



*City of New Bedford*  
**OFFICE OF THE CITY SOLICITOR**

**MIKAELA A. McDERMOTT**  
*City Solicitor*

**JANE MEDEIROS FRIEDMAN**  
*First Assistant City Solicitor*

**ERIC JAIKES**  
**KREG R. ESPINOLA**  
*Assistant City Solicitors*

**JOHN E. FLOR**  
**ELIZABETH LYDON**  
**ELIZABETH McNAMARA**  
**ELIZABETH TREADUP PIO**  
*Associate City Solicitors*

February 4, 2021

City Council President Joseph P. Lopes  
Honorable Members of the City Council  
Municipal Building  
133 William Street  
New Bedford, MA 02740

RE: Infrastructure Improvements at the Intersection of Rockdale Avenue and Allen Street

Dear Council President Lopes and Members of the City Council:

In accordance with your order, approved December 2, 2020, please find the appraisal summaries, for the proposed Infrastructure Improvements at the Intersection of Rockdale Avenue and Allen Street, prepared by Bernard P. Giroux, ASA, MRA, and obtained in accordance with the provisions of M.G.L. chapter 79, section 7A.

Very truly yours,

*Jane Medeiros Friedman*  
Jane Medeiros Friedman  
First Assistant City Solicitor

cc: Jamie Ponte, DPI Commissioner

CITY: New Bedford  
OWNER: Lino Cabral  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-1

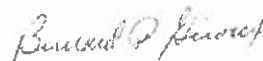
### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$1,100** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Richard J. Silva, Attn: 7-Eleven Licensing  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-2 U-1

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$6,000** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Taunton Federal Credit Union  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-3 SW-1

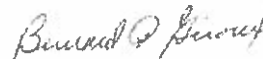
### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$2,300** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Lisa M. Carvalho  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-4

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **Nominal \$300** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: 499 Rockdale Avenue, LLC.  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-5

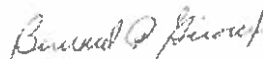
### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$1,700** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Allen P. & Joan T. Gomes  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-6 TE-7A

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that \$400 is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Birgit Rasmussen, Trustee of The Birgit Rasmussen Trust  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-7B TE-7C

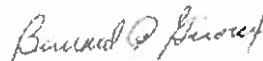
### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that \$500 is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990



CITY: New Bedford  
OWNER: Thomas F. Frizzell, Jr. & Susie M. Frizzell  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-8

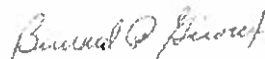
### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that \$300 is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Stephen Bullock & Deborah Pepin Bullock  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-9

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that \$300 is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Compass Bank for Savings, c/o Santander Bank / Lease ADM  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-10A SW-2

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$2,900** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: 1855 Corporation  
PROJECT NO.: 608536  
PROJECT: Rockdale Avenue and Allen Street

PARCEL NO.(S): TE-10B

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$1,100** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated November 19, 2020 by CDM Smith and survey plans dated September 23, 2020 by Chappell Engineering Associates.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: December 31, 2020

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990