000122-60 Pond Affordable Historic Di New Lot In Law Assoc Pld# M_242410_938508	RES LAND 1300	270,900 270,900	270,900 270,900	BOXFORD, MA VISIO	104
SUPPLEMENTAL DATA						
All Prcld ID Account # Use Chang Lot Split Sale Quest Cons. Rest GIS ID						
RECORD OF OWNERSHIP						
104 KING GEORGE DRIVE LLC CHAMPION CONTRACTORS INC 104 KING GEORGE DRIVE, LLC LATORELLA JON R LATORELLA JON R						
OTHER ASSESSMENTS						
BK-VOL/PAGE SALE DATE Q/U V/I SALE PRICE VC 35000 0191 06-14-2016 U I 283,575 1U 32504 0487 05-28-2013 U I 225,000 1U 26833 0165 05-14-2007 U I 270,000 1L 21655 0163 08-29-2003 U I 1 1H 0412 3677 08-29-2003 U I 1 1A						
EXEMPTIONS						
Year Code Description Amount Number Amount Comm Int Total 0.00						
ASSESSING NEIGHBORHOOD						
Nbhnd Name B Tracing Batch 0001						
NOTES						
HSE REMOVED-FOUNDATION LEFT EW5/07 LISTED 6/26/08 \$339,900						
BUILDING PERMIT RECORD						
Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments 06-187 09-20-2006 DE Demolish 5,000 05-16-2007 100 demo sid						
LAND LINE VALUATION SECTION						
B Use Code Description Zone Land Units Unit Price In Factor Site Ind Ac Disc Cond. Nbhnd. Nbhnd. Adj Notes Spec Use Spec Calc Location Adj Unit P Land V 1 1300 RES DEVELOPA RA 87,120 SF 3.11 1.000000 4 1.0000 1.00 1.000 1.000 0 1.0000 3.11 27						
Total Card Land Units 2,000 AC Parcel Total Land Area 2.0000 Total Appraised Parcel Value 270,900						

Assessors Field Card, page 2

Borrower	104 King George Drive, LLC		
Property Address	104 King George Dr		
City	Boxford	County	Essex
Lender/Client	Attorney Adam J. Brodsky, Esq	State	MA
		Zip Code	01921-1747

104 KING GEORGE DRIVE LLC		RES LAND		270,900		270,900		270,900		104								
370 MAIN ST SUITE 1100		SUPPLEMENTAL DATA		1300		270,900		270,900		BOXFORD, MA								
WORCESTER MA 01608		All Prcld ID 160113-000122-60 Account # Use Chang Lot Split Sale Quest Cons. Rest GIS ID M_242410_938508 Assoc Pld#		Pond Affordable Historic Di New Lot In Law Assoc Pld#		Total 270,900		Total 270,900		VISIO								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
104 KING GEORGE DRIVE LLC	35000	0191	06-14-2016	U	I		283,575	1U	Year	Code	Assessed V	Year	Code	Asses				
CHAMPION CONTRACTORS INC	32504	0487	05-28-2013	U	I		225,000	1U	2021	1300	270,900	2019	1300	257				
104 KING GEORGE DRIVE, LLC	26833	0165	05-14-2007	U	I		270,000	1L										
LATORELLA JON R	21655	0163	08-29-2003	U	I		1	1H										
LATORELLA JON R	0412	3677	08-29-2003	U	I		1	1A										
EXEMPTIONS			OTHER ASSESSMENTS			Total			Total			270900						
Year	Code	Description	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor										
								APPRAISED VALUE SUMMARY										
Nbhd Name		Nbhd		Tracing		Batch		Appraised Bldg. Value (Caro)										
0001		B						Appraised Xf (B) Value (Bldg)					27					
								Appraised Ob (B) Value (Bldg)					27					
								Appraised Land Value (Bldg)										
								Special Land Value										
								Total Appraised Parcel Value										
								Valuation Method										
								Total Appraised Parcel Value					270					
BUILDING PERMIT RECORD			VISIT / CHANGE HISTORY															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
06-187	09-20-2006	DE	Demolish	5,000	05-16-2007	100		demo sid	07-26-2012	SS			14	Field review				
									05-16-2007	EW			60	Reinspect Needed				
									06-28-2005	MG			12	Callback letter sent				
									05-26-2005	MG			01	Measur+1Visit				
									05-26-2005	MG			02	Measur+2Visit - Info Ca				
									09-12-1995	RD	X		00	Measur+Listed				
LAND LINE VALUATION SECTION			LAND LINE VALUATION SECTION															
B Use Code	Description	Zone	Land Units	Unit Price	In Factor	Site Ind	Ac Disc	Cond.	Nbhd.	Nbhd.	Adj	Notes	Spec Use	Spec Calc	Location	Adj Unit P	Land V	
1	1300 RES DEVELOPA	RA	87,120 SF	3.11	1.000000	4	1.00000	1.00			1.000			0	1.00000	3.11	27	
Total Card Land Units			2,000	AC	Parcel Total Land Area			2,0000	Total Land Value									27

Deed, page 1

Borrower	104 King George Drive, LLC		
Property Address	104 King George Dr		
City	Boxford	County Essex	State MA Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq		

Handwritten initials and number 2576

572573 (89483+) Btoh:364779
 Southern Essex District Registry
 6/14/2016 02:00 PM DEED Pg: 1/3

SO. ESSEX #292 Bk:35000 Pg:191
 06/14/2016 02:07 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
 Southern Essex District ROD
 Date: 6/14/2016 02:00 PM
 ID: 364779 Doc# 572573
 Fee: \$1,295.04 Cons: \$283,574.86

DEED IN LIEU OF FORECLOSURE

Champion Contractors, Inc., a corporation organized pursuant to the laws of the Commonwealth of Massachusetts with a principal place of business at 273 Weymouth Street, Rockland, Massachusetts 02370 for consideration paid of cancellation of debt in the amount of Two Hundred Eighty-Three Thousand Five Hundred Seventy-Four and 80/100 (\$283,574.80) Dollars

grants to **104 King George Drive, LLC**, a Massachusetts limited liability company having a place of business at 370 Main Street, Suite 1100, Worcester, MA 01608

with quitclaim covenants,

A certain parcel of land with the buildings thereon situated on King George Drive, Boxford, Essex County, Massachusetts, bounded and described as follows:

BEGINNING at a point on King George Drive at Lot 59, as shown on plan hereinafter referred to and running SOUTHEASTERLY by said King George Drive a distance of two hundred fifty and 19/100 (250.19) feet to Lot 61, as shown on said plan; thence turning and running S. 29° 29' 40" W. by said Lot 61, five hundred eight and 75/100 (508.75) feet to Lot 56, as shown on said plan; thence turning and running N. 15° 15' 21" W. by said Lot 57, as shown on said plan, two hundred forty-six and 63/100 (246.63) feet to Lot 59, as shown on said plan; thence turning and running N. 18° 30' 25" E. by said Lot 59, three hundred eighty-one and 95/100 (381.95) feet to said King George Drive and the point of beginning.

CONTAINING 2.0 acres of land according to said plan and being shown as Lot 60 on plan entitled "Plan of King's Forest, Section Two, Boxford, Massachusetts, March 26, 1960, Owner and Subdivider: Boxford Highlands, Inc., Engineer Raymond C. Pressey, Inc.", recorded with Essex South District Registry of Deeds, Book of Plans 94, Plan 84, said Lot 60 being shown as Sheet 1 of 4 on said plan.

A triangular portion of said Lot 60 is registered land and is shown as Lot 4 on plan numbered 29795-B drawn by Essex Survey Service, dated September 15, 1962, as modified and approved by the Court, filed with the Essex Land Registration Office, a copy of portion of which is filed with Certificate of Title No. 33761 in said Registry, said registered land portion being bounded and described as follows:

NORTHEASTERLY by the southwesterly line of King George Drive one hundred sixty-eight and 12/100 (168.12) feet;

SOUTHEASTERLY by land now or formerly of Boxford Highlands, Inc., one hundred eighty-six and 75/100 (186.75) feet; and

WESTERLY by Lot 3, as shown on said Land Court Plan, one hundred fifty-four and 65/100 (154.65) feet.

BOXFORD: 104 King George Drive

{Client Files/27833/0001/01695088.DOC, 2 }

Deed, page 2

Borrower	104 King George Drive, LLC				
Property Address	104 King George Dr				
City	Boxford	County	Essex	State	MA Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq				

The above-described land is subject to conditions as set forth in a document entitled King's Forest Subdivision dated May 26, 1960, and recorded with said deeds in Book 4720, Page 524.

Being the same premises conveyed to Champion Contractors, Inc. by deed of 104 King George Drive, LLC dated May 17, 2013 and recorded with Southern Essex District Registry of Deeds in Book 32504, Page 487 and registered with Land Court as Document No. 542840 and noted on Certificate No. 86588.

This deed is in absolute conveyance; the Grantor having sold said land to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all debts and obligations secured by the mortgage executed by Champion Contractors, Inc. to 104 King George Drive, LLC dated May 17, 2013 and recorded with the Southern Essex District Registry of Deeds in Book 32504, Page 490 and registered with Land Court as Document No. 542842 and noted on Certificate No. 86588.

The amount of the mortgage debt canceled by the Lender is Two Hundred Eighty-Three Thousand Five Hundred Seventy-Four and 80/100 (\$283,574.80) Dollars.

The Grantor declares that this conveyance is freely and fairly made, that this conveyance is voluntary, is not a preference, and possession is hereby surrendered and that there are no agreements, oral or written or other than this deed between the Grantor and Grantee with respect to said land and the consideration is full forgiveness of the debts and obligations, including those secured by the above Mortgage.

Witness the execution hereof this 9 day of June, 2016.

Champion Contractors, Inc.
By: [Signature]
Gerard Kiley, Sr., its duly authorized
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS
County of Plymouth, ss.

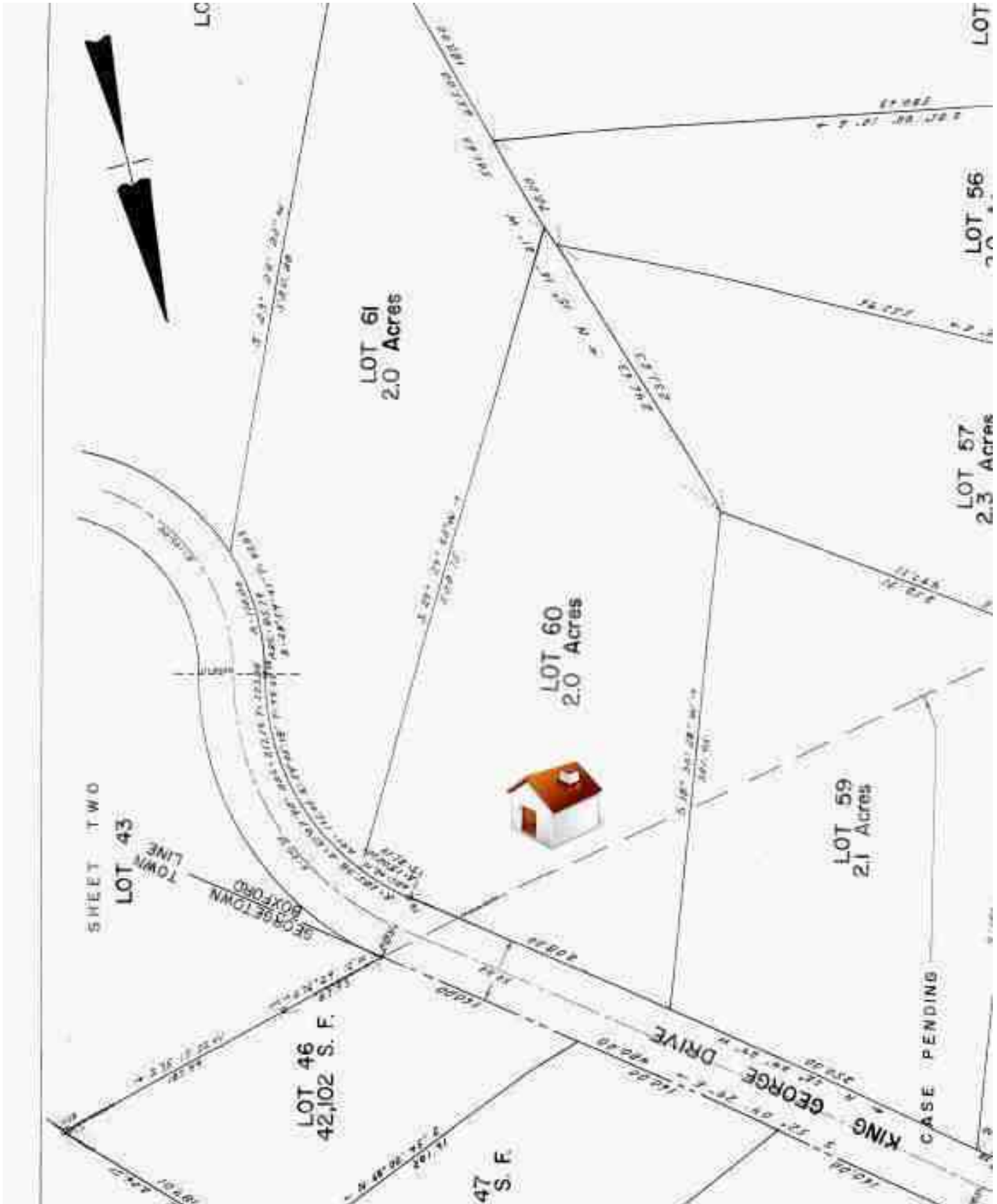
On this 9 day of June, 2016 before me, the undersigned notary public, personally appeared Gerard Kiley, Sr., proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President and Treasurer of Champion Contractors, Inc.

[Signature]
Notary Public
Commission Expires 9-16-2016

{Client Files/27833/0001/01695088.DOC, 2 }

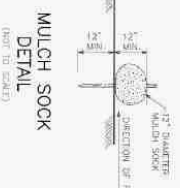
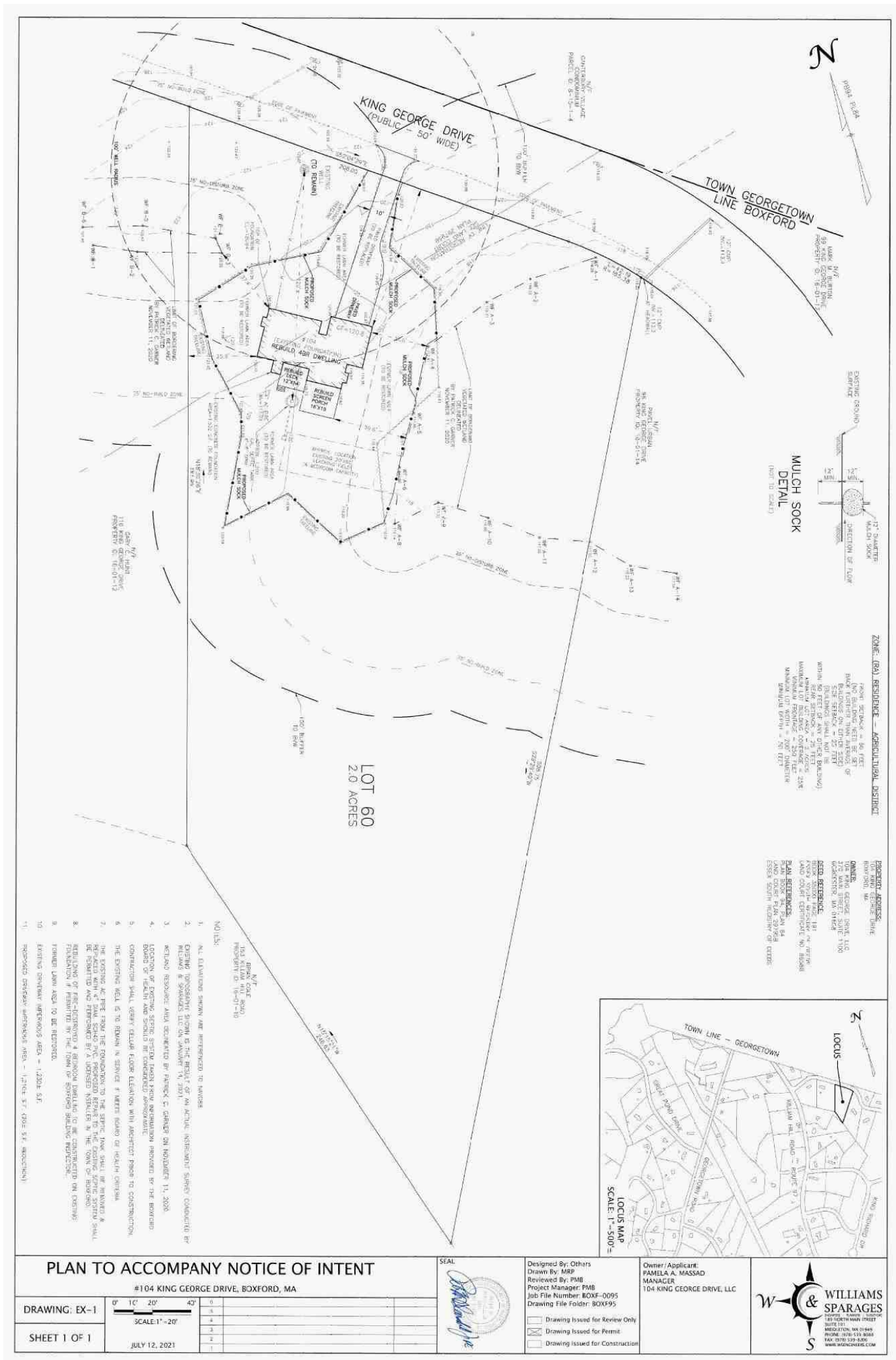
Recorded Plot Plan: Plan Book 94 Plan 84 Lot 60

Borrower	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			



Plat Map

Borrower	104 King George Drive, LLC		
Property Address	104 King George Dr		
City	Boxford	County Essex	State MA Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq		



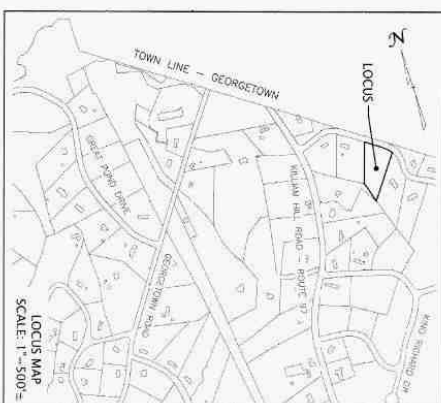
ZONE: (RA) RESIDENCE - AGRICULTURAL DISTRICT

FRONT SETBACK - 30 FEET
 SIDE SETBACK - 10 FEET
 REAR SETBACK - 10 FEET
 BUILDINGS SHALL NOT BE WITHIN 50 FEET OF ANY OTHER BUILDING.
 MAXIMUM LOT WIDTH - 200 FEET
 MINIMUM LOT WIDTH - 200 FEET
 MINIMUM LOT AREA - 20,000 SQ. FT.

PROJECT ADDRESS:
 104 KING GEORGE DRIVE
 BOXFORD, MA

OWNER:
 104 KING GEORGE DRIVE, LLC
 117 MAIN STREET, SUITE 1100
 WASHINGTON, MA 01883

DEED REFERENCE:
 1ST FLOOR VENTURE PARTNERSHIP AND CONFIRMATION NO. 88088
 MINOR LOT WITHIN - 200' DIAMETER
PLAT REFERENCE:
 LAND OTHER THAN ZONED ESSEX SOUTH HODDING OF CDDC



- NOTES:**
1. ALL ELEVATIONS SHOWN ARE REFERENCED TO NAVD83.
 2. EXISTING DIMENSIONS SHOWN IN THE DETAILS OF AN ACTUAL INSTRUMENT SURVEY CONDUCTED BY WILLIAMS & SPARGES, LLC ON JANUARY 14, 2021.
 3. WETLAND RESOURCES AREA DELINEATED BY PATRICK C. GARDNER ON NOVEMBER 11, 2020.
 4. LOCATION OF EXISTING SEPTIC SYSTEM TAKEN FROM INFORMATION PROVIDED BY THE BORROWER.
 5. BOUNDARY OF LOT 60 SHOULD BE CORROBORATED APPROPRIATELY.
 6. CONTRACTOR SHALL VERIFY EXISTING FLOOR ELEVATION WITH ARCHITECT PRIOR TO CONSTRUCTION.
 7. THE EXISTING WELL IS TO REMAIN IN SERVICE IF WATER BOARD OF HEALTH CHURCH.
 8. THE EXISTING WELL SHALL BE REFERENCED TO THE SPHERE OF INFLUENCE OF THE WELL AS SHOWN ON THE PLAT.
 9. FOUNDATION SHALL BE PERMITTED BY A LICENSED INSPECTOR IN THE TOWN OF BOXFORD.
 10. FOUNDATION SHALL BE PERMITTED BY THE TOWN OF BOXFORD BUILDING INSPECTOR.
 11. EXISTING DRIVEWAY INTERSECTS AREA - (220E-51F).
 12. PROPOSED DRIVEWAY INTERSECTS AREA - (27E-37, 37E-38E, 37E-39A).

PLAN TO ACCOMPANY NOTICE OF INTENT

#104 KING GEORGE DRIVE, BOXFORD, MA

DRAWING: EX-1	<p>SCALE: 1" = 20'</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>0</td><td>1</td></tr> <tr><td>1</td><td>2</td></tr> <tr><td>2</td><td>3</td></tr> <tr><td>3</td><td>4</td></tr> <tr><td>4</td><td>5</td></tr> <tr><td>5</td><td>6</td></tr> </table>	0	1	1	2	2	3	3	4	4	5	5	6	<p>JULY 12, 2021</p>
0	1														
1	2														
2	3														
3	4														
4	5														
5	6														
SHEET 1 OF 1															

<p>SEAL</p>	<p>Designed By: Others Drawn By: MRP Reviewed By: PMB Project Manager: PMB Job File Number: BOXF-0095 Drawing File Folder: BOXF95</p>	<p>Owner/Applicant: PAMELA A. MASSAD MANAGER 104 KING GEORGE DRIVE, LLC</p>	<p>WILLIAMS & SPARGES SURVEYING & ENGINEERING 117 MAIN STREET, SUITE 1100 WASHINGTON, MA 01883 PHONE: 978-533-8088 FAX: 978-533-8086 WWW.WILLIAMS-SPARGES.COM</p>
	<p><input type="checkbox"/> Drawing Issued for Review Only <input checked="" type="checkbox"/> Drawing Issued for Permit <input type="checkbox"/> Drawing Issued for Construction</p>		

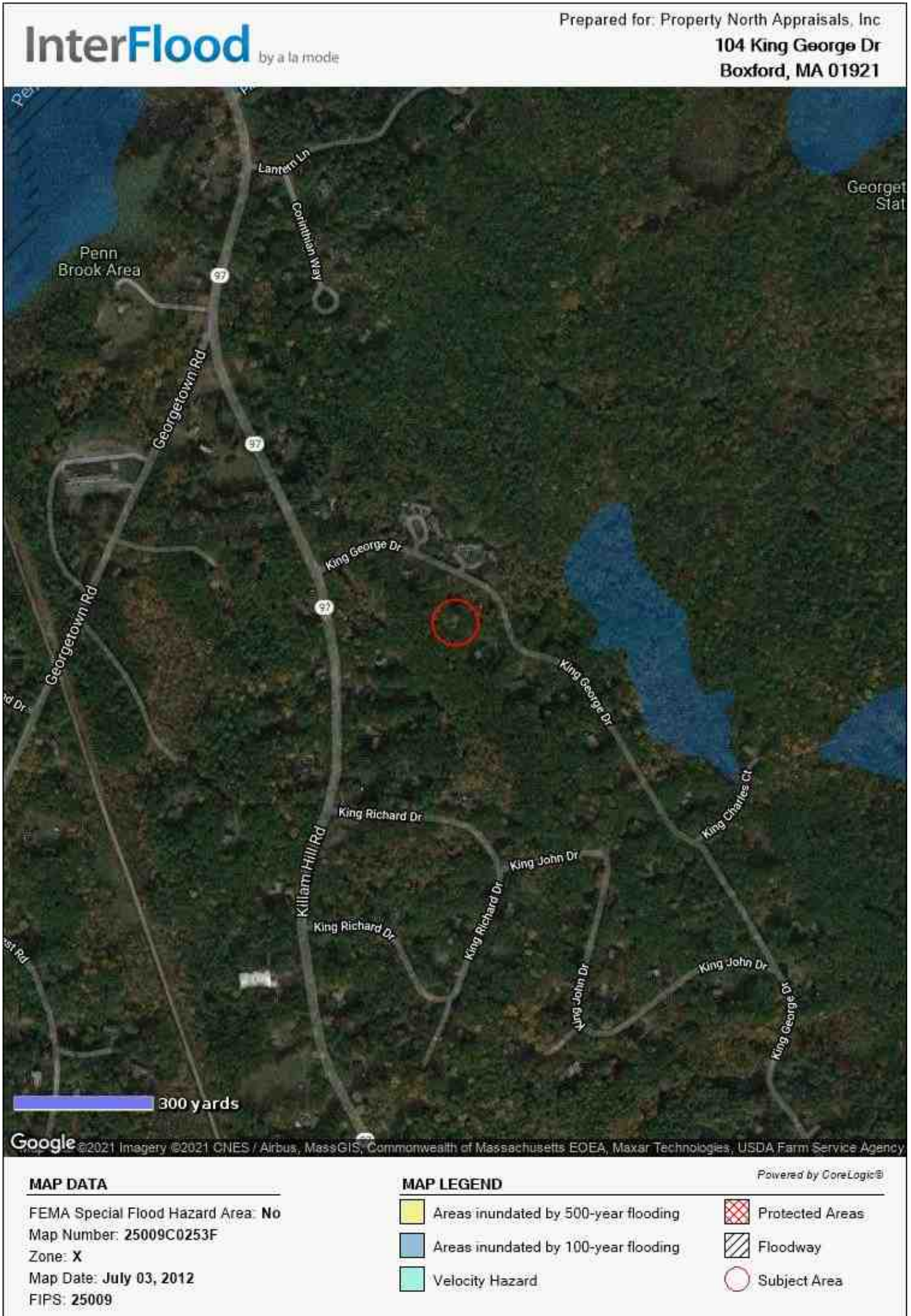
Location Map

Borrower	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			



Flood Map

Borrower	104 King George Drive, LLC				
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Lender/Client	Attorney Adam J. Brodsky, Esq				



Subject Photo Page

Borrower	104 King George Drive, LLC						
Property Address	104 King George Dr						
City	Boxford	County	Essex	State	MA	Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq						

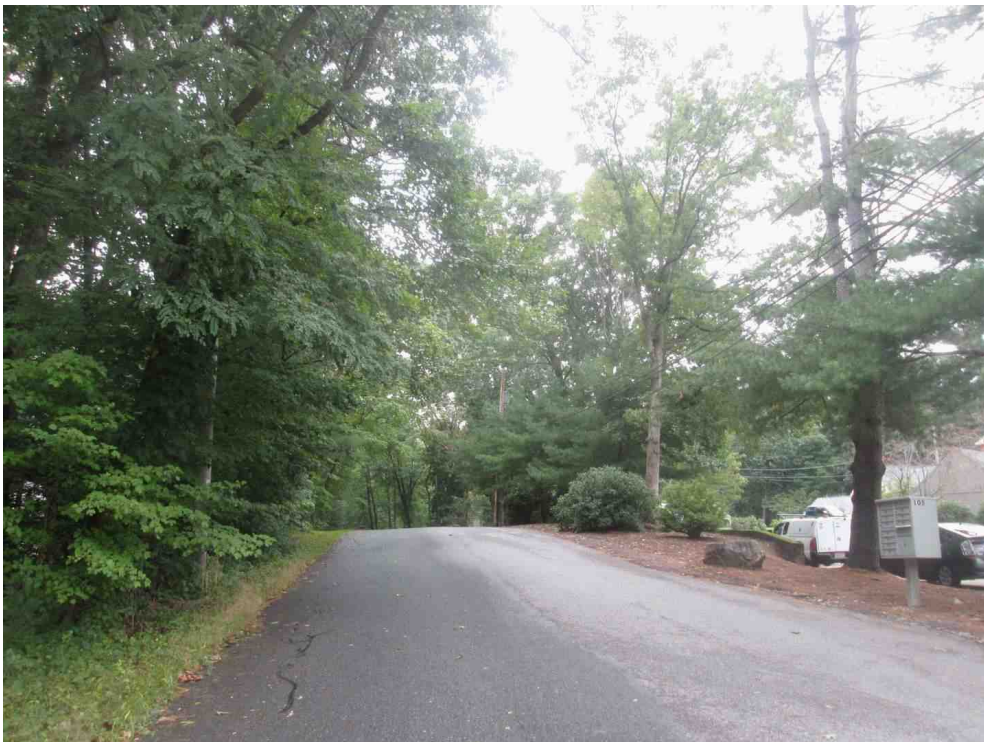


Subject Front

104 King George Dr
Sales Price
G.L.A. 2,328
Tot. Rooms 7
Tot. Bedrms. 3/4
Tot. Bathrms. 2.1
Location Good/Subdivision
View Neighborhood
Site 2
Quality Good
Age Built 2021/0



Subject



Subject Street

Photograph Addendum

Borrower	104 King George Drive, LLC						
Property Address	104 King George Dr						
City	Boxford	County	Essex	State	MA	Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq						



Foundation



Foundation



Foundation



Driveway & View of Condos Across the Street



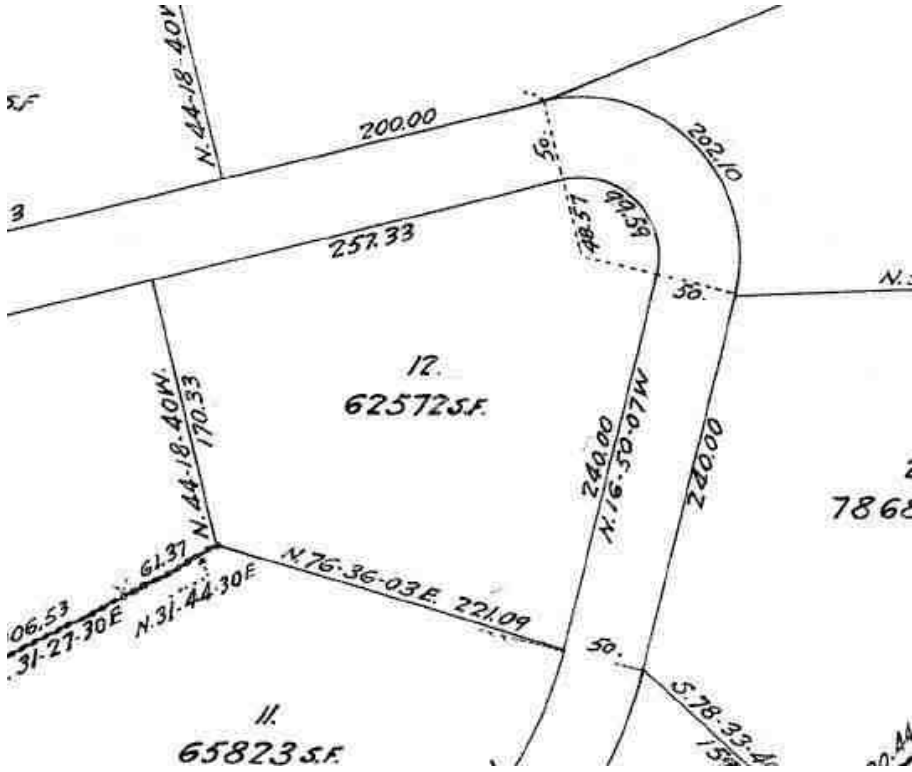
View of Condos Across the Street



Street

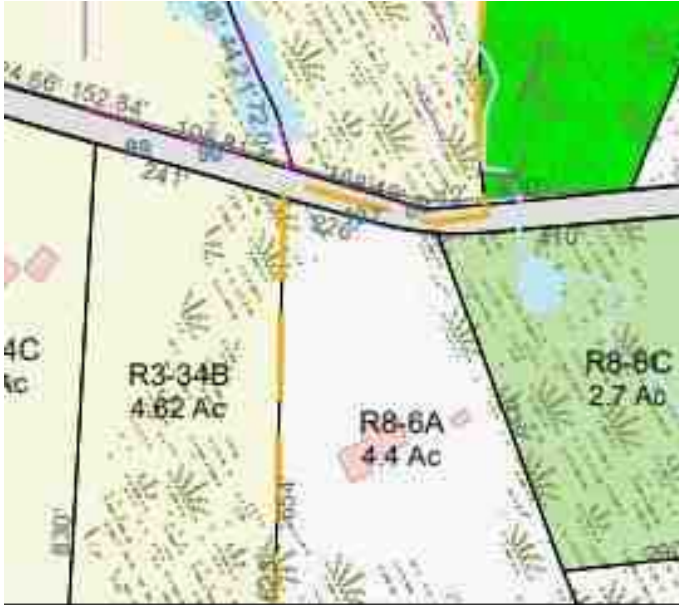
Comparable Photo Page

Borrower	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			



Comparable 1

0 Hillside Road, Map 20-12-5
 Proximity 0.63 miles W
 Sale Price 6,700
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location
 View Neighborhood
 Site 1.43
 Quality
 Age



Comparable 2

0 Middle St Map 3-34 B
 Proximity 5.60 miles N
 Sale Price 37,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Good
 View Neighborhood
 Site 4.62
 Quality
 Age



Comparable 3

0 Peabody St Map 18-36
 Proximity 9.61 miles SW
 Sale Price 5,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Good
 View Neighborhood
 Site 4,792
 Quality
 Age



Comparable Photo Page

Borrower	104 King George Drive, LLC		
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City	Boxford	County Essex	State MA Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq		

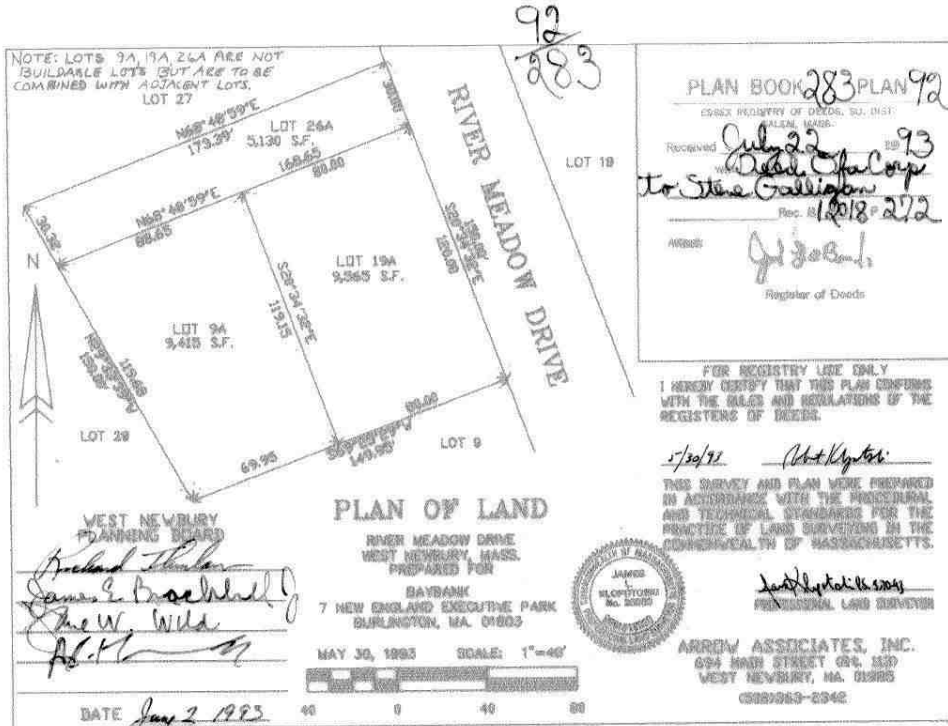


Comparable 4

32 Ocean Ave
 Proximity 6.53 miles E
 Sale Price 10,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Good
 View Neighborhood
 Site 16,700
 Quality
 Age

Comparable 5

0 River Meadow Dr
 Proximity 7.06 miles N
 Sale Price 6,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Good
 View Neighborhood
 Site 9,583
 Quality
 Age



Comparable 6

106 S Main St
 Proximity 4.75 miles SE
 Sale Price 60,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Good
 View
 Site 11,326
 Quality
 Age

Assumptions, Limiting Conditions & Scope of Work

PNA, Inc 978-521-6900

File No.: 210113

Property Address: 104 King George Dr City: Boxford State: MA Zip Code: 01921-1747

Client: Attorney Adam J. Brodsky, Esq Address: 175 Derby Street, Suite 30, Hingham, MA 02043

Appraiser: Kristen-Anne Leone Address: P.O.Box 2009, Haverhill, MA 01831-2009

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, 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.

- 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.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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, but not limited to, 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.

- 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.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

PNA, Inc 978-521-6900

File No.: 210113

Property Address: 104 King George Dr City: Boxford State: MA Zip Code: 01921-1747

Client: Attorney Adam J. Brodsky, Esq Address: 175 Derby Street, Suite 30, Hingham, MA 02043

Appraiser: Kristen-Anne Leone Address: P.O.Box 2009, Haverhill, MA 01831-2009

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 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 that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means 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 and 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Attorney Adam J. Brodsky, Esq Client Name: Attorney Adam J. Brodsky, Esq

E-Mail: abrodsky@dtm-law.com Address: 175 Derby Street, Suite 30, Hingham, MA 02043

APPRAISER SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

<p>Appraiser Name: <u>Kristen-Anne Leone</u></p> <p>Company: <u>Property North Appraisals, Inc</u></p> <p>Phone: <u>(978) 521-6900</u> Fax: <u>(978) 945-1062</u></p> <p>E-Mail: <u>PropertyNorthAppraisals@Gmail.com</u></p> <p>Date Report Signed: <u>09/29/2021</u></p> <p>License or Certification #: <u>CG#1291</u> State: <u>MA</u></p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: <u>09/23/2023</u></p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)</p> <p>Date of Inspection: <u>09/16/2021</u></p>	<p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date Report Signed: _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect</p> <p>Date of Inspection: _____</p>
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SIGNATURES



Borrower	104 King George Drive, LLC	File No. 210113
Property Address	104 King George Dr	
City	Boxford	County Essex
		State MA Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

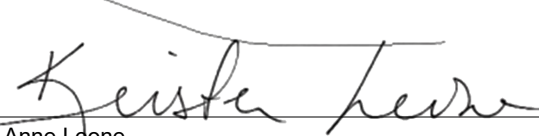
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: _____
 Over 3 months as the assumption for this report is that the parcel is non-buildable.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

Your appraiser has not provided any services for the subject property within the past 3 years.

APPRAISER:

Signature: 
 Name: Kristen-Anne Leone
 State Certification #: CG#1291
 or State License #: _____
 State: MA Expiration Date of Certification or License: 09/23/2023
 Date of Signature and Report: 09/29/2021
 Effective Date of Appraisal: 09/16/2021
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 09/16/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Appraiser Qualifications

Borrower	104 King George Drive, LLC				
Property Address	104 King George Dr				
City	Boxford	County	Essex	State	MA
Lender/Client	Attorney Adam J. Brodsky, Esq				
				Zip Code	01921-1747

Qualifications of Kristen Leone

Kristen-Anne Leone
Property North Appraisals, Inc
POBox 2009, Haverhill, MA 01831
Certified General Real Estate Appraiser
Massachusetts License #1291, Expires 9-23-2023
New Hampshire License #486, Expires 9-30-2022

Education:

Salem State College, Salem Massachusetts
 Bachelor of Science in Business Administration, 1985

Experience:

June 1989 to Present:

CO-OWNER, PROPERTY NORTH APPRAISALS, INC est 1989

Property North Appraisals, Inc. - President
 Full Time Certified General Real Estate Appraiser.

Our firm specializes in preparing reports on properties in both southern New Hampshire and northeastern Massachusetts. Our experienced appraisers specialize in specific towns and cities within these areas.

Client references upon request.

June 1985 to June 1989:

FEE APPRAISER

Full time appraiser, with local Massachusetts firms. Responsibilities include; appraising single family, condominiums, multi-family, mixed use, commercial, relocation, in-house and on the road reviews and training new appraisers in the field

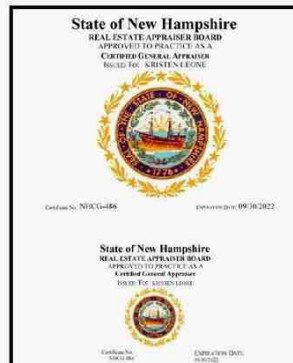
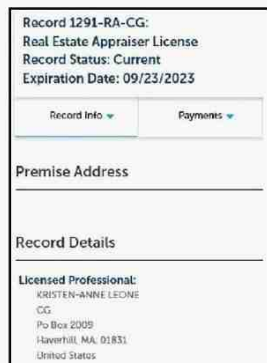
Other:

Residential and Commercial Appraiser, MA & NH
FHA Appraiser: Massachusetts and New Hampshire
Relocation Appraiser

Appraisal Institute: Practicing Affiliate
Consulting and Real Estate Mediation

MA Real Estate Salesperson #62110, expires 9-23-23

Board Member: Greater Newburyport Board of Realtors 2016 & 2017



Kristen Leone, Cell 508-633-2960, KristenLeoneAppraiser@Gmail.com, www.PropNorth.com