Commission Members:
Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and Andrew Zarro

City of Portland
Land Bank Commission Agenda
November 10, 2021
5:00 PM
Due to the existence of an emergency or urgent issue, the Land Bank Commission will conduct this meeting by remote methods/technology at the Zoom link provided below, in accordance with the requirements of 1 M.R.S. section 403-B and the City Council's Remote Participation Policy.

Please use the link below to join the webinar:
https://zoom.us/j/98497248698?pwd=QjJ1OUdoaitxMHZsb1V4RzRZbE50QT09
Passcode: LandB8nk!3

Or Telephone:
US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782
Webinar ID: 984 9724 8698

I. Call to Order
II. Citizen Comment Period
III. Agenda Items
  i. Acceptance of September 8th, 2021 Meeting Minutes
  ii. Treasurer's Report - Budget Approval - **Action Item**
  iii. Secretary's Report
IV. Communications
  i. Parks Commission Report
  ii. Parks Division Report
V. Parcel Updates
  i. Riverton Trolley Park- Hale Parcel -**Action Item**

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.

ii. North Deering Park- Support TLP in pursuing 410 Auburn Property **Action Item**

iii. Redlon Update

VI. Adjournment

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.

Commission Members: Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke **Staff:** Ethan Hipple, Doug Roncarati and Samara Ray

City of Portland
Land Bank Commission Minutes
September 8, 2021
5:00 PM

I. Call to Order - Pat Bailey called the meeting to order.

II. Citizen Comment Period - No public comment. Ethan Hipple introduced himself as the Director of Parks, Recreation and Facilities Department and wanted to say he is stepping in to help staff the Commission as a non voting member to replace Michael Murray who has moved to Public Works. Doug Roncarati introduced himself as the City of Portland Stormwater Coordinator liaison to the Land Bank. He has been with the LB since a few years after its inception.

III. Agenda Items

i. Acceptance of the June 9th, 2021 Meeting Minutes

*Corrections to June 9th minutes:

-Accounting is still working on the issues for Rand Road. Pat noted that for the Rand Road transaction, $50,000 was used of Land Bank money plus closing costs. City staff will work on getting a better report that shows a debit and a credit.

-The appraisal for the Riverton Parcel came in. The asking price is too high based on what the property is worth.

Simon made a motion to approve the minutes with these changes, Baxter seconded. The minutes were approved.

ii. North Deering Park Project Overview - Trust for Public Land Speaker, Phil Dube - Action Item

Simon Rucker introduced the property at 1931 Washington Ave to the Land Bank last year. The occupants of this property reached out to Simon and wanted to conserve the land behind their house. The Land Bank did a soft endorsement of the project. Phil and the Trust for Public Land (TLP) took over this project as the project managers. The project is now being called "North Deering Park" and encompasses acreage behind 1931 Washington Ave and Haverty Field.

TLP has the capacity to run the project and the Land Bank would be looked at as a City Partner. Phil came to the meeting tonight to discuss the money that TLP is requesting from the City of Portland. TLP will get an appraisal and they will not pay more than fair market value. Phil told the Commission that TLP will try to raise capital to match funds for a $400,000 Outdoor Recreation Legacy Partnership grant, a federal grant program part of the Land and Water Conservation Fund with the goal of creating outdoor recreation spaces that fall within an urban threshold. ORLP can fund acquisitions and also park development and space activation. TLP is hoping that ORLP, Land for Maine's Future, Land Bank contributions and private fundraising from TLP will raise the $400,000 to match the grant if it is awarded.. The total budget for this project is close to 1.2 million. This includes partnership grants,staffing and land acquisition.

The Trust for Public Land has submitted a formal application for the ORLP grant. The Trust for Public Land is requesting a vote for a commitment of $80,000 from the Land Bank today. The Land Bank has contributed to TPL projects in the past. As TLP moves toward closing on this project they would reach out to the Land Bank to get the money that was committed Closing is projected at Dec 2022, there is an expected delay in the Federal Grant program.

There would be a deed restriction on this land if acquired for public outdoor recreation for all time, iron clad protection. There is no arrangement at this time about who would build the trails on this land. There are 7 or 8 sites in the City that have been funded using these Federal Funds so this is slayer of protection, there is deed restriction that the land can only be used for public outdoor recreation. The intent of this is that the City keep this land protected for all time. Activities could still be permitted to be held at this location. There is no arrangement at this time about who will build the trails or hold the conservation easement if that is the chosen option.

This grant application has been pre approval by the City Council. The Council voted unanimously to give authority for the City Manager to sign the application. Phil mentioned that the Federal Grant applications are delayed and the approximate closing on this project would be December 2022.

Ethan clarified that this is a contribution to purchase a property and it does not have to be part of Land Bank properties. Phil just needs a commitment at this moment for match purposes. Simon explained we need to commit now and disperse in next year's budget.

A motion was made for the Land Bank to commit to financially supporting this project.

***The motion is to commit $80,000 to the “North Deering Park '' project on the defined timeline of the project, North Deering is one of the few neighborhoods with a “high” need for public space within a 10-minute walk. Due to this deficiency, local children use this space a wooded play space and refer to it as “The Forbidden Forest.” The unofficial open space contains well-loved informal trails and wetlands, critical natural infrastructure that can help manage stormwater runoff and floods.his area. This commitment is subject to the Land Band Ordinance and all rules and regulations of the City of Portland.**

The Chair, Pat Bailey moved to make a vote on ths motion. The motion passed unanimously by the Commission.

iii. Treasurer’s Report

Old Business- Baxter wanted to note that there is a debit on the provided City account for the closing of Rand Road on Feb 26th, 2021 is correct but the Avangrid donation on March 2nd 2021 for $275,000 needs to be corrected on the Munis report.

New business, there is a list of land bank maintenance costs from Ethan for a total of 14,200 including time and materials at Riverton Trolley Park. Baxter does not see these expenses hit in the Munis report yet, Baxter thanked Ethan for providing those expenses in advance. There are some other items that are not listed in the Agenda that he wanted the Commission to be aware of.

Baxter reviewed some expenses on the City accounting report provided in the Agenda Packet:

- 06/18/2021 - $975.00 paid to Dan Anderson Real Estate. Pat noted that this was for the second appraisal for Redlon Woods
- 09/01/2021 - $825.00 for 36 June Street. Pat noted this is survey work for parcels for bank releases that she will discuss later in the meeting.
- In June 2021 there was a $52.28 reimbursement and no receipt. Pat thinks that this was for copies for an appraisal.

Ethan said that if Baxter has any questions about invoices and payments the City staff can dig up any detail he may need.

iv. Secretary's Report

Nothing new to report to the Commission.

v. Tax Acquired Parcels Committee List

Simon gave a little background about the list that is on page 9 of the agenda. Every year Simon and Doug go through the list and determine if there are any good fits for the Land Bank. Fortunately the same parcels stay on the list year after year. Red means not interested, yellow means maybe and Green parcels means keep. There are parcels adjacent to Redlon woods that he has labeled green- ideally would become land bank property.. Ethan said there is a committee of City Staff that makes recommendations to the City Manager and the Finance Director on the TAPC list. This committee consists of the Directors of Public Works, Economic Planning, Economic Development, Parks and Recreation and Planning Departments and Corporation Council staff. Ethan is happy to convey this list to the Committee at the next meeting.

Pat noted that the Redlon woods parcels have a 18 month waiting period that ends in December. Then if the past due tax is not paid the City goes through the process of acquiring it. Simon requested a motion to bring this list to the TAPC Committee. Jennifer made a motion to recommend that Ethan take these green lighten projects to the table at the Committees next meeting. Jon seconded the motion. It passed all in favor.

IV. Communications

i. Parks Commission Report

Jon shared that he is the liaison for the Parks Commission. The new Chair is Michael Mertaugh and there are a few new members. The bulk of the September Parks Commission meeting was spent gathering Parks Commission CIP priorities to submit to the City Council. The projects that seemed to receive the most support were: Deering Oaks Rest Rooms, Skatepark Explanation and Fort Gorges. The City is hosting a virtual public workshop on Sept 13th to get public input on ARPA fund spending.

ii. Parks Division Report

Ethan reported that the Land Bank Signage is in hand- the signs have been in office for a while but due to staffing shortages they have not been able to be put up. The hope is to get them up this winter. Ethan wanted to highlight the wrap up of a successful first year of the Portland Youth Corps. Meghan, the Youth Corp Leader recruited 24 young people to work and serve in our parks this summer. Ethan shared that the Dept has $70,000 budgeted for ongoing drainage issues at Fitzpatrick stadium. This is an engineering project to get the water to drain better and get it to go where it is supposed to go.

iii. Maine Conservation Corps Work at Riverton Trolley Park this Fall

Funds have been pre approved for the Maine Conservation Corps to do work at the Trolly park this fall.

V. Parcel Updates

i. Redlon-

About a year and a half ago the Land Bank agreed to engage Tom Jewel to get some releases on some parcels and help in this project. Pat provided an overview of the parcels in Redlon.The parcels with green lines are in the Land Bank, the 2 purple parcels along Caroline Street are City owned, the 5 parcels in pink are parcels on the TAPC list, the parcels in red are currently owned by a developer trying to extend Caroline street through June street and the blue parcels are what the Land Bank has been working on for some time- they are owned by the Berry Family. About 1.5 years ago an appraisal was done for the house and the blue parcels. The appraisal was not high enough to reach the bank's loan to value ratio to ask for a release- as the Berrys have two mortgages on these properties. A new appraisal was done in the summer of 2021, this time the appraisal met the loan to value criteria to ask the banks for a release. Tom is preparing the releases, Pat authorized a survey of the Berrys house to make sure it meets the set back requirements for the land that would stay encumbered by the loans. It looks like the Land Bank will get releases from both of the banks and then potentially be able to transact with the Berries. If parcels in pink are acquired by TAPC, we would want to go to the City Council to get them put into the Land Bank. This is the good news, this would be making headway and potentially control the majority of the land in Redlon and maintain it as open space. The not so good news is that the red parcels are being looked at for development. The neighborhood doesn't want this development.

Pat commented that if this development was to go through and you were standing at Stoneledge, you would be looking at a 6 story building and all of the water would drain into these backyards and down into Bancroft.. If Tom Jewel has title costs Pat will continue to work with what has been approved and she will keep Baxter informed on the cost.

Simon asked about the potential for development

ii. Riverton Trolly-Hale Parcel

Jon gave a summary of what was going on with this parcel. The parcel is about an acre, there was an appraisal that came in at \$27,000 around March 2021. The seller would like \$50,000 for the parcel. There were concerns expressed about whether the Land Bank could or should be paying the delta between \$27,000 and \$50,000. There is \$15,000 that has been privately funded which leaves a delta of \$8,000. Jon shared that roughly \$3,000 has already been spent in appraisals for this property. He thinks it would be a good idea to acquire this land while appraisal is still valid.

Simon asked if the Land Bank could legally pay more than fair market value. He sees \$27,000 as a ceiling for what that acquisition would be. Ethan shared that Michael Goldman would need to weigh in on this.

Jon is going to reach out to Michael Goldman and see if paying over the appraised amount would be determined as a private benefit in the tax code. Jon's understanding of this from Michael Goldman is that the rules of a 501 3C do not apply to municipalities. The other question is, is the City Council ok with the Land Bank paying over the appraised amount? Jon will try to get something in writing from Michael about these two questions so the Land Bank can move forward with this parcel.

The question came up, does the City have a policy about how long appraisals last and when a new one would be warranted? Jon said he will ask Michael about this as well.

Pat thanked Dan for looking at the map of development at Redon woods from an engineering perspective.

VI. Adjournment

The October meeting will be a site visit month with a tour of parcels.

Motion to adjourn by seconded by it voted unanimously.

Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and Andrew Zarro. **Staff**: Ethan Hipple and Samara Ray.

City of Portland
Land Bank Commission Site Visit Review
October 13, 2021
4:45 PM

I. 4:45 PM Met at Parks, Recreation and Facilities Office at 212 Canco Road Suite A

II. Site Visits

i. 5:00 PM - Departed for Parcel Review of Haverty Field (end of Ballpark Dr)

ii. 5:15 PM - Arrived at Haverty Field (end of Ballpark Dr) for Parcel Review

Phil and Betsy, representatives from the Trust for Public Land greeted the Commissioners at the site. A Outdoor Recreation and Land Project grant application has been submitted for a $400,000 matching grant. There are over 17 acres here that would potentially become North Deering Park if acquired. Ethan shared that he likes this project as it has a developed ball field and he supports new parks in this neighborhood. This area has been identified as a “parks poor” neighborhood. Shelly Pingree is supporting this project.

iii. 5:30 PM - Departed for the Riverton Trolley Park (822 Riverside St)

iv. 5:45 PM - Arrived at Riverton Trolley Park (822 Riverside St) for Parcel Review

1 acre parcel abutting the Riverton Trolley Park, there is a willing seller but the price is higher than the appraised amount. Kara mentioned that she had traffic concerns, how could pedestrians get there safely? It is a highly trafficked area.

v. 6:00 PM- Departed for Redlon Woods (the corner of Rockland and Kenilworth) for Parcel Review

vi. 6:15 PM - Arrived at Redlon Woods (the corner of Rockland and Kenilworth) for Parcel Review

There would still be 6 acres of open space if development were to occur. This is a very wet area. Over the years signage could be added to mark Land Bankspace.

vii. 6:30 PM - Returned to the Parks, Recreation and Facilities Office at 212 Canco Road Suite A

2022 Draft Land Bank Commission Budget	
Prepared by: Baxter Miatke (Treasurer)	**11/5/2021**
Reviewed by: Pat Bailey (Chair)	**11/5/2021**
General Statement of Financial Position	
Balance from City: (As of 11/1/2021)	$ 303,762.87
2018, 2019, 2020, 2021 Land Bank Allocations (estimated)	$ 200,000
Restricted Gifts (parks account)	$ 2,500
Total Estimated Available as of 11/1/2021	**$ 506,262.87**
2022 Anticipated Expenditures	
Property Acquisition	$ 282,000
Aquisition Related Dilligence	
Survey	$ 10,200
Appraisals	$ 10,200
Environmental Assessments	$ 5,000
Legal	$ 10,000
Land Maintenance	$ 20,000
Administrative	$ 3,000
Total 2022 Estimated Expenditures	**$ 340,400**
Percentage of Available Funds for 2022 Expenditures	67%

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Memorandum

TO: Parks Commission and Land Bank Commission
FROM: Alex Marshall, Parks Director, Parks, Recreation and Facilities Department
SUBJECT: Parks Division Update
DATE: November 2021

Parks Division Staffing

- Vacancy: Athletic Facilities Steward
- Vacancy: Parks Maintainer x3. Currently recommending 3 candidates for hire.

Portable Public Toilet Pilot Program

It has been a challenging few years of navigating the public bathroom needs around the world and certainly within our city. An initiative within the parks department has been to find a way to cost effectively and efficiently provide a public restroom in areas of need without placing a green or teal plastic porta-potty or constructing a $250,000+ fully plumbed brick and mortar facility. Enter the Parks Public Restroom which is a fully aluminum structure with various safety features such as lower louvers, ventilation, translucent roofing and ADA accessibility. This unit functions like a porta-potty but is much more durable, has a larger tank capacity, is also moveable, and is aesthetically appealing to the park visitor. As a pilot program we will be placing these in three predetermined locations that will take the place of current porta-potties and can be removed if the need arises. Deering Oaks at the top of the Rose Garden, Fox Field next to the Basketball Courts and the Eastern Promenade near the Basketball Courts are where the test sites will be located. If the structures hold up and are well received then we will look to expand to other park locations around the city.

Eastern Promenade Invasive Management

Over the last few decades there has been an overwhelming amount of invasive plants taking over the slopes of the Eastern Prom. Everything invasive in the area you can think of can probably be found on these slopes. Japanese knotweed, asiatic bittersweet, black swallowwort, norway maple, callery pear, multiflora rose, autumn olive and white poplar are to name some of the more prominent. The Eastern Promenade Master Plan calls for these slopes to be maintained regularly which, unfortunately, has not been done in the last two decades. This work will provide the park with a more sustainable landscape of native meadow plantings and promote the growth and development of all of its native trees and shrubs. It will be over the course of a few years that all the work is completed and an annual mowing schedule will be instituted to ensure it remains healthy for years to come.

Bedford Park Recommendation to Rename as Noyes Park

The parcel currently named Bedford Park is the triangular parcel of land currently bounded by Deering Ave, Bedford St and the discontinued section of Brighton Ave (adjacent to the University of Southern Maine campus). It was sold to the City for $7,215.59 in 1927 by the Noyes family. From the 1920s to sometime in the 1950s it was referred to as Noyes Park in various City guides, newspaper articles, and records. Sometime in the 1950s, the parcel became known as Bedford Park and has been named that ever since. Park names are typically approved by City Council and listed in Chapter 18 of City Code. In the fall of 2021, City staff were approached by Anna and Henri Benoit, descendants of the Noyes family, about renaming Bedford Park as Noyes Park. Our Department has reviewed this proposed name change, which was requested by members of the Noyes family, and we have sought historical context from local historian Herb Adams and City Clerk Katherine Jones. Based on our research, we recommend that this name change be approved. This past Monday, the 1st, the City Council was provided with the first reading to make this change and amend Chapter 18 of the City Code.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Dougherty Field Playground: We are finalizing the stormwater design and creating the site work bid documents to be advertised later this Fall. Playground equipment has been purchased. Construction and installation Spring 2022.
- Park Walkway improvements: Deering Oaks bid documents are being finalized and reviewed by the Planning Department.
- Fitzpatrick Drainage Improvements: Drawings are complete. An RFP is ready to be advertised in the Fall to seek bids for Spring 2022 construction
- Talbot School Basketball Court Reconstruction: This project is on hold due to the high bid climate. Revision of construction plans will commence before going out to bid again.
- Lyseth Playground: This project is in the design phase now that groups have been offered the opportunity to weigh in.
- Skate Park Expansion Phase II: Preliminary RFP for design development is being finalized and will be advertised when funding is in hand.
- Stroudwater Bridge: City Parks and Planning staff are working with Portland Trails and the Stroudwater Preserve Development Team to develop the plan for installation of the bridge that sits on the side of Westbrook Street before the I-95 bridge. Grant funding will be essential as City funds are limited.
- Preble Street Field & Stormwater Project: Final design and landscaping plans are being finalized. 2022 is looking to be the summer where we get the elevated natural turf field back.
- Riverton Preserve: Recreation improvement plans are in progress and will consist primarily of a trail network with other improvements. This project is intended to fulfill LWCF conversion requirements, and final approval of the improvement plan rests with the state and National Park Service, which has a public engagement process.
- Riverton Trolley Park: The LWCF grant has been submitted. The City Council gave their approval for the City to proceed with the grant application. Project budget will be an estimated total of $500,000 ($250,000 PPC/Private/City and $250,000 LWCF)
- Western Promenade Welcome Signs: Three new historic Welcome Signs are being ordered and

installed as the weather permits. Spring may be the desirable time for this

- Lower Western Prom Park Improvements: Final design improvements have been made and construction/bid documents are to follow in the coming months.
- Community Garden Fence and Gate Installations: We will be replacing 6 Community Garden fences and 3 sheds. A fencing bid document will be advertised this Winter and installation is planned to begin in the Spring.

REAL PROPERTY APPRAISAL REPORT OF
RIVERTON TROLLY PARK PARCELS
PORTLAND, MAINE

Date of Report
February 12, 2021

Date of Value
January 22, 2021

Prepared For
City of Portland
c/o Mr. Greg A. Mitchell
Director, Economic Development Department
389 Congress Street
Portland, Maine 04101

Prepared By
Marc Stanfield
Certified General Appraiser #CG320
Maineland Appraisal Consultants
30 Exchange Street
Portland, Maine 04101

February 12, 2021

City of Portland
c/o Mr. Greg A. Mitchell
Director, Economic Development Department
389 Congress Street
Portland, Maine 04101

Re: Real Property Appraisal Report of:
Riverton Trolly Park Parcels
Portland, Maine

Dear Mr. Mitchell:

In accordance with your request, I, Marc Stanfield, personally inspected the above captioned property for the purpose of forming an opinion as to market value as of January 22, 2021. This report describes the market area, the subject property and the methods by which the market values and related conclusions were derived.

The subject property, as identified in this report, is a ±0.8995-acre parcel of vacant land that is comprised of seven lots of record (21 through 27), as noted in Plan Book 10 Page 141; Cumberland County Registry Deeds. These sites front along an unnamed ROW for ±390'. Access to the sites is assumed to be via either Prim or View Street ROW, neither of which are improved in any substantial manner. The Prim and View Street ROWs extend ±400' from Riverside Street, the closest improved public way. To construct improvements on the subject parcels will require a city approved roadway and appropriate utility extensions be completed.

In conclusion and in recognition of the stated purpose of the report, it is my supportable and defensible opinion that the market value of the fee simple interest of this ±0.899-acre lot is as follows:

MARKET VALUE OPINION
AS OF JANUARY 22, 2021
$27,000
TWENTY-SEVEN THOUSAND DOLLARS

Extraordinary Assumptions and/or Hypothetical Conditions:
Access to the subject lots is assumed to be legally available over the View Street and Prim Street right-of-ways.

The user of this appraisal is cautioned, as with any extraordinary assumption or hypothetical condition, if the conditions to the appraisal are not met or they change, it could have a direct impact on the values reported herein.

*****SEE COMMENTS RELATED TO COVID-19 VIRUS*

Personal Property
No personal property is included in this valuation.

Estimated Exposure Time
Exposure time is estimated to be 4 to 12 months.

Please note at the current time there is minimal evidence of market adjustment with local commercial real estate. Brokers and lenders have noted some investors backing away from commercial real estate but there is far from halt. Market sectors such as hospitality and retail are expected to initially bear the brunt of COVID-19. As is common to the commercial investment market, there are participants who must weigh the costs of exiting commercial real estate or proceed with Like kind Exchanges. At this point in time, absent quantifiable data at this time, I have considered the presence of the COVID-19 virus on a qualitative basis and have noted no value change. However, because of the very dynamic nature of the virus, it is important for the users of this appraisal to consider the effective date of value relative to the ongoing economic and market changes taking place on both a local and national level.

Enclosed is my appraisal report which contains information in both narrative and tabular form. It describes the property being appraised, our market value opinion and methods by which all collected data has been analyzed to a conclusion of value.

If I can be of any further assistance to you, or if there are any questions concerning this appraisal report, please do not hesitate to contact me.

Respectfully submitted,

Marc Stanfield
Real Estate Appraiser
Maine Certified General
Appraiser License #CG320

David J. Harrigan
Supervisory Appraiser
Maine Certified General
Appraiser License #CG124

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SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

Client and Intended User	City of Portland; c/o Mr. Greg A. Mitchell; Director, Economic Development Department
Location of Property	Riverton Trolly Park Parcels, Portland, Maine
Tax Map/ Block/ Parcel	325-C-1 through 7
Owner of Record	Dorothy L. Hale
Value & Estate Appraised	Market value of the fee simple estate
Date of Value	January 22, 2021
Date of Report	February 12, 2021
Market Conditions	Improving regional and local economies prior to COVID-19, Post COVID-19 possible recessionary conditions.
Zoning	Industrial- Moderate Impact (I-M)
Site Area	±0.899 acres or 39,150 sf.
Public Road Frontage	None, access assumed to be over an unimproved right-of-way.
Current Use	Vacant and unimproved
Regulatory Approvals	None
Highest & Best Use	Future industrial development with access
Final Value Conclusion Market Value Opinion:	$27,000
Extraordinary Assumptions and/or Hypothetical Conditions	*Yes, see the Scope of Work or Final Reconciliation*
	****SEE COMMENTS RELATED TO COVID-19 VIRUS*
Exposure Time	4 to 12 months

GIS Tax Map Excerpt

Identification and Sales History of the Real Estate

The subject property consists of a ±0.899-acre parcel of undeveloped land located off Riverside Street in Portland, Maine. This property consists of seven lots (#21 through 27) as noted in Plan Book 10 Page 141 recorded in the Cumberland County Registry Deeds. Access is assumed to be via either Prim or View Streets, neither of which are improved in any substantial manner. The property is located ±400' from Riverside Street, the closest improved public way.

Identification of the property is recorded in the Cumberland County Registry of Deeds Book 6251 Page 202. This vacant parcel is further identified in the City of Portland assessment records as Map 325 Block C Lots 1 through 7. The property's owner is indicated to be Dorothy L. Hale. The deed, city tax information and various plats identifying the subject are found in the appendix of this report.

Property Rights Appraised

The owner's marketable rights and interest is the fee simple estate, which is thus noted in this real property appraisal report. Fee Simple Estate is defined as: *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." Source: The Dictionary of Real Estate Appraisal, 6th Edition at 90.*

Intended Use/User of the Appraisal

The intended use of this appraisal is to assist the client/user, City of Portland; c/o Mr. Greg A. Mitchell; Director, Economic Development Department, by providing an opinion of market value for the potential purchase of the herein described subject property. The use of this report by others not identified directly is not intended by Maineland Appraisal Consultants.

Assessment Data

Real estate taxes for the subject property are assessed and collected by the City of Portland. The following data is reflective of the property's ownership rights and the property's physical and legal conditions on April 1 of 2020 (the date of valuation for municipal assessment purposes throughout the State of Maine).

CITY OF PORTLAND, ME: TAX ASSEMENT DATA FY 2020				
Map/Block/Lot	Land Value	Bldg. Value	Total Value	RE Taxes
325-C-1 to 7	$31,300	$0	$31,300	$729.60

The city has taken the initial steps to implement a revaluation and had planned to send updated valuation notices in May of 2020. However, with the ongoing COVID 19 pandemic, this plan has been postponed with a future notification date currently undecided.

The somewhat unique characteristics of the subject undoubtedly result in assessment difficulties. The market value opinion differing from the assessed value is relatively common and is typical of mass valuation models and their associated inaccuracies and also a reflection of the state equalization and/or city assessment not keeping pace with current market conditions.

Exposure Time

The market value opinion is based upon an exposure time of 4 to 12 months. This time period is assumed to have occurred prior to the hypothetical consummation of a sale on the effective date of the appraisal.

Marketing Time

Currently estimated at 4 to 12 months, this marketing time assumes professional marketing and exposure at a price commensurate with its market value.

Personal Property

There is no personal property associated with the valuation provided herein.

Sales History

The subject property is indicated to have last transferred in July of 1983 for an undisclosed price. The property is not known to have recently been marketed.

Effective Date of the Appraisal

The effective date of the appraisal is January 22, 2021. The date of the report is February 12, 2021.

DEFINITIONS

Market Value

Market value as defined in the *Interagency Appraisal and Evaluation Guidelines (Federal Register, Volume 75, No. 237, Page 77472)* as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- *Buyer and seller are typically motivated;*
- *Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;*
- *A reasonable time is allowed for exposure in the open market;*
- *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *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.*

Client

"The party or parties who engage, by employment or contract, an appraiser in a specific assignment." Source: USPAP 2020-2021 Edition

Extraordinary Assumption

"An assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinions or conclusions." Source: USPAP 2020-2021 Edition

Hypothetical Condition

"A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis." Source: USPAP 2020-2021 Edition

Marketing Time

"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal." Source: *The Dictionary of Real Estate Appraisal, 6th Edition at 140*

Exposure Time

"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." Source: USPAP 2020-2021 Edition

SCOPE OF WORK

At the client's request, I have developed a real property appraisal and subsequent report of the marketable rights and interest in the property described herein, and noted by the Portland assessor as Map 325 Block C Lots 1 to 7 and being located off Riverside Street in Portland, Maine.

Prior to developing the appraisal, we identified with the client the intended use and intended user, and the value to be appraised. To complete this appraisal, I have made several independent investigations and analyses. Please be aware it was necessary to incorporate the Extraordinary Assumptions, detailed on the following pages. I have relied upon data collected in the marketplace from sources deemed to be reliable and sale data from our office files. This comprehensive database is continuously updated for use in all assignments.

This Real Estate Appraisal Report is developed to assist the client/user, City of Portland; c/o Mr. Greg A. Mitchell; Director, Economic Development Department, by providing an opinion of market value for the potential purchase of the herein described subject property, land that is essentially undeveloped.

Area and Neighborhood Analysis

The appraiser has conversed with area real estate brokers, municipal officials and fellow appraisers, reviewed information available from the Multiple Listing Service/Maine Real Estate Information System database, U.S. Census data, U.S. Bureau of Economic Analysis and various state agencies regarding area and neighborhood trends. The appraiser has made a visual inspection of the area surrounding the subject property. I have additionally relied upon significant information available from the Maineland Consultants office files.

Site/Improvements Description and Analysis

An inspection of the subject property was undertaken January 22, 2021. I have reviewed the subject legal description and the City of Portland's tax maps/GIS plotting of the property. Information regarding the subject's conditions and characteristics were obtained from various public domains and the site inspection. A review of the pertinent FEMA flood map was initiated. There are no building improvements on the subject property.

Land Use Restriction Information/Highest and Best Use Research and Analysis

Public and private land use regulations or restrictions for the subject property were reviewed. Local land use is under the town's jurisdiction. State and federal approvals for development of this property may also be required depending upon the use planned. A study as to the property's highest and best use (or most probable/profitable use) was then completed.

Market Data Research

In this assignment, I considered each of the three traditional approaches to value. I have researched and developed the single applicable valuation model. Information regarding similar property sales was obtained through the state MLS system, the New England Commercial Property Exchange, area real estate professionals and confirmed through various public record sources. An attempt was made to verify transaction data and ensure that the sales were "arm's length". Data from Maineland's office files is also utilized in this report.

Data necessary to complete the Sales Comparison Approach was gathered. I have reviewed information available from the local MLS system, the New England Commercial Property Exchange, contacted fellow appraisers and agents/brokers, plus utilized information available in our office data files.

The Cost and Income Approaches were also considered but are viewed as being inapplicable to the subject's valuation.

Final Reconciliation
The appropriate and applicable methods of estimating the subject's market value are analyzed and reviewed. In this assignment, the Sales Comparison Approach to value is considered the only applicable valuation model.

Please note that this Real Property Appraisal Report is developed and reported meeting the Uniform Standards of Professional Practice (USPAP) of the Appraisal Foundation as authorized by Congress.

Extraordinary Assumptions and/or Hypothetical Conditions:
Access to the subject lots is assumed to be legally available over the View Street and Prim Street right-of-ways.

The user of this appraisal is cautioned, as with any extraordinary assumption or hypothetical condition, if the conditions to the appraisal are not met or they change, it could have a direct impact on the values reported herein.

****SEE COMMENTS RELATED TO COVID-19 VIRUS*

QUALIFICATIONS ON CONTAMINATED LAND AND HAZARDOUS SUBSTANCES

USPAP standards (Advisory Opinion G-9) indicate that the role of the appraiser is that of an observer, who reports any layman's indications of a possible toxic or hazardous substance contamination on the property. In a dual role, for appraisal purposes, all such conditions noted during an inspection and inquiry typical of those for appraisal reports are reported herein. Unless otherwise stated, however, this appraisal report is not intended or purported to satisfy the requirements of either an Environmental Transaction Screening or a Phase 1 Environmental Assessment as per ASTM standards. "All appropriate inquiry" as defined for environmental purposes has not been routinely conducted in conducting this appraisal assignment, nor should the reader or user assume it has.

Some of the differences between conducting some level of environmental screening or assessment and a typical appraisal include:

1.) A less detailed site inspection;
2.) A less detailed building description;
3.) Different interview and inquiry for appraisal purposes than for environmental screening purposes;
4.) A limited history is conducted for subject or adjoining properties;
5.) Rarely are adjoining property owners interviewed for appraisal purposes;
6.) No environmental lists or records (CERCLA, RCRA, UST, LUST, NPL & ERNS) have been researched in conjunction with an appraisal. The scope and goals of an appraisal are different than those of an Environmental Screening or Phase 1 Environmental Assessment.

Further, the appraiser conducting solely an appraisal, will not further pursue observed potential or actual environmental problems beyond reporting their existence or recommending an Environmental Screening or Phase 1 Environmental Assessment.

The appraisal process does not adequately screen or assess the property as per recognized ASTM standards, and the appraiser wholly disclaims that possibility.

If an environmental hazard is subsequently discovered on the property, the cost of curing or cleaning up the environmental hazard could result in the whole loss of investment in the property, or legal liability for a clean-up cost well in excess of the property's value. The reader is also advised that only a Phase 1 Environmental Assessment has withheld legal tests to date in providing the "Innocent Landowner's Defense" in limiting the liability of owning a property upon which an environmental hazard has been discovered. Only the Phase 1 Environmental Assessment meets the test established by CERCLA, that a landowner who makes "*...all appropriate inquiry to a property's past*" can be spared clean up liability. The reader then is advised of the limitations of the appraisal as an environmental screening process and of the potential liability of purchasing or lending upon property not screened.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the appraiser(s) appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the appraiser(s) in the report.

1.) The appraiser(s) assumes no responsibility for any matters of a legal nature affecting the property appraised or the title thereto, nor does the appraiser(s) render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2.) Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser(s) has made no survey of the property.
3.) The appraiser(s) is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
4.) Possession of this report, or a copy thereof, does not carry with it the right of publication.
5.) Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
6.) The appraiser(s) assumes there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser(s) assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
7.) Information, estimates and opinions furnished to the appraiser(s), and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser(s) can be assumed by the appraiser(s).
8.) Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the appraiser(s) is affiliated.
9.) Neither all nor part of the content of the report, nor copy thereof (including conclusions as to the property value, the identity of the appraiser(s), professional designations, reference to any professional appraisal organizations, or the firm with which the appraiser(s) is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any State or Federally-approved financial institution, any department, agency or instrumentality of the United States, or any state or the District of Columbia, without the previous written consent of the appraiser(s); nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the appraiser(s).
10.) On all appraisals subject to satisfactory completion, repairs or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.
11.) In this appraisal assignment, the existence of potentially hazardous materials used on construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraiser(s) is not qualified to detect such substances. We urge the client to retain an expert in this field, if desired.
12.) This appraisal assignment was not based upon a requested minimum valuation, a specific valuation or approval of a loan.

13.) The Americans with Disabilities Act (ADA) became effective January 26, 1992. At this time, a set of guidelines has been established regarding building code requirements affecting access to buildings. Codes vary for different building types, and different types of ownership, as well as the financial capability of the owner. The appraiser(s) has viewed the building in the context of the generally stated guidelines, and attempts to report same. The appraiser(s) is not empowered to form a declaration of compliance (a building code issue) nor does the market have sufficient experience with this issue to render opinions regarding marketability or market adjustments for compliance or noncompliance. Further, legal tests and precedents have yet to be established, and it is with the further passage of time, that such market standards will be developed. Since there is no currently available direct evidence relating compliance or noncompliance to value, the appraiser(s) does not consider noncompliance with the requirements of ADA in estimating the value of the property, unless otherwise stated within the appraisal report.

14.) Unless otherwise stated, all mechanical systems are assumed to be operational. While the appraiser(s) attempts to ascertain such information, the appraiser(s) assumes no responsibility for such data, either via physical inspection, or information reported correctly, incorrectly, or by omission, purposeful or otherwise.

15.) The appraiser(s) has given, and cite in various later sections, financial statements or data prepared by the client and/or leasing brokers for the project. The appraiser(s) considers this information to be sensitive, proprietary information. Further, this information has not (to the appraiser(s) knowledge) been independently audited. The appraiser(s) is relying, in part, on this information which is believed to be reliable, but makes no guarantee of its accuracy. Per the assignment authorization, we acknowledge *"all information received in performing this agreement shall be considered non-public and confidential"* and will comply with 12 CFR 1606.11 regarding non-public information. Thus information only to the extent the appraiser(s) deems necessary to support the observations or conclusions is presented herein.

Extraordinary Assumptions and/or Hypothetical Conditions:

Access to the subject lots is assumed to be legally available over the View Street and Prim Street right-of-ways.

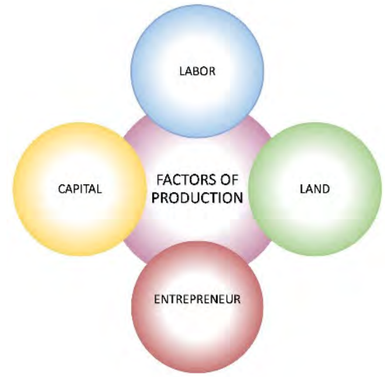
The user of this appraisal is cautioned, as with any extraordinary assumption or hypothetical condition, if the conditions to the appraisal are not met or they change, it could have a direct impact on the values reported herein.

****SEE COMMENTS RELATED TO COVID-19 VIRUS*

LOCATION AND MARKET ANALYSIS

INTRODUCTION

The "Classical" value theory, formulated in the 18th and 19th centuries, sets forth the premise that "Land" provides the foundation for the cultural and economic activities of a society. Scholars of the time identified four agents of production, land, labor, capital and entrepreneurial reward. The complex interaction of the four agents affects the availability and the demand of a commodity in a marketplace. The product of the interaction of the agents can be demonstrated in the supply and demand model, an economic principal forming the basis for the valuation of tangible and intangible commodities in a defined market area.



The value of real property is influenced by dynamic forces, which include demographic change, employment-income trends, and the expansion and/or contraction of a region's economic base. The following overview describes and analyzes economic trends, government policy, social forces and environmental issues influencing the current supply and demand for real property.

NATIONAL OVERVIEW

The U.S. has the largest and most technologically powerful economy in the world with a per capita GDP of $56,663 (Source: U.S. Bureau of Economic Analysis). In this market-oriented economy, private individuals and business firms make most of the decisions while federal and state governments buy needed goods and services predominantly in the private marketplace. U.S. business firms enjoy greater flexibility than their counterparts in Western Europe and abroad.

During the past 15 years, the US economy has experienced the lowest of the lows, The Great Recession, followed by the longest Economic expansion in modern history. Although this was the longest economic expansion (2009 through 2019 or 126 months) it is also one of the slowest economic expansions with an average annual Gross Domestic Product (GDP) growth of just 2.3%. Entering 2020, expectations were that the expansion would continue at a moderate pace.

The COVID-19 virus was introduced to the world in the later months of 2019; by early 2020 the initial cases of the virus within the US had been identified. Within a short period of time, as positive cases of the infection increased, the virus became a pandemic. By March, President Trump declared a National Emergency and then signed into law the CARES act, a 2-trillion dollar relief package to aid small business, hospitals, and State and local government. At the time, the CARES act was the largest economic recovery package in history; the bipartisan legislation provided direct payments to Americans and expansions in unemployment insurance. March also became the starting point of Maine's shuttering of schools and businesses; Governor Mills executed the "Stay Healthy at Home" order limiting economic activity and physical movement around the state. The mantra that followed: "lower the curve" was relatively effective, however by July the U.S. had 3 million confirmed cases of the virus. By the late spring and early summer, States were implementing partial reopening strategies hoping to stabilize the massive economic impacts on local business. Further, during all the pandemic's turmoil, The Black Lives Matter campaign evolved into a National movement against the social inequalities in our nation. By the fall of 2020, COVID fatigue had set in, schools reopened, limited professional sport venues resumed and the Presidential election became a distraction from the pandemic.

As 2020 ended, the everchanging dynamics associated with the pandemic continued to have a profound effect on our way of life and the economy. The good news is, multiple vaccines have been approved and are now being distributed in a systematic approach, healthcare workers and the elderly being prioritized.

Thus far, the process of administering the vaccine has proven to be more time consuming than anticipated. However, expectations are that most of the population will have the vaccine available to them by mid-year.

From the political front, a third stimulus package was recently passed with new PPP loans available and direct payments to taxpayers being distributed. Today, the general sentiment of the participants interviewed is that a meaningful economic recovery from the COVID-19 virus will commence in the 3rd or 4th quarter of 2021. President Biden has set course with an agenda that is aimed at unifying the Nation after the post-election turmoil and unrest.

Gross Domestic Product and the Consumer

A published survey reported the following overview of recent GDP (seasonally adjusted) activity.

1Q 2018	+3.8%	1Q 2019	+2.9%	1Q 2020	-5.0%
2Q 2018	+2.7%	2Q 2019	+1.5%	2Q 2020	-31.4%
3Q 2018	+2.1%	3Q 2019	+2.6%	3Q 2020	+33.4%
4Q 2018	+1.3%	4Q 2019	+2.4%	4Q 2020*	+4.0%*

Advance Estimate

The Federal Reserve's Federal Open Market Committee issued the following statement on January 27, 2021:

"The Federal Reserve is committed to using its full range of tools to support the U.S. economy in this challenging time, thereby promoting its maximum employment and price stability goals.

The COVID-19 pandemic is causing tremendous human and economic hardship across the United States and around the world. The pace of the recovery in economic activity and employment has moderated in recent months, with weakness concentrated in the sectors most adversely affected by the pandemic. Weaker demand and earlier declines in oil prices have been holding down consumer price inflation. Overall financial conditions remain accommodative, in part reflecting policy measures to support the economy and the flow of credit to U.S. households and businesses.

The path of the economy will depend significantly on the course of the virus, including progress on vaccinations. The ongoing public health crisis continues to weigh on economic activity, employment, and inflation, and poses considerable risks to the economic outlook.

The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. With inflation running persistently below this longer-run goal, the Committee will aim to achieve inflation moderately above 2 percent for some time so that inflation averages 2 percent over time and longer-term inflation expectations remain well anchored at 2 percent. The Committee expects to maintain an accommodative stance of monetary policy until these outcomes are achieved. The Committee decided to keep the target range for the federal funds rate at 0 to 1/4 percent and expects it will be appropriate to maintain this target range until labor market conditions have reached levels consistent with the Committee's assessments of maximum employment and inflation has risen to 2 percent and is on track to moderately exceed 2 percent for some time. In addition, the Federal Reserve will continue to increase its holdings of Treasury securities by at least $80 billion per month and of agency mortgage-backed securities by at least $40 billion per month until substantial further progress has been made toward the Committee's maximum employment and price stability goals. These asset purchases help foster smooth market functioning and accommodative financial conditions, thereby supporting the flow of credit to households and businesses.

In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take into account a wide range of information, including readings on public health, labor market conditions, inflation pressures and inflation expectations, and financial and international developments."

Consumer Sentiment

The Consumer Sentiment Index is a barometer of the health of the U.S. economy from the perspective of the consumer. How people view the stability of their income determines their spending activity and therefore serves as one of the key indicators for the overall shape of the economy. Manufacturers, retailers, banks and the government monitors changes in the Index in order to factor in the data in their decision-making process.

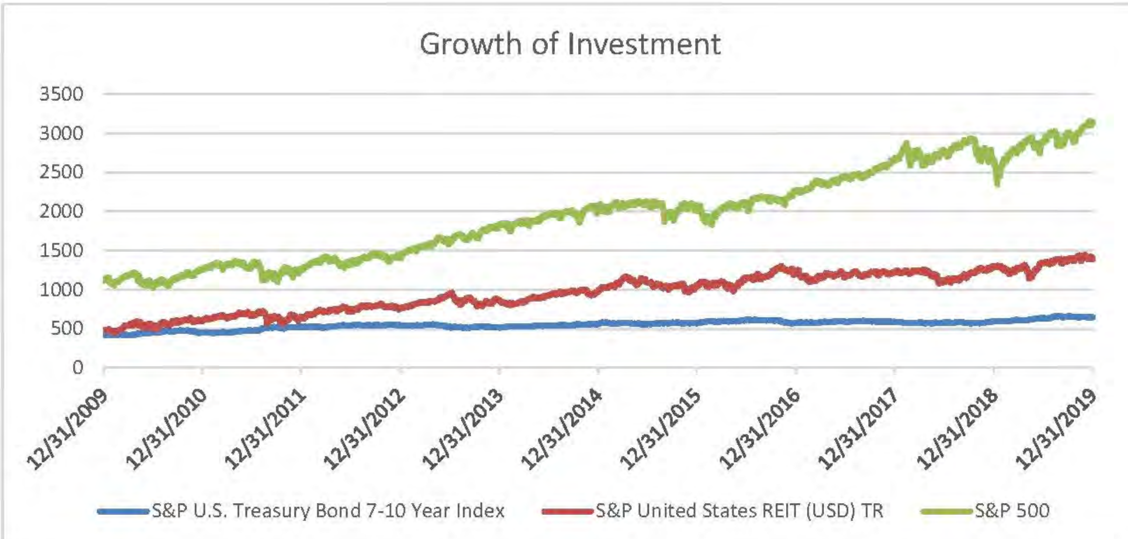
Historically, from 1952 until 2021, the United States Consumer Confidence averaged 86.47 Index Points reaching an all-time high of 111.40 in January of 2000 and a record low of 51.70 in May of 1980. While index changes of less than 5% are often dismissed as inconsequential, moves of 5% or more often indicate a change in the direction of the economy. Consumer sentiment fell to 79 in January 2021, from the previous month's 80.7 and below market expectations of 80, a preliminary estimate showed. It has also remained well below pre-pandemic levels as the current economic conditions sub-index dropped to 87.7 from 90.0 and the gauge for consumer expectations decreased to 73.8 from 74.6. As can be seen in the following graph confidence has fluctuated on a month to month basis.

Real Estate Sector

The trajectory of housing prices and sales rates are difficult to assess; however, a key element remains, future interest rates. Strengthened by sub 4.5% interest rates for most of 2012 through 2019, both the number of sales and median prices have increased in most market segments. Year 2020 marked a considerable shift in long term mortgage rates. When the Federal Reserve lowered the federal funds rate to near zero levels, 30-year rates fell below 3.5% for most of the year. The result, despite COVID-19, real estate sales volume and values increased considerably. However, due to home prices rising faster than wages and the lack of inventory, some regions could see potential home buyers compelled to rent versus buying.

From 2005/2006 through 2009/2010 the country had experienced substantial declines in both the median sales price of a home and number of new home starts. Total housing unit starts plunged from its 2006 peak of just over 1,800,000 to under 400,000 in 2009. The number of new starts has been steadily recovering to approximately 1,547,000 in 2020.

Commercial real estate suffered during the past recession as well however, other than the development market, these declines were not as severe as those experienced in the residential market. Preceding the declining values had been decreases in rental rates and increases in vacancies. Those conditions have completely reserved themselves. Over the last several years, new construction in the multi-family market and to a lesser extent, the retail/service sector have demonstrated substantial levels of growth. Both rental rates and occupancy levels have escalated allowing for feasible development to take place. In addition, interest rates have provided commercial property owners and developers' greater flexibility and strength as investors seek opportunities to place funds in quality commercial real estate.



S&P Dow Jones Indices

The preceding graph depicts commercial real estate's relative strength. When compared to other investment opportunities, US REIT's have performed under the S&P 500 and better than the 7 to 10-Year Treasury Bonds. Thus, investment grade real estate has experienced a value gain over the past 10 years.

When the initial outbreak of COVID-19 emerged, there was a relatively short period when market activity effectively halted. MLS data from the residential sector indicated a ±30% drop in sold properties from March 2020 as compared to March 2019. Soon thereafter, when the Federal Reserve lowered the federal funds rate to near zero, long term mortgage rates fell. As a result, there was a subsequent increase in both sales volume and median values though the remainder of 2020. Per MLS statistics total Sales in 2020 increased 8.5% over 2019 while median prices increased 11.2% Statewide.

Because of Maine's relatively low number of COVID-19 infections, the state became a destination place for out of State buyers seeking a refuge from COVID. MLS data indicates that over 30% of the sales from 2020 were to buyers from out of State. The combination of increased demand coupled with historically low interest rates and a shortage of supply resulted in a record level median price increase.

As for the commercial market, brokers, lenders, tenants and landlords are all reporting negative impacts from the pandemic. Rent concessions are perhaps the largest and most prevalent change taking place. Brokers are reporting a decline in new lease contracts and renewals. Like the residential market, sales activity was initially delayed while the market adjusted to the great unknown. Although interest rates are at record lows, bankers are being cautious with any new funding. Brokers are also reporting renewed interest from investors who have been ideal and now view the current market conditions to favor buyers As a result, the real estate investment market is mixed, opportunity exist, however caution prevails. Once mandatory shutdowns were lifted, new construction became active again with ongoing projects resetting their timelines.

Overall, the real estate market should be able to survive on a relative basis, finding a balance between supply and demand, while the volume of transactions, at least for the near term, declines.

Labor Markets

Labor markets are best analyzed from a long perspective. Employments rates rise and fall consistent with economic expansion and contraction. Looking back to 2007, the unemployment rate was as low as 4.3%. By July 2009, the rate had climbed to 9.7%. The "real" unemployment rate, counting discouraged workers who had removed themselves from the workforce, rose to around 18%. After the January 2010 (10.6%) unemployment peak, the rate remained relatively high for an extended period demonstrating reluctance by employers to hire new workers in the face of soft demand. Over the course of the subsequent 10 years, unemployment declined at a steady pace to as low as 3.3% in November of 2019.

As a result of the COVID-19 virus, unemployment claims in the United States during 2020 fluctuated greatly. The month of April had the highest rate (14.7%) and the largest single over-the-month increase in the history of the series (seasonally adjusted data are available back to January 1948). More recently significant improvements in employment have been in retail trade, professional and business service, in education and health services. Although unemployment levels remain high, especially in the hospitality and service sectors, the U.S. Bureau of Labor Statistics reported that the unemployment rate was 6.5% in December.

Federal Government Intervention

On March 15, due to the coronavirus and its potential threat to the economy, the Federal Reserve lowered the target range for the federal funds rate to 0 to 0.25%, a first since the 2008 financial crisis. The Committee stated that it *"expects to maintain this target range until it is confident that the economy has weathered recent events and is on track to achieve its maximum employment and price stability goals. This action will help support economic activity, strong labor market conditions, and inflation returning to the Committee's symmetric 2 percent objective."* The WSJ Prime Rate has also been lowered from its previous rate of 4.75% to 3.25%.

STATE OF MAINE OVERVIEW

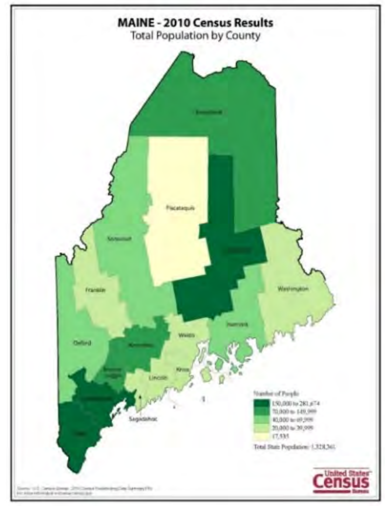
Maine, the 23rd state of the union, was separated from Massachusetts in 1820. It is by far the largest state in New England, and boasts miles of unspoiled coastline, thousands of lakes and great stretches of untamed forest. For the most part the State retains its wild flavor and millions of tourist flock to it to enjoy the great outdoors. Tourism is Maine's number one source of revenue. State and local governments recognize the importance of maintaining the pristine nature of the state and have enacted legislation designed to preserve its beauty. A brief outline of the state's relevant statistics follows:

STATE OF MAINE STATISTICAL OVERVIEW			
Population "2019 Census"	1,344,212	Lakes & Ponds	6,000
Land Area	30,862 Square Miles	Forest Land	17,000,000 Acres
Length of Coastline	3,500 Miles	Population per Square Mile	43.5
Counties	16		

Maine is a rural state, the bulk of the population and the largest employers are in the two most southern counties:

COUNTY	SQUARE MILES	POPULATION 2018 ESTIMATE	POPULATION 2019 ESTIMATE	POPULATION/ SQUARE MILE
Androscoggin	470	107,679	108,277	230
Aroostook	6,672	67,111	67,055	10
Cumberland	836	293,557	295,003	352
York	991	206,229	207,641	209

Source: *US Census



Cumberland County has the highest population and the greatest population density within Maine, with York County second in population and Androscoggin County second in population density. As a comparison, Aroostook County, situated at the northern extreme of the state, has the largest land mass but a very low population density. Throughout Maine the population of the rural counties is stable or in some instances declining. Many long-term residents move south for employment opportunities, some are forced to leave the state. A major concern is the flight of the educated youth, who leave Maine seeking jobs and opportunity. Population growth can only occur if new employers are attracted to the state, and this is only likely to happen if enticed by tax benefits such as TIF's or other monetary incentives. The state is making strides in this regard as evidenced by the growth of home-grown companies such as WEX, Idexx, and Covetrus.

Maine's largest employers are longstanding profit and non-profit corporations, all of which appear to be faring well. Most of these employers are in the health services sector.

MAINE'S LARGEST EMPLOYERS *			
Employer	# Employees	Employer	# Employees
MaineHealth	18,001 to 18,500	Shaw's Supermarkets Inc.	2,001 to 2,500
Hannaford Bros Co	8,001 to 8,500	Pratt & Whitney Aircraft Group	1,501 to 2,000
Walmart / Sam's Club	7,001 to 7,500	Home Depot USA Inc.	1,501 to 2,000
Bath Iron Works Corporation	5,501 to 6,000	Lowes Home Centers LLC	1,501 to 2,000
Eastern Maine Medical Center	3,501 to 4,000	St Mary's Regional Medical Center	1,501 to 2,000
MaineGeneral Medical Center	3,001 to 3,500	The Jackson Laboratory	1,501 to 2,000
TD Bank, N.A.	3,001 to 3,500	Northern Light Health	1,501 to 2,000
Central Maine Healthcare Corp.	2,501 to 3,000	University of New England	1,001 to 1,500
Unum Provident	2,501 to 3,000	Mid Coast Hospital	1,001 to 1,500
L.L.Bean, Inc.	2,001 to 2,500	Circle K	1,001 to 1,500

**All Ownerships; Source: Maine Dept. of Labor, Center for Workforce Research and Info. (Second Quarter 2020)*

Maine's unemployment rate has outperformed the country for the past several years, frequently ±1.0% less than the national level. Both York and Cumberland Counties have low rates while the rural counties traditionally have higher unemployment. The disproportionate spread in the employment levels, frames the story of the *"Two Maines"*. Southern Maine is better linked to NH, Boston, NY, and other large markets and thus has fared well. Southern Maine attracts established corporations that provide high paying jobs, with desirable benefit packages. Unfortunately, the rural counties are struggling to replace the shoe and textile manufacturers that in the past employed a large percentage of the population. Even the paper industry, a fixture of the north woods for over a century, has closed plants and eliminated thousands of well-paying jobs. Only time will tell if employment opportunities spreads to the rural counties.

As reported by the Maine Department of Labor, statewide employment as of December 2020 (not seasonally adjusted) was 636,260, while the statewide unemployment rate as of the same point in time (not seasonally adjusted) was 4.7%. There was no change from the previous month.

The Maine Department of Labor reported that between March 15, 2020 and January 23, 2021, there have been approximately 230,300 new requests for unemployment benefits submitted due to the COVID-19 pandemic. However, they continue to see lower numbers of weekly claims being filed. As businesses continue to reopen and the economy improves, the Department of Labor believes that this trend will continue.

Economic Overview

In November of 2020, Amanda Rector, the State of Maine Economist presented on the path of the economic recovery at the *Muskie School of Public Service*.

> *"Disruptions to work, school, and home life combined with federal stimulus measures have changed who is spending, how much they're spending, and what they're buying. Spending more on food at home, construction/home renovations, durable goods; less on transportation, entertainment outside the home."*
>
> *"Consumer confidence is a key measure here: even if people CAN spend, it doesn't mean they WILL. People need to feel safe, both physically and economically.*
>
> *"Spending on entertainment and recreation; transportation; and restaurants and hotels remains down 40-55%."*
>
> *"With disruptions to schools and child care, many children were suddenly home all day. This resulted in people – more women than men – leaving the labor force to care for children. For these people to re-enter the labor force, they not only need a job to return to, they also need safe, reliable, in-person school and/or child care."*

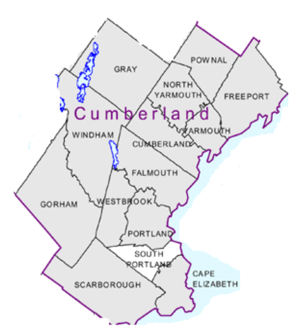
CONCLUSION

Many feel that Maine's cautious stance for controlling growth, limits the traditional boom-bust cycles that affect the larger markets. To many investors this factor enhances the appeal of Maine as a stable "less risky" marketplace. Local commercial lenders are fairly careful in their lending practices, resulting in few poorly conceived projects ever breaking ground. In the short term these factors bode well for the state and the local economy, however caution and concern prevail relative to the COVID-19 virus and its impact on the Nation and all of Maine.

At the start of 2020, the economy continued to be in a steady mode of improvement with the commercial and residential real estate markets continuing to be active. As of the date of value, the impacts of the COVID-19 virus have now emerged. Signs of economic concern on a regional and national level are being debated by experts within the various industries. As the virus continues to strengthen, its deeper impacts on the economy have escalated to the point of government action, the FED has lowered the federal funds rate and three multi-trillion-dollar stimulus packages have been passed. The closure of schools and business mandated by the state to slow the progress of the virus has had far reaching impacts on the state economy and daily activities. Now as we begin the new year, there appears to be some consensus that "opening" the state back up is the proper course of action. Governor Mills continues to monitor the phased approach that she enacted. Although the economic impacts of the virus have been severe, it appears that a meaningful economic recovery from the COVID-19 virus will commence in the 3rd or 4th quarter of 2021.

GREATER PORTLAND

Greater Portland is comprised of 14 communities: Portland, South Portland, Westbrook, Cape Elizabeth, Scarborough, Gorham, Windham, Falmouth, Cumberland, Yarmouth, North Yarmouth, Pownal, Gray and Freeport. All the communities are situated in Cumberland County and the Cumberland Economic Summary District. As defined by the Maine State Planning Office, these districts are segmented into three sub-districts: Portland ESA; Portland Suburban; and Sebago Lake ESA. Also included in the ESA's are the towns of Bridgton, Casco, Harrison, Naples, Raymond, Sebago, Standish (lakes region) and numerous Casco Bay islands. The Greater Portland area is situated in southwestern Maine approximately 40 miles north of the State's southerly border and 100 miles north of Boston. Physical landmarks form natural borders. The Atlantic Ocean defines the area to the south and east, mountains and rivers to the north and west.



Portland is Maine's commercial capital, its largest city, and the main hub of business activity for the region. The appeal of the region is derived from its natural setting, as its many rivers, bays, islands and protected harbors enhance the natural beauty of the area. There are many recreational facilities located along the coast and at the numerous lakes within the region. Most communities are easily accessible to employment centers in Portland, South Portland, Westbrook, Freeport and emerging Scarborough.

ECONOMIC TRENDS

Analysis of Greater Portland's economy focuses on its demographics, employment, base industries and median income estimates. All of which affect the area's economy and its appeal to potential investors and/or new residents. To follow, Maineland Appraisal Consultants will summarize Greater Portland's historic performance, report on its current economic status and forecast likely patterns and/or trends.

Population

The following table summarizes changes in population for the City of Portland and the Portland MSA between 1990 and 2010. The US Census Bureau has been conducting a new census in 2020.

POPULATION 1990 – 2010				
Year	City of Portland		Portland MSA	
	#	% Change	#	% Change
1990	64,358		215,281	
2000	64,249	-0.17%	243,537	13.13%
2010	66,194	3.0%	263,927*	3.4%
Source: U.S. Census; 2010 Portland MSA from State Planning Office estimate				

The Portland MSA includes 23 towns and cities in a ±45-minute travel radius around Portland. Its boundaries extend northeast to Freeport, northwest to Casco, west to Limington, southwest to Hollis and south to Old Orchard Beach. The MSA includes a population of approximately 250,000 people. The population grew 13% in the 1990's and 3.4% between 2000 and 2010.

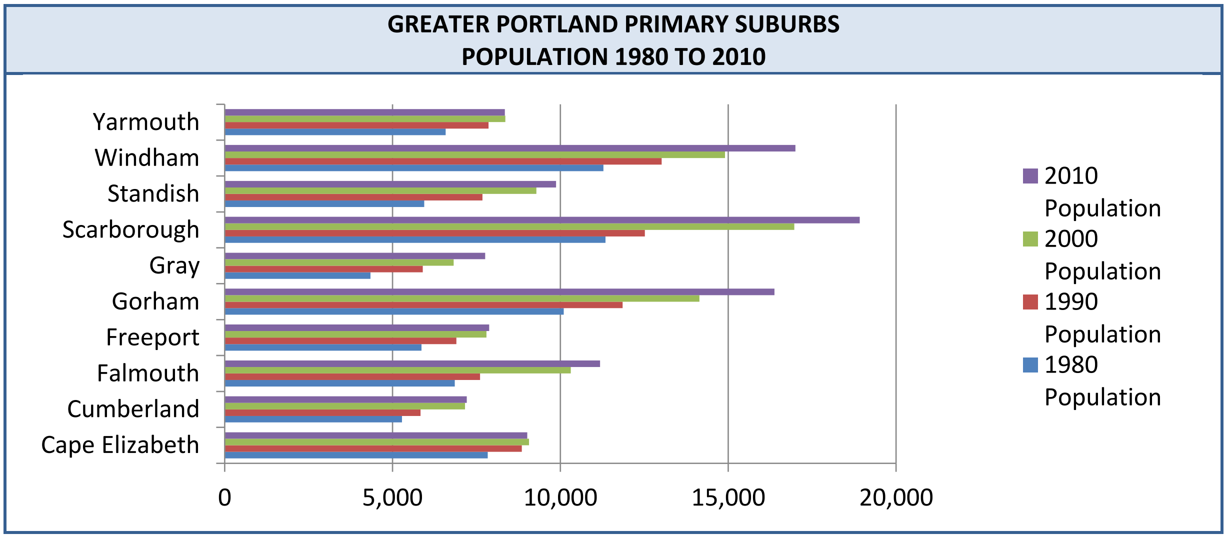
POPULATION – GREATER PORTLAND CORE COMMUNITIES – 1980 to 2010						
City	1980 Population	1990 Population	2000 Population	2010 Population	Δ from 2000	% Δ 2000
Portland	61,572	64,358	64,249	66,194	1,945	3.0%
South Portland	22,712	23,163	23,324	25,002	1,678	7.2%
Westbrook	14,976	16,121	16,142	17,494	1,352	8.4%
Total	99,260	103,642	103,715	108,690	4,975	4.8%

Source: US Census

The city of Portland's population has remained relatively stable for the past several decades. Per the 2010 Census, the city's population was estimated to be 66,194, essentially unchanged since the late 1980's. Per the US Census Bureau, the estimated 2019 population for Portland is 66,215. The observed household size during this time is 2.12.

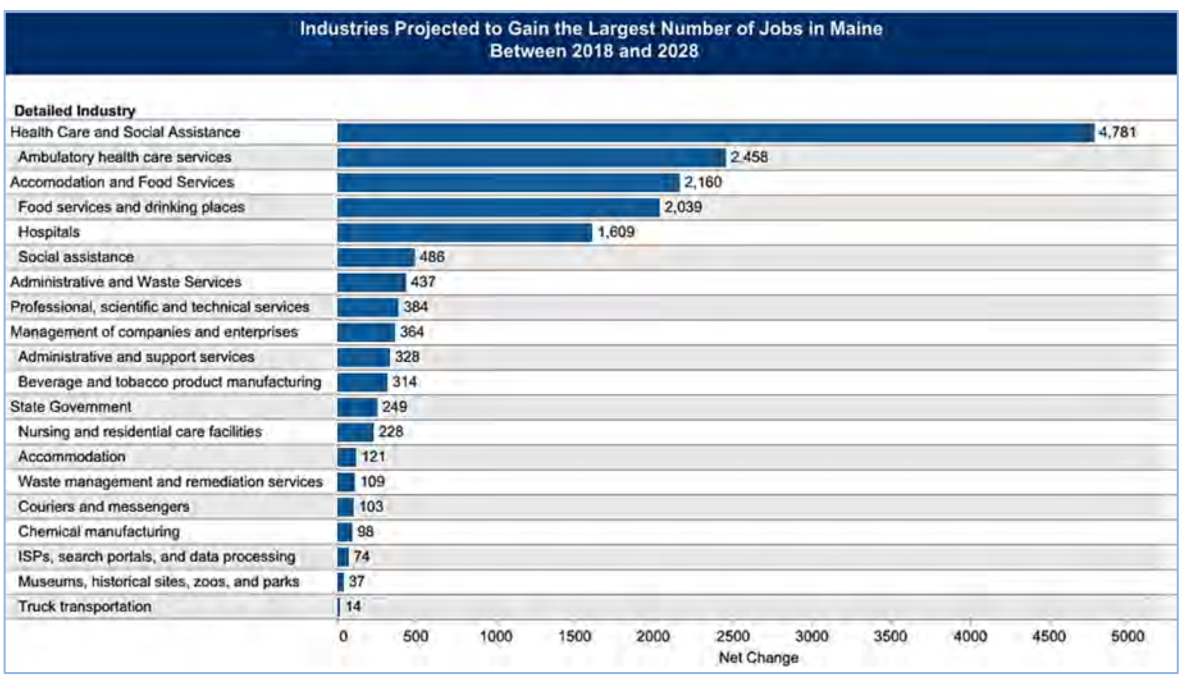
Greater Portland's population has increased, specifically in the communities of Scarborough, Gorham and Windham, the fastest growing towns in Maine during the past 10 years. The population growth to the outlying communities is primarily attributed to the availability of developable land near established linkage routes. This continues to be a factor in Greater Portland's development and population trends.

More recently, Portland's urban core has experienced resurgence in demand. The once very common conversion of apartments and/or erecting new buildings in the downtown area of the city has become very active. Properly designed projects which benefit from Portland's reputation as a "livable city" are being readily absorbed. In addition, to encourage downtown "green" development, the City planners have increased density formulas and cutback on certain aspects of the parking requirements. The result has enhanced profitability and encouraged developers to move forward. As the real estate market continues to expand and as a direct reaction to the nation's call for "smart development", in-town construction will continue to gain a foothold in the city's urban core. Greater Portland is very well suited for the next wave of development schemes, which bodes well for it and all of Southern Maine in the upcoming decades.



Employment

Greater Portland is the hub of business activity in southern Maine. Major employers in the region include UNUM, Bath Iron Works (a major shipbuilder whose main operation is in Bath), L.L.Bean, Maine Medical Center, Hannaford Bros., Fairchild/National Semiconductor, WEX, the City of Portland, and many other 100+ employee businesses. These employers have stabilized employment within greater Portland. Most employment in the area is service based, i.e., retail trade, government, manufacturing and finance/insurance/real estate industries. Major employment centers are easily accessible via the network of primary and secondary roads. These factors, coupled with the outstanding reputation of its work force, make Greater Portland very attractive to new businesses.



Source: Maine Center for Workforce Research and Information.

Industries projected to gain the largest number of jobs in Maine between 2018 and 2028 are health care and social assistance, ambulatory health care services, accommodation and food services, drinking places, hospitals, and social assistance. People will require retraining to meet the demands of the ever-changing employment base. Cumberland County is expected to have a job growth at a rate higher than that of the state as a whole.

Typically, the greater Portland area unemployment rate has been lower than rates in other parts of the state as well as outperforming the state. Maine's unemployment rate experienced a reporting spike in April as a result of the COVID-19 pandemic. With approximately 230,300 claims for unemployment benefits since March, Greater Portland and Maine experienced large statistical increases. Information in the table below is for the most recent reporting period.

Labor Market Area	December 2020 Unemployment Rates
Portland-South Portland Metro	4.3%
Statewide	4.7%
USA	6.5%

Source: Maine Department of Labor, Division of Labor Market Information Services, in cooperation with the U.S. Bureau of Labor Statistics (rates not seasonally adjusted)

Looking forward, the consensus is that Maine will have marginally positive employment gains this winter, its unemployment rate remaining somewhat lower than the nation's average. As the state and nation opens, growth can be expected, however these gains could be short lived if the virus is not controlled.

Income
The general price level for real estate within a defined market area is affected by the growth or decline in real purchasing power for area residents. Maine's per capita personal income of $50,950 in 2019 ranked it 18th in the country for growth and first in New England which is 90% of the national average of $56,663. The 2019 per capita personal income reflects a 5.62% increase from 2018.

Interest Rates
According to the Federal Reserve Statistical Release, as of January 28, 2021, the current prime rate is 3.25%, the Federal Funds target rate is 0.0% to 0.25% and the 10-Year Treasury Note is 1.07%.

Inflation had remained in check, averaging less than 3% during the past several years. As of December 2020, the Bureau of Labor Statistics reports that core CPI (all items less food and energy) was 1.6% for the previous 12-month period (not seasonally adjusted). The index for all items less food and energy fell to -0.4 percent in April, the largest monthly decline in the history of the series, which dates to 1957.

Retail Sales
Total taxable retail sales in the State of Maine declined from 2007-2009. During the cited period, sale revenues declined each subsequent year through 2009. Beginning in 2009, sales have trended upward. The following is a summary of the total retail taxable sales from 2014 to 2019 for the Portland ESA and the State of Maine. Year 2020 has not been published; however expectations are that figures will decline as a direct result of dynamics associated with COVID-19.

TOTAL RETAIL TAXABLE SALES IN THOUSANDS								
Year	2014	2015	2016	2017	2018	2019	Annualized 2014-2019	% Change 2018-2019
Portland ESA	$2,677,337	$2,838,910	$3,011,375	$3,112,195	$3,296,814	$3,381,654	4.79%	2.57%
Maine	$18,973,614	$19,905,841	$21,330,295	$22,375,624	$23,716,750	$25,270,029	5.90%	6.55%

GOVERNMENTAL/SOCIAL

Area communities employ city council or selectman type governments. Portland utilizes a city council form of government which elects a Mayor. Most of the greater Portland communities have full time fire and police departments and ambulance services. Many communities have public water and sewer systems, while outlying rural towns rely upon private septic systems and onsite wells to support new development.

Every community has adopted a Comprehensive Plan, and most have a Zoning Ordinance in place to regulate land use and development density. The timeline and expense associated with commercial development are affected by environmental permitting, which is issued by both the Maine Dept. of Environmental Protection and, in some instances, the U.S. Army Corp of Engineers.

The greater Portland area has a highly regarded public transportation system. There is a public bus system, an international airport, an international ferry (seasonal), island ferry service, and an Amtrak commuter train. The Downeaster passenger train provides round trips daily between Brunswick and Boston, with 10 stops along the way. There is an active freight train line that connects Portland to Boston, Burlington, VT and other points north.

Portland Harbor is a very active port of call, with commercial and passenger shipping. Both the Sprague break-bulk transport facility and Eimskip container shipping have realized significant gains in shipping tonnage during the past several years.

I-95 (Maine Turnpike), I-295, and U.S. Route 1 connect greater Portland to points north and south. Within the last few years, I-95 was widened to three lanes from York northward to South Portland. Area roads are generally well maintained by their respective communities or the state.

The greater Portland region has more than 100 public, private, and parochial schools serving children in grades K-12. There are also several colleges and universities, including two regional community colleges, as well as specialized secondary schools.

Portland is home to Maine’s largest newspaper (Portland Press Herald), as well as radio and television stations. The state’s largest regional banks are headquartered here (Peoples United, KeyBank, TD Bank, N.A., and Bank of America). In addition, there are several smaller community banks that call Portland home. Financing is available at relatively stable interest rates ranging from 4.5% to 6.5%.

Tourism is the largest industry in Maine. AC Hotel Portland, located along the waterfront of the Old Port, opened in the summer of 2018. Hyatt Place and the Courtyard by Marriott, both opened in May 2014. The Press Hotel, a boutique hotel in the former Portland Press Herald building opened in May 2015. Additionally, the Westin Portland Harborview completed an 18-month restoration of an historic hotel in the city’s Arts District and reopened in December 2013. Further expansion in the hotel sector is slated for 2021. Points of interest include the famous Portland Head Light, the Old Port Exchange and the islands of Casco Bay.

Portland is culturally diverse and there are several events, festivals, and performances that reflect this diversity. The numerous cultural resources include public libraries, movie theaters, art museums, golf courses, a symphony and a civic center. There are also several public/private launching facilities, marinas and boat yards.

CONFORMITY OF DEVELOPMENT

The cities of Portland, South Portland and Westbrook have established Downtown Business Districts, as well as a healthy mix of industrial and commercial development. The residential neighborhood boundaries are defined and, for the most part, the properties are well maintained. The cities of Portland and South Portland have working waterfront neighborhoods along the shores of Portland Harbor. Many of the older areas in Portland and South Portland have a compatible mixture of commercial and residential uses. Outlying communities (mostly towns) have typical small village districts surrounded by suburban and rural residential neighborhoods.

Moderate to robust development of both commercial and residential properties is ongoing. Commercial development is occurring in established park settings, Portland's CBD and along commercial corridors, generally constructed for end users. Little if any "speculative" commercial development has or is anticipated to occur in the near future. The in-town hotel sector has experienced the greatest expansion with continued growth taking place. Two large scale multi-purpose developments in Westbrook and Scarborough have gained approvals and have begun the initial stages of development. Rock Row in Westbrook, and The Downs in Scarborough will both offer a mix of commercial, retail and residential uses with master design concepts that will, over time, result in economic centers in each community.

The increase in housing starts from 2012 through 2020 has been predominately aimed at first time buyers or retirees. The residential housing market has been active for the past 7 plus years with median values in Southern Maine increasing on an annual basis. Portland's peninsula neighborhoods are experiencing a robust growth cycle in the multi-family and condominium markets, most of which is targeted at the Millennials or empty nesters.

GREATER PORTLAND COMMERCIAL REAL ESTATE MARKET

The existing demand for commercial properties is primarily a function of the ability to borrow funds at attractive rates, as a result of the Prime rate being lowered to current levels, market participants are benefiting from historically low interest rates. Although interest rates favor ownership, commercial lenders remain relatively conservative. Money is available but typically only when both the property and borrower are interpreted as being credit worthy. Lenders are routinely seeking loan to value ratios of 65 to 80%. Money for new construction remains more difficult to obtain with feasibility standards being heavily scrutinized. More recently, there are numerous examples of new construction taking place. Within Portland CBD, three new hotels have opened while several new residential condominium projects and market-based apartment developments are either complete or being constructed. New office development has also taken place on a limited basis, however there are several substantial projects poised for construction once tenants can be secured. As an example, both WEX and Covetrus committed to new offices within Portland's Ocean Gate area. WEX opened their new headquarters in 2019 bringing 400 new jobs to Portland. Covetrus is still under construction while Sun Life Financial has broken ground on its new corporate office at the former Portland Co. complex.

The following discussion outlines the four major commercial market segments with statistics reflecting the state of the markets as of December 2020. Some of the data employed for this section was obtained from Malone Commercial Brokers, The Boulos Company, NAI The Dunham Group and Vitalius Real Estate Group, all highly regarded local brokerage firms that publish annual reports.

Relative to the COVID-19 pandemic, the retail and service markets have unarguably been impacted the most, the result of temporary closures and social distancing protocols. The office and industrial market have been insulated and have not experienced the levels of unemployment seen in the service sector. The multi-family market has also been resilient, with landlords reporting minimal levels of collection loss or a spike in vacancy. Forward looking we anticipate the COVID-19 virus to at least continue to have short-term impacts on the economy and the real estate market. As the vaccine distribution evolves and strengthens within the population, there should be positive residuals.

Retail

For the last decade, Greater Portland's retail occupancy levels have outperformed the National market. Despite the pandemic, year-end 2020 figures continue to demonstrate this divide with a local overall vacancy rate of 4.04%, slightly higher than the year-end 2019 rate of 3.19% yet notably lower than the Forecasted National vacancy rate of 15% to 20%.

Per Malone Commercial Brokers' survey, the average overall lease rate for retail space for 2020 was $18.22/sf. NNN. The 2020 figure represents a ±7% increase from 2019. Although the average rental rate increased in 2020, the impacts of COVID-19 on the retail market have been severe. Expectations are however that the trend of store and restaurant closures-defaults will begin to reverse as we enter the second half of 2021.

	RETAIL EXPANSION
Jordan's Furniture:	***A Massachusetts-based furniture chain opened its first Maine store at the 120,000 sf. former Filene's store at the Maine Mall in 2020.***
Chilton Furniture:	***A Maine-based fine wood furniture store expanded to its third showroom on Commercial Street, Portland in 2020.***
Hollister:	***An Abercrombie & Fitch owned subsidiary opened its second Maine retail store, geared toward teens, at the Maine Mall in 2019.***
Apple Store:	***Maine's only Apple store relocated and expanded to the former Abercrombie & Fitch location in 2019 at the Maine Mall.***

The primary retail center in southern Maine is the Maine Mall neighborhood in South Portland, which is denoted primarily by the Maine Mall, a two-million sf. enclosed mall with four anchor stores. There is a network of smaller retail centers and freestanding retail stores surrounding the mall. As Maine's largest retail area, the Mall acts as a key retail barometer, as such its occupancy rates provide insight as to recent trends. Within the Mall, 2020 resulted in the closure of 12 stores, the largest closure being Sears at 103,000 sf. In total over 130,000 sf. was vacated during 2020. In addition, there are 9 stores that have declared bankruptcy representing an additional 117,000 sf. however remain open. This very dynamic change is a direct result of COVID-19 as it relates to the retail sector. Despite these conditions, mall management reports that as of year-end 2020, excluding Sears, Macy's and JCPenney, occupancy was at 90% which is approximately 7% less than year-end 2019. On a positive note, Jordon's Furniture opened a 120,000 sf. store while two smaller spaces were also reabsorbed.

SHOPPING CENTER SALES 2003-2020	
899 Brighton Ave., Portland:	***$1,450,000 ($121.04/sf.)***
375 US Rt 1., Yarmouth:	***$1,840,000 ($84.70/sf.)***
First Look Plaza, Scarborough:	***$3,300,000 ($183.50/sf.)***
1041 Brighton Ave., Portland:	***$2,991,443 ($123.87/sf.)***
Falmouth Shopping Center:	***$21,000,000 ($95.24/sf.)***
Mallside Plaza, So. Portland:	***$16,500,000 ($166.00/sf).***
740 Broadway, So. Portland:	***$4,100,000 ($187.00/sf.)***
Mt Auburn Plaza, et al:	***$20,000,000 ($181.13/sf.)***
Walmart Plaza, Falmouth:	***12,436,000 ($114.09/sf.)***
West Falmouth Crossing:	***$2,440,000 (162.67/sf.)***
Westgate Shopping Center:	***$18,000,000 ($197.80/sf.)***
Shops at Long Bank, Kennebunk:	***$6,925,000 ($78.26/sf.)***
Poland Crossing, Poland:	***$2,980,000 ($147.74/sf.)***
Wells Corner Shopping Plaza:	***$3,250,000 ($92.28/sf.)***
Biddeford Crossing:	***$51,300,000 ($146.00/sf.)***
Rite Aid Shopping Center:	***$2,750,000 ($123.69/sf.)***
Sebago Plaza, Windham:	***$1,050,000 ($64.94/sf.)***
Meadow Mall, Boothbay:	***$2,900,000 ($82.38/sf.)***
Gray Plaza, Gray:	***$1,750,000 ($32.62/sf.)***
42 Main St., Freeport:	***$11,500,000 ($478.67/sf.)***
209 Western Ave., So. Portland:	***$4,627,000 ($293.00/sf.)***
Clark's Pond, So. Portland:	***$20,050,000 ($96.24/sf.)***
Maine Mall, So. Portland:	***$270,000,000 ($270/sf.)***
Jetport Plaza, So. Portland:	***$8,850,000 ($89.90/sf.)***
Cornerbrook, So. Portland:	***$4,600,000 ($105.60/sf.)***
Shops at West Falmouth:	***$2,300,000 ($154.57/sf.)***
Shop N Save Plaza:	***$9,000,000 ($160.70/sf.)***
Scarborough Marketplace:	***$3,600,000 ($100/sf.)***
Bow & Main St., Freeport:	***$10,500,000***
Wells Plaza, Wells:	***$6,000,000 ($63.90/sf.)***
Best Buy Center, Topsham:	***$9,425,000***

The Freeport village center area, anchored by L.L.Bean and factory outlet stores, is also a major shopping location and destination for many tourists. Like the Maine Mall, as a result of COVID-19 there have been several closures in Freeport.

Retail sales and occupancy trends leading up to 2020 and the outbreak of COVID-19 were very positive. As a result of the pandemic, National and local retailers are closely monitoring their position. The shift to E-commerce will have both a temporarily and permanent impact on consumer habits. Many traditional brick and mortar retailers are diversifying their operations to provide both in-store as well as on-line commerce.

While the pandemic has negatively impacted many retail and service providers such as restaurants, bars, boutique retailers and hotels, other retailers experienced a successful year in 2020. Grocery, food takeout, home goods, furniture stores, sporting goods and athletic wear are all reporting growth. In addition, the outdoor recreational market, such as boats, RVs, bikes, skis, etc. are also benefiting from consumers seeking safe outdoor activities.

Brokers are reporting an obvious shift from brick and mortar during 2020, however, as we return to safe shopping and dining environments, consumers are expected to return to traditional shopping habits. Shopping is a social event as is dining, with the return of “normal” safe conditions, expectations are there will be a relative surge in the return of traditional retail activity. New construction in the retail market has effectively halted during 2020, however a positive sign is Rock Row in Westbrook which continues to move forward with a new Market Basket opening in 2020.

Restaurants are an integral part to Greater Portland and Southern Maine, and Portland is especially known for its “foodie” reputation. Several well positioned restauranters have temporarily closed with a wait and see approach as we enter 2021. Other restaurants have shifted to takeout or delivery to adapt to the pandemic. Because the restaurant industry represents such a fundamental part of our social fiber, the expectations are that this market sector will be revived as 2021 evolves.

Office

The greater Portland office market is represented by six major categories; Downtown Portland Class A and B, Suburban Class A and B, and Medical Office Class A and B space. The Boulos Company reports a total office inventory of ±12,278,887 sf. in ±350 Class A and B buildings. As of December 2020, the total direct office vacancy was estimated to be approximately 6.97%, an increase from 6.34% in 2019. The amount of sublease space increased dramatically in 2020, from 40,000 in 2019 to 217,000 sf. With direct and sublease spaces, the overall vacancy stands at 8.7%. In addition, there is reported to be a considerable amount of “gray” space, where tenants would be willing to leave their suite if an new tenant became available to the landlord. Considering the lack of new lease transactions in 2020 and the amount of total space available, it is unlikely that net absorption in 2021 will result in a return to prior occupancy levels of 2018 to 2019.

While the broader market in 2020 has experienced a decline, per The Boulos Company Market Outlook, the best performing segment of the Greater Portland's submarkets has been Portland's Class A downtown space. From 2012 continued improvement and absorption has taken place. As a result of the pandemic year-end vacancy for Class A downtown as of 2020 increased to 6.6%.

Per the 2020 year-end report, Class A & B Medical office vacancy fell to 0.52% with Class B Medical at 2.4% and Class A at zero percent. No large medical office users made a move in 2020, however Maine Medical Center is undergoing two large expansions in Portland and Scarborough. In addition, a 62,000 sf. VA Maine outpatient clinic is under construction and expected to open in 2021. Demand in the medical sector continues to exceed supply.

OFFICE SALES	
2020	
600 Sable Oaks Drive, South Portland	*$18,100,000*
175 Running Hill Road, South Portland	*$9,950,000*
10 Southgate Road, Scarborough	*$16,950,000*
10 Dana Street, Portland	*$3,600,000*
144 Fore Street, Portland	*$8,300,000*
2019	
120 Exchange/400 Congress St., Portland	*$22,122,500*
25 Preble St., Portland	*$12,000,000*
21-39 Commercial St., Portland	*$10,500,000*
41 Hutchins Dr., Portland	*$10,200,000*
1 Monument Way, Portland	*$7,250,000*
2018	
125 Presumpscot Street, Portland	*$11,575,000*
22 Monument Sq., Portland	*$2,100,000*
201 Main Street, Westbrook	*$1,270,000*

The newest significant additions to the downtown market are WEX's new 100,000 sf. headquarters on Hancock Street which opened in late 2019 plus the 172,000 sf. Covetrus building on Mountfort Street and the 100,000 sf. Sunlife development at Portland Foreside, both of which are under construction.

Forward looking, most brokers are anticipating a return or reopening of the office market in 2021, however scaling to post COVID conditions will result in a shift in design and layouts. Although most employers are reporting equal or higher employee productivity with remote working, there is a lack of face-to-face interaction that can only take place in an office environment. By example, a COVID impact survey by Boulos found that 71% of participants were working from home but only 49% felt it was an effective solution. Companies are anxious to bring employees back to the office for several reasons; new training, mentorship, collaboration and culture. As with 2020, 2021 should prove to be a lesson in flexibility and change.

To follow is a summary of the Boulos 2020 report (year-ending December 2020) which breaks down the office market into six sub-markets.

GREATER PORTLAND OFFICE MARKET SURVEY (AS OF DECEMBER 2020) – *ESTIMATED*								
Classification	*Rentable Area 12/2015*	*Rentable Area 12/2016*	*Rentable Area 12/2017*	*Rentable Area 12/2018*	*Rentable Area 12/2019*	*Rentable Area 12/2020*	*Available Space*	*Observed Vacancy*
Class A Downtown	*1,975,216*	*1,965,216*	*2,007,368*	*2,121,702*	*2,111,126*	*2,195,126*	*144,893*	*6.60%*
Class B Downtown	*2,348,694*	*2,339,102*	*2,327,832*	*2,217,882*	*2,201,569*	*2,138,604*	*284,900*	*13.32%*
Class A Suburban	*3,853,724*	*3,999,907*	*4,109,610*	*4,250,942*	*4,272,764*	*4,384,574*	*308,755*	*7.04&*
Class B Suburban	*2,412,904*	*2,386,589*	*2,374,884*	*2,414,373*	*2,296,449*	*2,294,568*	*111,110*	*4.84%*
Class A Medical	*943,891*	*931,366*	*971,163*	*1,001,163*	*992,925*	*992,925*	*0*	*0.0%*
Class B Medical	*310,360*	*313,525*	*305,629*	*409,071*	*302,115*	*273,090*	*6,572*	*2.41%*
Totals	*11,844,789*	*11,935,705*	*12,096,486*	*12,415,133*	*12,176,948*	*12,278,887*	*856,230*	*6.97%*

Industrial

Over the past decade the trend has been the return of the industrial market. There is evidence of a growing distribution market and expanding Life Science sector. Brokers are reporting an under supply of functionally adequate space that can satisfy this demand. Consequently, new construction has become a viable option as feasibility levels can now be accomplished. This is demonstrated by the year end occupancy and rent levels reported by NAI The Dunham Group in their annual industrial market survey.

Within this study, the competitive industrial market was defined as Portland, South Portland, Westbrook, Falmouth, Gorham, Scarborough and Saco. NAI The Dunham Group's survey tallied the total industrial inventory within this area at ±20.2 million sf.

MARKET SUMMARY	
Total # of Buildings:	**649**
Total Market Size:	**±20,209,340 sf.***
Direct Vacancy:	**±493,695 sf.****
Total Vacancy	**2.44%**

*** Totals as of Dec. 2020 per NAI The Dunham Group Industrial Market Survey**
**** Totals as of Dec. 2020 per New England Commercial Property Exchange**

Using the New England Commercial Property Exchange as a source, the NAI The Dunham Group survey concluded an overall vacancy rate and average rental rate per sf. for each community. The following table summarizes their findings.

DIRECT VACANCY SURVEY – AS OF DECEMBER 2020					
Town	Total Buildings	Rentable	Available SF	Direct Vacancy	Avg. Lease Rate NNN
Biddeford	54	2,003,367	67,218	3.3%	$6.00
Falmouth	10	134,112	8,578	6.4%	$9.00
Gorham	56	1,352,174	0	0.0%	$6.75
Portland	247	7,068,574	290,196	4.1%	$8.50
Saco	60	1,736,565	25,900	1.5%	$7.25
Scarborough	94	2,227,734	46,459	2.1%	$7.25
South Portland	56	2,938,163	17,144	0.6%	$6.25
Westbrook	72	2,718,641	38,200	1.4%	$7.00
Totals	649	20,209,340	493,695	2.44%	$7.65

Evidenced by the survey, Gorham is experiencing the lowest current vacancy rate with Saco, Westbrook and South Portland all being at less than 2%. The survey also concludes that excluding Falmouth, Biddeford and Portland have the highest current vacancy rates at 3.3% and 4.1%. The industrial parks that are populated by modern functional industrial buildings have the lowest vacancy rates while the older parks and clusters have the highest. Spaces smaller than 10,000 sf. continue to remain in high demand.

Although the survey provides good insight into the overall market, as previously noted the results can often be skewed by a single large property being vacated. It is also recognized that the quoted vacancy rates within the survey are calculated based upon the available for lease inventory noted in NECPE, which does not include every vacant space in the market.

Notable Industrial Sales Transactions - 2020

Brockway-Smith Company purchased a 242,000 sf. industrial building at 7 Rand Road, Portland for $12,800,000.

187-209 Read Street, LLC purchased a 160,608 sf. industrial building at 203 Read Street, Portland for $10,000,000.

31 Diamond Street, LLC purchased a 22,700 sf. industrial building at 31 Diamond Street, Portland for $2,500,000.

North River Roque, LLC purchased a 126,072 sf. industrial building at 5 Bradley Drive, Westbrook for $22,750,000.

Abbott Diagnostics Scarborough, Inc. purchased an 111,590 sf. industrial building at 10 Southgate Road, for $16,950,000.

The Greater Portland industrial outperformed other market segments and except for a momentary "pause" at the outset of COVID-19, there has been no negative impacts on occupancy or rental rates. In fact, the total transaction value (total sales and leases) set a record per the Dunham Group in 2020. The average sale price in 2020 hit $75/sf., and the average lease rate is now reported to be in excess of $7.50/sf. Along with declining CAP rates, sale and leasing levels are resulting in an influx of new construction. The Downs, in Scarborough is leading the way with more than 6 new buildings in process while the Town of Gorham is in the final stages of adding a new 140-acre park that will target a mix of traditional industrial, distribution and life science users.

As of Year-end 2020, the positive momentum within the industrial market should prevail in 2021.

Multifamily Properties

The Greater Portland multifamily market is comprised of two diverse segments, the intown or urban sector along with the suburban.

Notable Multifamily Sales 2016-2020

Address	Units	Sale Price	Cap Rate
Robbie-Dusty Rhodes, Windham	42	$9,000,000	6.97%
Highland Commons, So Portland	42	$5,850,000	6.8%
Bayside Village, Portland	100	$20,850,000	N/A
240 Harvard St., Portland	85	$10,775,000	8%
3 Pleasant Ave., Portland	25	$4,300,000	5-6%
493 Cumberland Ave., Portland	18	$1,600,000	6.8%
RiverPlace, South Portland	136	$33,250,000	5.50%
74 Neptune Drive, Brunswick	407	$45,000,000	7.20%
Liberty Commons & Redbank	620	$87,500,000	6.90%
37 Casco Street	86	$7,300,000	6.60%

Most of the urban multifamily market is found within Portland and is comprised of 19th and early 20th century 2-to-10-unit buildings. As a result of the urbanization movement over the past decade, and increasing rents, owners have been modernizing units to satisfy tenant expectations. The growing intown population base that is weighted towards younger professionals, has played a key part in the revitalization of the multifamily housing stock. This trend has both positive and negative side effects. On one hand the existing inventory has benefited from long overdue upgrades and improvements. Conversely, these improvements have pushed rents upward resulting in a shortage of "affordable" units. To slow this dynamic, a citizen's initiative to enact rent control was recently voted upon and approved in the City of Portland. Other Greater Portland communities are dealing with similar rent growth, however, to date none have rent controls in place.

The larger or more suburban projects in Greater Portland, say 20 to 100 units, are a mix of older and semi- modern design-built structures throughout the area. These properties are for the most part typical of the market, many of which were built over 30 years ago. More recently, in keeping with population changes and rent structures, feasibility within multifamily market has been realized. In Greater Portland there are many examples of both intown and suburban new construction apartment complexes.

The multifamily investment market has been extremely active over the past 5-7 years. Most notably is Portland's intown multi-family market. With the city gaining notoriety, a resurgence in rents and historically low interest rates, the average unit price has doubled since 2015.

COMMERCIAL MULTI-FAMILY SALES (5+ UNITS)						
Year	2015	2016	2017	2018	2019	2020
Price/Unit	$79,000	$98,000	$103,000	$124,000	$144,000	$166,000
Price/SF	$103	$97	$120	$133	$160	$185
Cap Rate	6.5% - 7%	6.5% - 7%	7% - 7.5%	5% - 7.5%	6% - 7%	6+%

In keeping with the rising prices, Portland's apartment market has also experienced some rather rapid increases in rents. A recent published survey from the Vitalius Real Estate cited the following average rental rates applicable to the Portland market demonstrates the growth.

GREATER PORTLAND AVERAGE RENTAL RATES – YEAR-END 2020 (MID-GRADE WITH HEAT INCLUDED)				
	Studio	1-Bedroom	2-Bedroom	3-Bedroom
Market Rate	$1,075	$1,250	$1,450	$1,750
2018 Avg Rents	$850	$1,050	$1,380	$1,565

Over the past ±20 years numerous Portland peninsula apartment buildings have been converted to condominium ownership. From January 2002 to December 2008 the city noted approximately 700 apartment units that were converted into condominiums. This reduced the urban rental stock substantially and placed further pressure on rental housing rates.

As a result, the City of Portland took an aggressive posture and established a goal in April 2002 to create ±4,267 units during the following 10 years. The purpose of this policy was to ensure an adequate supply of housing to meet the needs, preferences, and financial capabilities of all Portland households. The city also established a target of maintaining Portland's proportion of subsidized units at 20% of the housing stock. To promote these goals the city created an R-7 Overlay Zone, which allows for a higher density of units per sf. of land area. In addition, new commercial projects must create affordable housing units as an adjunct to any proposed development. Per a 2014 study completed by the Greater Portland Council of Governments (GPCOG), over 2,000 housing units have been permitted in the city since 2002 for the construction of apartments, condominiums and single-family homes.

The 2014 GPCOG findings suggest that "affordable or workforce" housing units (not to be confused with subsidized units) in Portland continue to be under supplied. By example, 62% of Portland households earn less than the county's median income, including 38% of the homeowners and 81% of renters. The study found that from 2010 through 2014, 1,130 housing units were permitted and/or built in Portland, including apartments, condominiums and single-family dwellings. Just 29% of these units were offered at a rent or sales price affordable to households earning the median area income.

As a result, over the past decade city planners and leaders have adopted minimum standards which require all new and proposed developments include some affordable units. A recent citizen's initiative that was voted upon and approved requires an increase to inclusionary housing standards, so that 25% (no longer 10%) of units in new projects will be affordable to people earning up to 80% of Area Median

Income, which in Portland is just over $100,000 a year for a family of four. It is unclear at this point if the recent new construction trend will be able to continue under this level of inclusion.

Portland's Rent Control, effective as of January 1, 2021, limits how often and to what amount rents can be increased. Some of the key measures are, new tenancy can experience a 5% increase over the prior rent, existing tenants are limited to an annual increase that is tied to the Boston CPI index. Exceptions can be applied for via a voluntary board, however at no time can a rent increase be more than 10% in any one year. Like the inclusionary requirements noted above, it is too early to know how this rental control measure will impact the market. Many believe it will likely result in denigration of the existing housing stock, an increase in condominium conversions and an overall reduction in rental units and less affordable housing. As of February 2021, a law suit challenging the legal standing of the measure has been filed, thus resulting in uncertainty.

The city continues to promote sound residential development within Portland's urban Peninsula neighborhoods. There are several large projects that are either slated to begin construction, being developed or have been recently completed. Although these recent and ongoing developments speak to the demand for Portland's urban center and the strength of this market segment, it is not yet known as to how or if the 2020 referendums will impact new development going forward.

CONCLUSION

Greater Portland is the economic engine that drives the state of Maine. The region's coastal location, amenities and educated workforce led to its development as the state's financial and retail center. Despite COVID-19, this status is not expected to change.

To date and throughout the COVID-19 pandemic, there has been continued and ample demand to absorb well located and well performing properties. The real estate market in Southern Maine has thus far outperformed many areas of the country. Local lenders have also continued to lead in supporting purchase and refinancing activity in the area. These institutions appear to have the capacity and motivation to fund acquisitions of commercial and residential properties to qualified borrowers. Although there have been significant impacts on the area's economy, the full breadth of which is yet to be known, there are positive signs looking forward. Vaccines are being distributed and assistance from both State and Federal legislators is ongoing. Today, the general sentiment of the participants interviewed is that a meaningful economic recovery from the COVID-19 virus will commence in the 3rd or 4th quarter of 2021.

CITY OF PORTLAND

Portland, Maine's most populated city was established by the British in 1632 as a fishing and trading post. The Native Americans called the area Machigonne. During the colonial period, the settlement was the site of many battles with the local indigenous population and was abandoned and resettled several times throughout the 17th and 18th centuries. There are plaques scattered throughout the city marking the locations of several of the skirmishes, adding to the historic flavor of the City.

Once known as Falmouth Neck, the city was the original capital of Maine from its inception in 1820 to 1832 when the capital was moved to Augusta, preferred due to its central location. The city's name reflects its location on a sheltered deep-water harbor situated at the western end of Casco Bay. It is the harbor that has promoted and supported the growth of the area and remains the city's greatest economic asset.

Portland was destroyed several times, twice by local tribes, once by the British (War of 1812) and most recently in 1866, the result of a 4th of July celebration gone awry. The fires inspired the City's seal, a Phoenix rising from the ashes with the motto "Resurgam", I will rise again. It was the most recent fire that forced Portland's inhabitants to rebuild, fortunately during a time of prosperity. The waterfront area emerged as the mercantile center of northern New England. The buildings that line the winding streets were built by skilled immigrants and today represent a treasure trove of architecturally significant structures that still serve as the hub of commerce for the city and the state. Named one of the country's most livable cities, the historic city of Portland is a draw to both commerce and tourism. Long term the city should continue to thrive and remain the center of finance and commerce for the state for decades to come.

A summary of important statistical data specific to the city of Portland follows:

Population - City of Portland:	66,194	*Median Age:*	36.7	*Population with Bachelor's Degree:*	44.2%
Cumberland County:	281,674	*Median Household Income:*	$45,525	*High School Graduation Rate:*	91.1%
Portland Peninsula:	23,168	*Largest Employer- MMC:*	4,700		

* Source: US Census Bureau 2010

Portland is located ±50 miles northeast of Kittery, Maine and the New Hampshire border, and ±110 miles north/northeast of Boston. The city has an estimated population of ±65,000, which has been relatively stable for decades. The population is not anticipated to grow significantly, primarily due to the lack of development opportunities. The outlying suburban and semi-rural towns, Portland's bedroom communities, are expected to continue to absorb the population growth over the next decade.

The city's central business district is located close to Portland Harbor in an area of the city known as the "Peninsula". This was the first area to be settled and has remained the most densely developed area of the city, with an estimated population of 23,000. Congress Street, the area's major arterial, runs along the ridge of the "Peninsula" from Munjoy Hill to the northeast, through the CBD past the Western Promenade, then extends through the western side of the city, connecting it to South Portland, Westbrook and the communities to the south and west.

The Peninsula's neighborhoods of Munjoy Hill, Parkside, Bayside and the West-End are the most densely populated sections of the city. The housing inventory is comprised mostly of a mixture of 2 to 12-unit turn of the century apartment buildings in various conditions. The West-End supports the finest selection of architecturally distinctive properties and is likely one the Peninsula's most popular areas. The neighborhood's skyline is dominated by the sprawling Maine Medical Center, one of the State's largest employers.

The historic city of Portland has been revitalized, many downtown areas including the Old Port, the Waterfront, Bayside and other pockets of residential and commercial development scattered throughout the city have been improved. The projects include, new office buildings, and cultural amenities added in the last 15 to 20 years in Portland's CBD, including the continued expansion of the Old Port section, One City Center, three mid-rise buildings known as Portland Square, the Evie Cianchette Block, the Portland Harbor Hotel, the Hilton Garden Inn, several large commercial buildings on Marginal Way, the Charles Shipman Payson Wing of the Portland Museum of Art, and expansion of the Portland Jetport. Ongoing changes in the Bayside, Ocean Gateway and Marginal Way neighborhoods are further expanding the city's CBD to the north. The cited projects have changed the face of the city and helped to expand the area's economy.

The "Old Port" is an historic district comprised of 100- to 150-year old, architecturally distinctive brick buildings which were constructed after the great fire of 1866. A typical building is occupied by retail establishments on street level with a mixture of office and/or residential uses on the upper levels. Most of the retail establishments are reliant upon foot traffic, tourists and/or businesspeople to maintain their operations. There is a near zero vacancy rate for retail space on Commercial, Fore and Exchange Streets. In other areas it is typically between 3 and 7%. Upper-level office space has a higher vacancy rate of ±3 to 10%. Along the northerly side of Commercial Street is a row of 3- to 6-story, brick, former warehouse properties that have been redeveloped to retail uses on the first floor and office uses in the upper floors. Examples include the Chase Block and the Granite Faced Block projects. Numerous other masonry shell buildings in this neighborhood have been redeveloped in the last 3 decades for office/retail use. The Old Port area is in the stable/renaissance stage of its life cycle. Its historic significance, general appeal, and proximity to the CBD should assure its good standing as a desirable retail/office area.

The Port of Portland is the nation's 44th largest port by cargo volume. It is a deep, well-sheltered harbor, very close to the open ocean. The port is very active with both containerized shipping and a break bulk facility. In addition, Portland Harbor, the most northerly ice-free port on the eastern seaboard, is the largest oil port on the east coast.

There are about 18 existing wharfs extending from Commercial Street into the harbor, providing berthing and industrial space for marine contractors, fish processing, etc. Several of the wharfs have also been developed with office space and residential condominiums, although this non-marine dependent development was halted by zoning in the 1980s. Recently as a direct response to the decline of the New England fishing industry, the local planning board is considering rewriting the waterfront zone, allowing a more flexible approach to redevelopment of the water front properties. It is hoped that with a sustainable revenue stream the pier owners will have the revenue and be able to maintain them.

In conclusion, Portland Harbor is an ice-free deep-water port with enough infrastructure in place to maintain its current position. The port is a rail, highway and airline hub with direct routing to all points in the U.S. and some Canadian provinces. Rail carriers supplement harbor shipping by providing services to the rest of New England and Canada.

Portland's major limited access highways include I-95 and I-295, connecting the area with the New England region and Canada. The Portland International Jetport provides scheduled passenger and freight service to the rest of the state, as well as Massachusetts, New York, New Hampshire, Vermont and Quebec. Three major interstate carriers (bus) provide regular service from the area to Boston, Montreal and Quebec. Amtrak service on the Downeaster provides daily passenger train service between Portland and Boston. In 2012 the service was extended to serve Freeport and Brunswick 3 times daily. Local transportation services include the Metro Bus Line which provides hourly transportation throughout the greater Portland area.

The city of Portland has a council/mayor form of government. Protective and emergency services include a well-staffed, full time police force and fire department. Portland's educational institutions include several high schools, junior high schools and elementary schools, strategically scattered throughout the city, as well as the University of Southern Maine. Other important supporting facilities include Maine Medical Center, and Mercy Hospital.

Having emerged from the depth of the prior recession, several large-scale developments within Portland’s CBD have taken been completed with several other under construction or recently approved. Most large-scale office projects do not break ground without preleasing as a prerequisite to lenders and developers alike. Three new completed office projects include: a 5-story office and retail building at 16 Middle Street; the 4-story office building with first level garage space at Widgery Wharf; and WEX Inc’s 100,000 sf. global headquarters at the corner of Hancock and Thames Streets. Other projects are located both on and off the peninsula and include office, retail, residential condominiums, and institutional development. Several other projects with conceptual designs are also in place. Several new hotel projects have been recently announced, potentially adding more than 500 new hotel rooms into the city. Notable land transactions have recently occurred which is a precursor to additional development for 2021 and beyond.

The following outlines the scope of some of the larger projects and their current status.

Approved

Portland Foreside Development Co. has received approval for the Site Plan and subdivision phase of the property located at 58 Fore Street. Phase 1 is the construction or renovation of 442,500 sf. of mixed-use space in 9 buildings.

Phase 1 includes:

- Construction of a Class A office building with ground floor retail and parking deck; with Sun Life Financial as the anchor tenant;
- Reconstruction of the iconic Portland Co. Building 12, which was disassembled and will be rebuilt on another spot of the lot and will include a restaurant, office space and two residential units.
- Renovation of historic core buildings Building 2 and 3 into a local food market, restaurant, office and event space.
- Construction of a five-level parking garage, with residential units and retail.
- Construction of a shared street, public plazas and subsurface utilities; adjustment of the Maine Narrow Gauge Railroad and the Eastern Promenade Trail, and other infrastructure, utility and access improvements.
- The development will include 638 residential units for sale and for rent, 132 hotel rooms, and 59,873 square feet of retail space and 123,917 square feet of office space.

Ongoing

Covetrus received approval to construct their new ±170,000 sf. headquarters at 12 Mountfort Street in Portland. This will be the first office building over 150,000 sf. built on the Portland Peninsula in the last 25 years. Covetrus, a leading provider of technology-enabled health care services for veterinarians, expects to create hundreds of new professional jobs. They are collaborating with the University of New England College of Pharmacy for residency, training and development programs. Construction is expected to be completed by 2021.

Ongoing

The Rufus Deering Lumber Co. property at 383 Commercial Street was purchased by Reger Dasco Properties for redevelopment in 2016. "*Hobson's Landing", a* 469,153-sf. mixed-use project, will include 203 residential units, 25,000 sf. of retail space, a 155-room hotel and 313 parking spaces. The fully approved hotel development was recently sold to Norwich Partners LLC and is under construction. Completion of the project is expected in 2021.

Ongoing

The Bayside area of Portland's peninsula continues its transformation from industrial uses to a vibrant mixed-use neighborhood. Recent development of properties on Marginal Way include Bangor Savings Bank, the Century Plaza retail center anchored by Chipotle and T-Mobile, Convenient MD Urgent Care and Walgreens. Bayside Anchor, a joint venture between Avesta and the Portland Housing Authority, is a 45-unit, four-story building at the corner of Boyd and East Oxford Streets with 36 units of low-income housing and the new home of the Portland Community Policing Station. 117 Preble Street, the former Schlotterbeck & Foss manufacturing site was redeveloped into 55 apartments. Other development in Bayside include Fork Food Lab in 2016, Bayside Bowl and Trader Joe's in 2010, and Whole Foods in 2007.

The City of Portland offered for sale six parcels of city-owned properties located in Bayside that had been used for various public works operations. All parcels were sold, and the proposed uses are:

<u>*44 Hanover Street*</u>: Converted into ±16 rental units of 3,500 sf. each that would be leased as *"affordable/accessible to the creative economy at under $1,000/month."*

55 Portland Street: Continued use as offices with onsite parking.
65 Hanover Street: Redeveloped to multi-tenant office/workshop/showroom/flex space. A second phase could add 25 housing units on an adjacent lot.
178 Kennebec Street: Proposed 7-story ground level retail and/or artist space and a mix of 51 age-restricted market rate and affordable housing units on the above floors for the first phase.
60 Parris Street: New 4-story condominium building with 23 units being sold for less than $229,500 per condo; occupancy began in 2019.
82 Hanover Street: Buyer to relocate his office from 104 Grant Street to Bayside and adding retail space, rooftop decks and open spaces for public use. 104 Grant Street will then be converted to 23 housing units.

Approved After two revisions to the nearly $100 million development plan, a lawsuit and nearly 8 years of negotiations with the City of Portland, the developers for *"Midtown"* agreed to commence with the design plan approved by the city in April 2017; a mixture of 440 market-rate apartments, 90,000 sf. of street-level retail and commercial space and an 802-space parking garage. Despite having site plan approvals, the permitting process continues to be mired in delays. There is no indication when this project will break ground, if ever.

Ongoing The "*East End*" area, at the end of Commercial Street and directly on Portland Harbor, has seen unprecedented development.

158 Fore Street: A new 178-room AC Hotel by Marriot with retail and condominiums opened in 2018.
Thames & Hancock: The new headquarters for WEX Inc. has been completed.
58 Fore Street: A new 141-slip marina was completed in May 2019, as part of the 6-phase project at the old Portland Co. property. See previous comments.
86 Newbury Street: Under construction at the Shipyard Brewing property, a 3-building complex with the 170,000 sf. Covetrus headquarters, Cambria Hotel, a 105-room "brewtel," and a parking garage for 389 cars.
100 Fore Street: Approved in January 2019, an 82,400-sf. office/retail with 539-space parking garage.

Ongoing

The Forefront at Thompson's Point project, initially proposed in 2012 and to be completed in phases over several years, includes an outdoor event venue, and plans for a small arena, hotel, and housing, walking trails and water access. The outdoor event venue is in place and several businesses have opened in the Brick North building. Rehabilitation of the Brick South building into a 25,000 sf. multi-use event center was finalized in early 2017. A site plan review was submitted to the City for *Hotel Portland*, a 148-room full-service boutique hotel and restaurant with direct connection to the Brick South event space and concert venue. Additionally, the Children's Museum & Theatre of Maine purchased 1.12 acres at Thompson's Point with plans to construct a 29,000-sf. cultural center with associated parking, projected to be completed in early 2021.

Completed

"25 High Street" is a 5-story building developed with 15,000 sf. of first floor commercial space and 63 residential condominiums on the top 4 floors. A 2-level parking garage with 211 spaces is located behind. All residential units have been sold. The commercial space is available.

Completed

"The Hiawatha," an 8-story apartment project with a retail store and underground parking, has recently completed construction. Located across from Longfellow Square on Congress Street, the building consists of 139 market rate apartments made up of studio, 1 and 2-bedroom units.

The breadth and scope of the cited developments is rather exceptional. The expansion and growth taking place in both the Ocean Gateway and Bayside areas is unprecedented. Portland's CBD has completely emerged from the extreme recessionary forces of 2008/2009 and is now potentially reaching a point of hyper supply. The ongoing and planned development for Portland's CBD speaks to the city's appeal as a destination locale.

In summary, Portland has a diversified economic base, sound transportation system and a competent governing body. Looking forward, it is reasonable to assume that the city of Portland will continue to serve as southern Maine's center of economic and cultural activity.

Future Market Conditions - Effect of Novel Coronavirus (COVID-19)

On March 13, 2020, the United States Government declared a "National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak", which was in effect on the Effective Date of this Appraisal Report. In addition, on March 24, 2020, the State of Maine Government announced a "State of Emergency," which was also in effect on the Effective Date of this Appraisal Report.

This appraisal report was performed pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") and was based on market data and comparable sales available at the time. As of the date of this report, the effects of the COVID-19 pandemic continues to be very dynamic, its impact on the future value of the Subject Property or the subject market area are unknown and not possible to predict.

In considering the available market data, we note that existing and future market conditions could still potentially be impacted by the COVID-19 pandemic. Although it is too still early to fully evaluate or accurately measure an impact, the federal government has lowered interest rates and passed three multi-trillion-dollar stimulus bills to offset some of the current and potential negative economic effects. To date, actions taken by state and federal agencies have, for the most part, had a stabilizing impact, however unemployment levels remain high. To evaluate the overall impact of COVID-19, we continue to interview market participants, including brokers, financial institutions and property owners. Some of the more common impacts in the real estate market that have been cited are, rent concessions, lease buyouts, rent deferment or business closures. Brokers are reporting that commercial sale transactions continue to be executed, however, participants are using a greater level of scrutiny and a more calculated approach. Although new lease transactions are also accruing, many tenants and landlords report that they are waiting before making any long term commitments. Temporary closures have also become more common, as businesses opt to control expenditures during the winter and wait for some positive results from the vaccines to take hold. The residential market has been very resilient, data points to record increases in values on both a local and Statewide level. Today, the general sentiment of the participants interviewed is that a meaningful economic recovery from the COVID-19 virus will commence in the 3rd or 4th quarter of 2021. Where applicable in our valuation models, we have considered the impacts of the COVID-19 virus on either a qualitative or quantitative basis.

NEIGHBORHOOD DESCRIPTION AND ANALYSIS

The subject is in the “Riverton” area of Portland, the property being located approximately 1/5 mile from the intersection of Riverside Street and Forest Avenue/US Route 302. This northwestern Portland neighborhood is directly adjacent to the city of Westbrook. Interstate 95 can be accessed 2 miles to the south or 3 miles to the north. Overall, access to and from this area is considered to be good.

Neighborhood Map

Properties in the subject neighborhood are a varied mix of retail, service, office, residential, light industrial and warehouse properties that typically range in size from 4,000 sf. to 100,000 sf. These existing improvements typically range in age from 5 to 50 years old and are most often in average to good overall condition.

Though offering a mix of property types, the Riverside Street and Riverside Industrial Parkway corridor is predominantly known for its light industrial users and several municipal uses. The area offers average to good appeal to a wide variety of uses based on its proximity to the greater Portland area and/or exposure to traffic and the city's zoning restrictions.

The neighborhood is serviced by quasi-public water, sanitary and storm water sewer, natural gas, telecommunication service and electrical power. These utilities are apparently available in the Riverside Street right-of-way.

The neighborhood contains several zoning districts. The B-2 (business) zone, which essentially encompasses the three corners of the Riverside Street and Forest Avenue intersection allows for a variety of retail uses. The other corner is zoned Recreational Open Space (location of the Riverton Park- adjacent to the subject), plus areas of R5 residential and B4 business are found in the immediate neighborhood.

The area, particularly the Riverside Street corridor, has been gradually evolving from residential and vacant land to its current industrial/ retail/ general commercial nature for the past 50 years. This change, if not progressing at a rapid pace, has been steady. The Warren Avenue corridor has also gained popularity with retailers since the opening of a Home Depot and BJ's Wholesale Club. There are also several side streets off Riverside Street that have experienced industrial development over the past 15 years. Multiple unit flex-warehousing with 1,500 sf. to 6,500 sf. units has been popular over this time frame.

The adjacent property in the ROS Zone is a public park (Riverton Park), which is primarily a wooded parcel that is adjacent to the Presumpscot River and connects to the south with the city's municipal waste disposal or transfer station and then the Riverside Golf Course. The Riverton Park also includes a youth baseball field with parking near the intersection of Riverside Street and Forest Avenue. A mix of residential and residential converted to various commercial uses are located to the northeast on the subject's side of Riverside Street.

The subject property was apparently part of a residential subdivision conceived in the late 1800's. At that time, the Riverton Park was home to a popular casino and amusement facility. However, the subdivision's roads were never implemented and a very limited number of homes constructed (there are only residential homes or what appear to be residences converted to commercial properties located in the subdivision).

PUBLIC AND PRIVATE LAND USE RESTRICTIONS

On November 9, 2020, the City of Portland adopted a new land use code under Phase I of the ReCode Portland initiative to advance the goals of the city's new Comprehensive Plan, *Portland's Plan 2030*. This is the first rewriting of the code in over 50 years. Phase I includes new regulations for signs, updates to the accessory dwelling unit (ADU) and parking provisions, and an organizational restructuring of the land use code. Phase II is expected to begin in 2021.

Purpose

"The intent of the Land Use Code is to protect the health, safety, and general welfare of the residents of Portland, consistent with the City's Comprehensive Plan, through standards that govern the orderly and compatible use of land, the form and mass of buildings, and the relationship of development to the public realm, Portland's open spaces, and the environment."

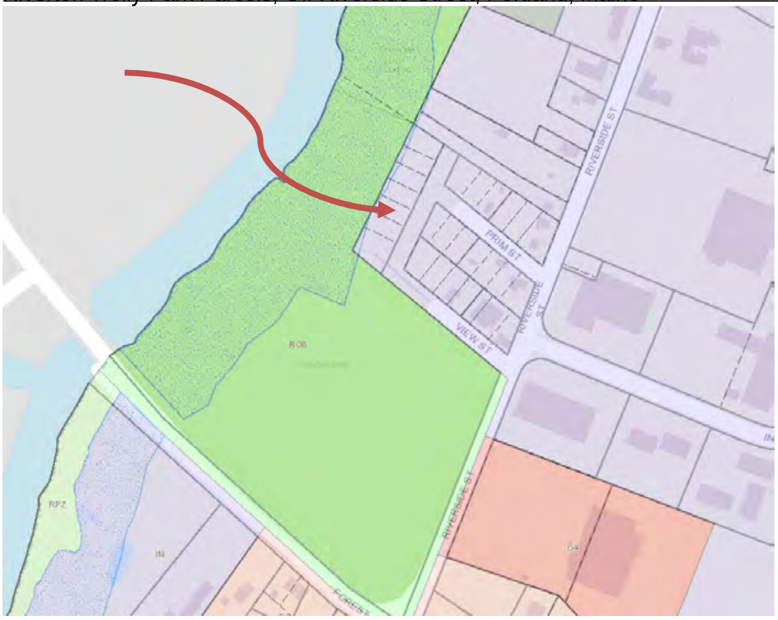
Enforcement

The Building Authority and/or a City of Portland Code Enforcement Officer is authorized to institute or cause to be instituted by the Corporation Counsel in the name of the City any and all actions, legal or equitable, that may be appropriate or necessary for the enforcement of the Land Use Code. The zoning office is overseen by the Building Inspection Division. There is a Board of Appeals which oversees variances and special condition permits. Typically, variances are granted only for non-economic hardships.

The City of Portland Code of Ordinances has been divided into the following individual zoning districts.

Residential:	R-1, R-2, R-3, R-4, R-5, R-5a, R-6, R-6a	Waterfront:	EWPZ Eastern Waterfront Port
Island:	IR-1, IR-2, IR-3		WCZ Waterfront Central
	I-B Island Business		WPDZ Waterfront Port Development
Mixed Use:	B-1, B-1b Neighborhood Business	Overlay Zone:	Compact Urban Residential (R-7)
	B-2, B-2b and B-2c Community Business		Downtown Entertainment Overlay
	B-3, B-3b and B-3c Downtown Business		Fort Sumner Park Height Overlay
	B-4 Commercial Corrido		Helistop Overlay
	B-5 and B-5b Urban Commercial		Institutional Overlay (IOZ)
	B-6 Eastern Waterfront		Munjoy Hill Neighborhood Conservation
	B-7 Mixed Development		Island Transfer Station Overlay
Office:	O-P Office Park		Pedestrian Activities District Overlay
	R-P Residence Professional		Stream Protection Overlay
Industrial & Airport:	I-L and I-Lb Low Impact		University of Southern Maine Overlay
	I-M, I-Ma and I-Mb Moderate Impact		Waynflete School Overlay
	I-H and I-Hb High Impact	Form-Based:	IS-FBC India Street Form-Based Code
	A-B Airport Business	Other:	Shoreland
Open Space:	R-OS Recreation and Open Space		Floodplain Management
			RPZ Resource Protection

The subject is located within the I-M – Industrial Moderate Impact Zone. A copy of Portland's Zoning Ordinance specifically addressing the zone is located in the Appendix section of this report.



Permitted Uses

Permitted uses include, but are not limited to: preschool facilities, intermediate care facilities, recreational centers, repair services, construction and engineering services, food processing, packaging and distribution, intermodal transportation facilities, research facilities, low-impact industrial, lumber yards, marijuana cultivation to 7,000 sf of canopy, marijuana manufacturing facility or testing, printing and publishing, recycling of solid waste, artist studio, warehousing, storage and distribution facility, tow lots, Correctional pre-release facilities, solar energy systems and wind energy systems.

Additionally, uses can be permitted if they meet certain criteria. These uses are considered to be "performance based uses." Temporary wind anemometers and wind energy systems can be allowed as "conditional uses."

Space and Bulk Requirements

Minimum Lot Size:	None
Minimum Street Frontage:	60'
Maximum Impervious Surface Ratio:	75%
Lot Width	None
Maximum Building Height:	75'
Minimum Side and Rear Yards:	1' for every 1' of building height, up to 25' (35' when abutting a residential zone)
Minimum Front Yard:	1' for every 1' of building height, up to 25'
Pavement Setback:	10' from lot boundaries

Please note the street frontage requirement must be to city standards. The subject property does have an abutting right-of-way. However, it is not a city accepted way nor does it meet current standards (there are no substantial road improvements proximate to the subject).

Other Requirements and Standards

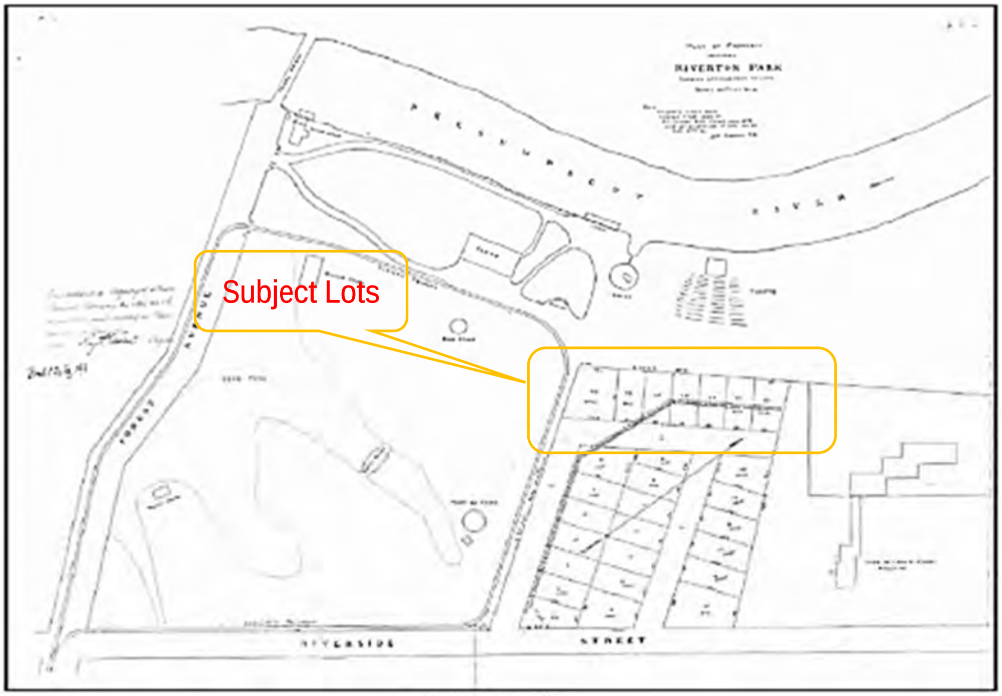
Depending upon the project there can be additional requirements and standards, including those pertaining to off-street parking and loading. Performance Standards and other requirements regarding noise levels, electromagnetic interference, vibrations, odor and several other categories are detailed in this ordinance.

PRIVATE LEGAL RESTRICTIONS

There are no declared Private Legal Restrictions noted in the subject's legal description. If there are any associated with the subject's subdivision, they are not specified in the documents reviewed.

PROPERTY DESCRIPTION

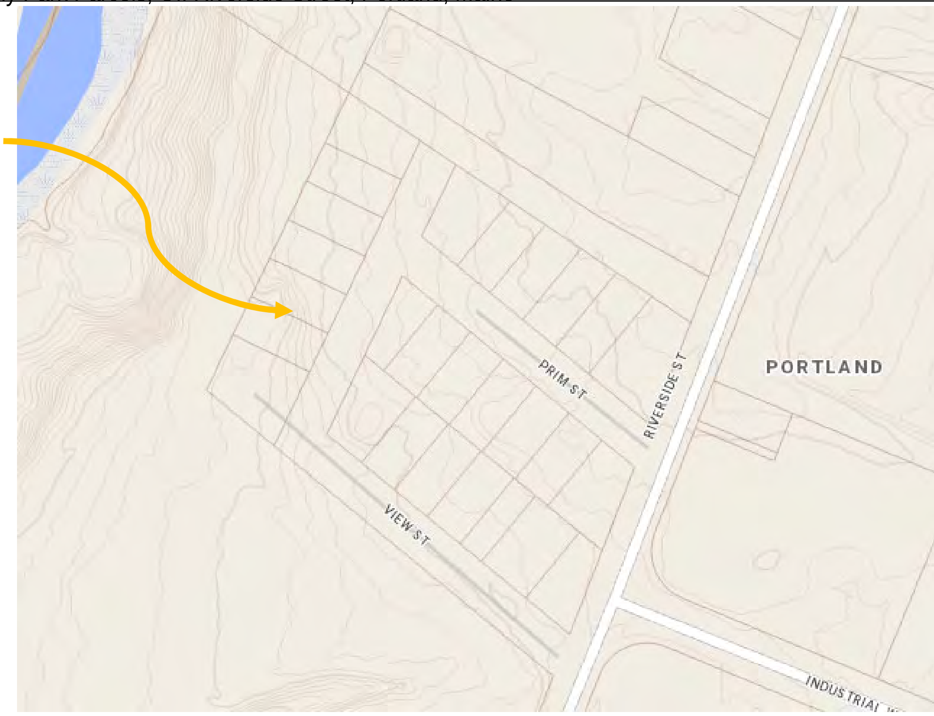
The subject property consists of a ±39,150 sf. or 0.899-acre unimproved lot located off Riverside Street in Portland, Maine. It is comprised of seven lots (21 through 27), as noted on a plan recorded in the Cumberland County Registry Deeds Plan Book 10 Page 141.



Subdivision Plat

The site measures ±390' x 100' except the rear lot line varies somewhat. These lots front along an unnamed ROW for ±390' and are ±100' deep. Please refer to the accompanying plats. Access to the site is assumed to be via either the Prim or View Street ROW, neither of which are improved in any substantial manner. The Prim and View Street ROWs extend ±400' from Riverside Street, the closest improved public way to the subject property. Gravel drives to improved lots are extended partially to the subject. These drives, of unknown standards, do not appear near to be conforming with the city's street standards. Currently, to construct improvements on the subject lot, a city approved roadway and appropriate utility extensions must be completed. A copy of the city's ordinances pertaining to such matters is found in the appendix of this report.

The site's topography is gradually sloping though there is an abrupt elevation change of ±10' near the southerly end of the parcel. The site is currently moderately wooded with no building or site improvements.



Soils on the site appear to be Windsor loamy sand, Suffield silt loam and Buxton silt loam. All are relatively deep soils that are not considered to be within the hydric category, a wetland precursor. Neither surface bedrock nor wetlands are commonly associated with these soils. Mapping and soils descriptions are located in the appendix (the site area overlaps to lands outside the subject lot). No significant onsite physical conditions which would adversely affect the subject site utility were noted on the day of inspection.

View St. ROW & Subject site

The subject property is not in a Special Flood Hazard Area (SFHA). The subject property is found on FEMA flood map panel 230051-0001B Dated 7/1/1986.

Please note that additional mapping and photographs are found in the appendix.

SUMMARY OF SITE CHARACTERISTICS	
Land Area	±0.899 acres or ±39,150 sf
Public Road Frontage/ Access	No public road frontage/ access via two platted rights-of-way
Configuration	Slightly irregular
Topography/Soil Conditions	Gradually sloping topography through-out most of the lot, one area has a moderate drop
Functional Utility	Limited due to access issue
Utilities	Electrical power, sewer, water, natural gas and telecom. services are indicated to be nearby along the Riverside Street public ROW
Easements/Encroachments	None indicated
Flood Zone	The subject property is not located in a FEMA special flood hazard area
Existing Site Improvements	Nominal
Marketability	Limited due to utilization issue, the feasibility of constructing improvements on this lot(s)

HIGHEST & BEST USE ANALYSIS

Prior to the completion of the approaches to value, a determination of the property's highest and best use (or most probable/profitable use) must be completed. The highest and best use conclusion provides the premise from which the property value estimate is derived. The definition of highest and best use as recognized by the Appraisal Institute is: *"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." (The Dictionary of Real Estate Appraisal*, 6th ed. at 109)

1.) *Physically Possible: What uses are physically possible on the site?*
2.) *Legally Permissible: What uses are legally permissible under current zoning and deed restrictions on the subject site?*
3.) *Financially Feasible: Which uses produce a positive return on investment?*
4.) *Maximally Productive: Of the financially feasible uses, the use that produces the highest residual land value consistent with the rate of return warranted by the market for that use.*

As previously defined, highest and best use is that reasonable and probable use which will support the highest present value as of the date of the appraisal. Alternatively, it is the most profitable and likely use to which a property can be put. In order for a use to fit this definition, it must pass all the phases of the analysis, i.e. physically possible, legally permissible, financially feasible use, and it must be maximally productive; the most profitable use amongst the competing alternate uses.

HIGHEST AND BEST USE

The subject property consists of a vacant ±39,150 sf. or 0.899-acre lot that is assumed to have access over the View and Prim Street ROW's (neither street is substantially improved). The site is gradually to moderately sloping with no known adverse subsoil conditions. The nearest public way, Riverside Street, is approximately 400' to the east. Public utilities: electric, water, sewer and telecommunications are presumably available in the public ROW.

The property is in Portland's I-M zone. Legal land use restrictions associated with the subject property have been previously described in the Public and Private Land Use Restrictions section of this report. Any improvement would have to conform with the stipulated restrictions.

The costs associated with extending a road and utilities to the subject site appear to be in excess of what this property would command on the open market if available with access. Thus, it is not currently feasible to complete these infrastructure improvements. If sold on the open market, the site would thus be considered a vacant rear parcel which would remain as such for an undetermined length of time. Please note the subject's configuration, where the lot's width is four times its depth, which, along with setbacks and a total depth of 100', limit the property's utility/ use. An alternative to this scenario is the assemblage or plottage with adjoining property or nearby property where this other parcel has superior proximity to access and utilities.

A review of construction costs for new projects in the Greater Portland indicates costs of $600/LF to in excess of $1,000/LF depending upon the underlying site characteristics. With the subject site ±400' from the nearest public road and suitable utility connections and a cost of $800/linear foot for utility and road extension, an estimate of $320,000 is noted. Recently, on 10/16/2018, a 2.13-acre site, or over twice the subject size, and having a superior configuration, at 874 Riverside Street sold for $300,000. Thus, confirming the subject as being unfeasible to develop.

THE APPRAISAL PROCESS

Once the highest and best use of a property has been determined, the appropriate valuation approaches are applied to the subject, each of which forecasts a value estimate. To complete an appraisal the three approaches to value are employed, namely the cost approach, sales comparison approach, and the income capitalization approach. Certain hybrid valuation techniques for specialized properties may also be applicable. The approaches are described below:

Sales Comparison Approach

The sales comparison approach, as the name suggests, compares the sale of similar and comparable properties, to the property being appraised to provide an estimate of value. This approach is widely applicable to vacant land valuation, as well as most improved property types for which a market exists. The approach is based upon the economic principle of substitution, that is, the property with the lowest price enjoys the greatest demand. It affirms a competitive marketplace, and relates value to the prevailing market prices, established and exhibited by comparable sales. The specific application and technique is described with the use of the approach. This approach relies upon an active market for the type of property being appraised, for the underlying data.

Cost Approach

The cost approach is applicable to improved properties. In this approach, land value is determined separately via the sales comparison approach or other recognized valuation models. The property improvement's costs are estimated as if new. Depreciation is deducted from cost new to arrive at the current contributory market value of the improvements, which added to land value provide the indication of value. In a broad sense, depreciation is the difference between cost new and value. Depreciation takes three forms:

1.) Physical Depreciation from factors of age, wear and tear, and deferred maintenance;
2.) Functional Obsolescence caused by design, or the use of materials, either in excess or insufficiency; and
3.) Economic Obsolescence, caused by market conditions in the environment surrounding the property, but not the property itself.

The approach is specifically well suited to special purpose properties for which a limited market exists and is generally more reliable when the improvements are newer. The underlying rationale applies when a prospective property purchaser would consider developing a property new, as part of the consideration of alternatively buying an existing property. The approach is applicable only if the property is improved to its highest and best use. Most of the inputs for cost and depreciation are derived from market data using a variety of extraction techniques.

Income Approach

The income approach is applicable to value properties that are either leased for the production of income or operated for the production of income, and therefore appeal to investors. An office building, apartment, or warehouse may be leased to a tenant producing income, or a restaurant, motel/hotel, or convenience store may be operated to produce an income. In this approach, the property is viewed as an investment and its ability to maintain an income stream become the primary criteria. The quantity, quality, and duration of the income stream are primary determinants. While there are a number of specialized valuation models for various property types, they fall primarily into two valuation model categories:

1.) Static valuation models; and
2.) Dynamic valuation models

In a static model, a single current years income is evaluated and stabilized, then converted to value using the formula: Value = Income/Rate (V = I/R)

There are a variety of rate development techniques described in the application. The dynamic valuation model, also known as the discounted cash flow technique (DCF), involves forecasting a series of annual incomes less the applicable expenses to produce a series of annual net cash flows. The cash flows are discounted to a present value and added to the discounted assumed future sale of the property (known as the reversion) to produce an indication of value. The DCF models accommodate varying assumed conditions, is especially suited to anticipated irregular cash flows, and is widely used when lease by lease analyzes are required. This is often the preferred approach for income producing properties.

Reconciliation of Value

The type of property appraised, and/or the scope and format of the appraisal assignment dictate which of the valuation approaches are used and are applicable in any given appraisal. If multiple value approaches have been applied, this section evaluates each of the approaches developed to a single valuation conclusion. The appraiser's rationale is summarized, and typically is based upon the applicability of the specific approaches to the property and the quality of data available for use in each approach.

LAND VALUATION METHODOLOGY

Land or site value is the base upon which all real estate value estimates are built. There are several techniques that can be used to value land, which are:

1.) Sales Comparison: Sales of similar, vacant parcels are analyzed, compared, and adjusted to provide a value indication for the land being appraised.
2.) Market Extraction: An estimate of the depreciated cost of the improvements is deducted from the total sale price of the property to arrive at the land value.
3.) Allocation: A ratio of site value to property value is extracted from comparable sales in competitive locations and applied to the sale price of the subject property to develop the site value.
4.) Direct Capitalization: Land Residual Technique: The net operating income attributable to the land is capitalized at a market-derived land capitalization rate to provide an estimate of value.
5.) Direct Capitalization: Ground Rent Capitalization: A market-derived capitalization rate is applied to the ground rent of the subject.
6.) Yield Capitalization: Discounted Cash Flow Analysis - Subdivision Development Analysis: Direct and indirect costs and entrepreneurial incentive are deducted from an estimate of the anticipated gross sales price of the finished lots, and the net sales proceeds are discounted to present value at a market-derived rate over the development and absorption period. If entrepreneurial incentive is not deducted as a line-item expense, then the discount rate must reflect the full effect of any profit.

Source: The Appraisal of Real Estate, 13th Edition, Page 363

Specific Application

All valuation approaches were considered for use in the subject's market value opinion. However, the sales comparison approach is considered to be the only applicable valuation model.

There are no known leases of similar properties, the income approach is not applicable. There are no improvements to value via a cost approach. With the subject's attributes none of the alternative land valuation techniques are applicable.

SALES COMPARISON APPROACH

The sales comparison approach is a method in which similar properties which have recently sold or by another mechanism provide an indication of value are compared to the subject property. The sales comparison approach incorporates both the economic concept of value in exchange and the theory of substitution. These theories are based on the supposition that an informed purchaser would pay no more for a property than the cost of acquiring an existing property with the same utility. In an active market, this approach is recognized as reliable since knowledgeable, willing buyers and sellers in the marketplace, acting with no undue stimulus, best reflect market values.

In the sales comparison approach, the appraiser collects information on comparable properties in the subject's competitive market segment. When comparable sales are readily available, this means of valuation generally provides a reliable indicator of value. It directly measures the interaction of buyers and sellers in the market.

The reliability of the sales comparison approach is affected by several factors including the availability of comparable sales, the ability to accurately verify sales data, the degree of physical comparability between the comparable and the subject property and the reliability of adjustments for differences between the subject and the comparable sales. Sales data for this report was obtained through the local Multiple Listing Service internet-based data bank, town assessment data/the assessor, Maineland Consultants data bank and local real estate brokers.

The units of comparison commonly employed by market participants, regarding raw land sales, are typically value per acre, value per square foot value per front foot, or, if applicable, value per site or unit (house lot, condominium unit or similar). For the analysis of this vacant tract of land I have selected the value per acre as the most appropriate unit of comparison.

To provide a reliable market value opinion for the subject property via the sales comparison approach requires significant data research, the judicious selection of comparable sales and an analysis which fully recognizes the atypical characteristics of this property. The subject’s access issue must be recognized and provided appropriate consideration in the valuation analysis. The reader should be aware there are few properties having similar characteristics and very few that have recently sold.

A search of pertinent sources revealed an array of sales that naturally have varying relevancy. A Sales Summary, providing an overview of area sales, is first noted. The most applicable sales will then be duly noted and utilized to provide a final opinion of market value.

The following table provides an overview of generally similar sales, all of which are in the city of Portland and have limited utility based upon access. Please note that the subject’s distance to a public way appears to be greater than that of many of the following sales. Because of the limited nature of adequate comparable sales and the lack of quantifiable adjustments beyond market appreciation, we have analyzed the most appropriate sales on a qualitative basis.

PARCEL ID	ADDRESS LOCATION	ZONING	LOT (AC)	SALE DATE	SALE PRICE	$ / ac	BOOK	PAGE	OWNER/ Grantee
407 D011001	0 MARLBOROUGH RD	R3	0.2066	5/5/2017	$15,500	$75,024	33988	043	WEBB JENNA
332 G013001	29 TARBELL AVE	R3	0.2107	6/7/2019	$5,000	$23,730	35711	153	MORGAN MEGHAN
210 A008001	117 COBB AVE	R2	0.2296	3/15/2018	$8,500	$37,021	34712	059	Salvation Army
210 A008001	117 COBB AVE	R2	0.2296	7/26/2018	$10,000	$43,554	35025	327	NAPIER DEBORAH L
402 F017001	0 LYON AVE	R3	0.2644	12/18/2018	$2,000	$7,564	35370	049	MINAT CORPORATION THE
297 F017001	0 GOODALE ST	R3	0.4204	7/12/2019	$4,000	$9,515	35802	278	ALSAMRAEE MUSHREQ J
272 F026001	0 TAFT AVE	R3	0.4132	1/11/2017	$10,000	$24,201	33756	281	SENSECQUA DEBORAH
330 E016001	0 TUCKER AVE	R2	0.2303	11/1/2018	$8,000	$34,737	35271	337	WA ONE
330 D009001	0 TUCKER AVE	R2	0.4633	6/28/2017	$3,500	$7,555	34118	061	Jordoson Trust
330 D009001	0 TUCKER AVE	R2	0.4633	12/3/2018	$4,000	$8,634	35336	264	WA ONE
198 A020001	0 FENWAY ST	R5	1.1639	2/7/2020	$45,000	$38,663	36416	071	ZERO FENWAY LLC
340 F007001	17 7TH ST (also 8th St)	R3	1.34	11/13/2020	$35,000	$26,119	37445	301	MCCARTHY MARK &
299 D052001	0 FOREST AVE	R3	2.22	12/14/2018	$65,000	$29,279	35356	170	SPEAR WILLIS M III
383 A001001	410 AUBURN ST	R3	3.241	12/4/2017	$80,000	$24,684	34504	220	ROHANI NASSER &
384 A020001	418 AUBURN ST	R3	0.3301	2/23/2018	$15,000	$45,441	34672	328	ROHANI NASSER &
230 A003001	1714 WESTBROOK ST	R1	10.0272	2/21/2017	$25,000	$2,493	33834	269	STROUDWATER DEVELOPMENT
						$25,402	Median		
						$2,493	Low		
						$75,024	High		

Please note that since the late spring or summer of 2020 the Greater Portland industrial and residential real estate markets have remained strong. Due to a lack of similar, limited access industrial zoned property, the preceding sales consists solely of residentially zoned property. This is a function of the more limited areas of Portland which are zoned industrial and a greater number of limited access modest size residential parcels existing. It appears the subject was also conceived of as a residential project.

The preceding summary includes 16 property transfers of vacant land where there appears to be an issue with access; a parcel which appears to require road improvements for buildings to be constructed. This list notes sales over the last 3 years which range in size from just over 0.2 acres to slightly greater than 10 acres. The price range for this broad array of sales varies from approximately $2,500/acre to $75,000/acre, certainly a wide range of values. The median price per acre for these sales is $25,402.

The sales are presented on the preceding table based upon their lot size (other than the 418 Auburn Street parcel noted in conjunction with the adjacent parcel the two lots being purchased by the same individual). Though the relative lot size of the parcels appears to be weakly linked to the price per acre it is noted that the smallest lot provides the greatest per acre price while the largest provides the lowest price/ acre.

As these sales occurred over a period of 3 years' time, I thus have provided consideration for appreciation over this time span at 4% annually. Though prices for property with good utility are currently appreciating at a greater rate, considering the length of time involved, with most of the sales taking place over 6 months ago, increasing values at 4% annually is appropriate.

Please find the following table, with the 16 noted sales, adjusted for date of sale at 1% quarterly or 4% annually.

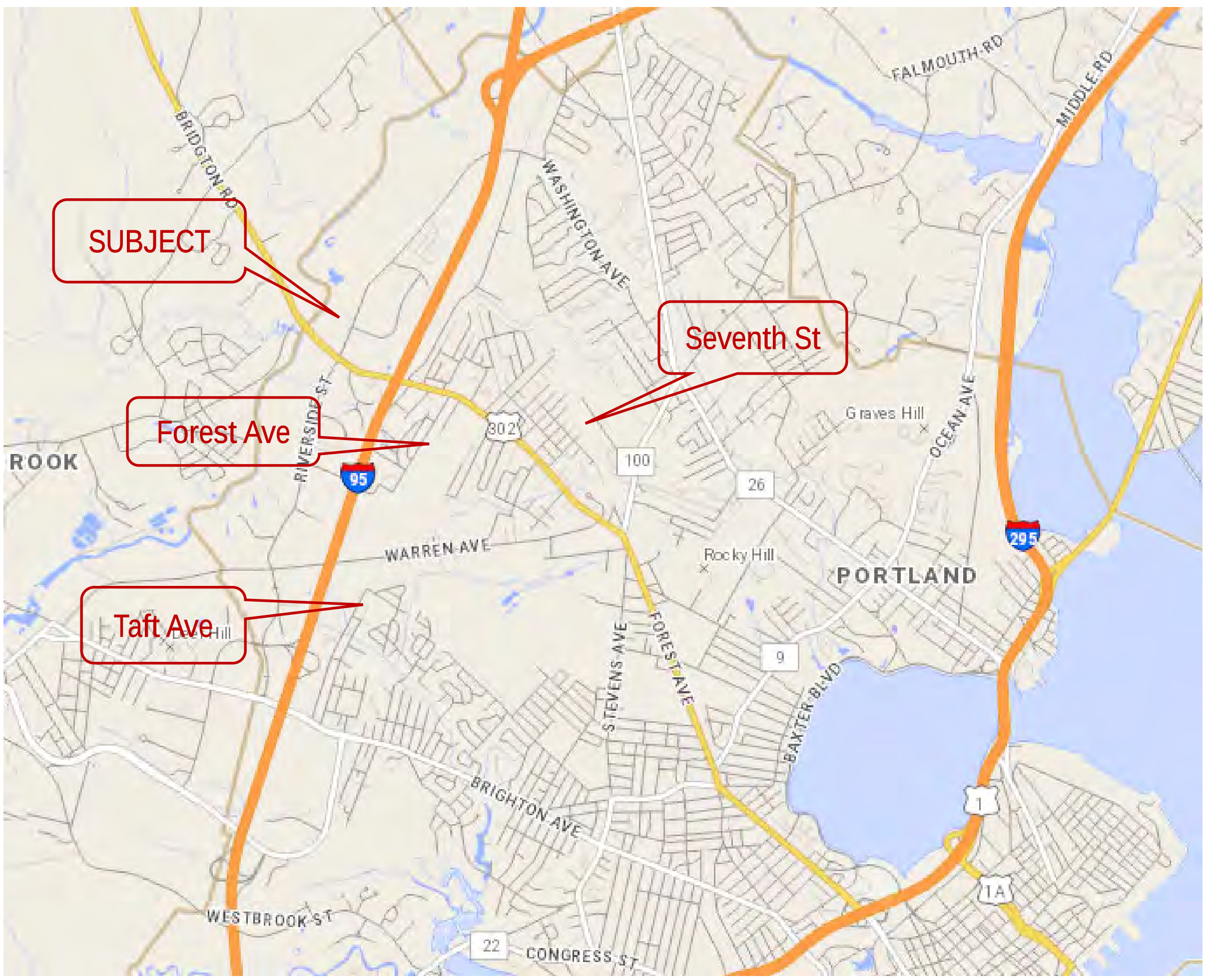
PARCEL ID	ADDRESS LOCATION	ZONING	LOT (AC)	SALE DATE	SALE PRICE	Market Cond @ 4% per yr	1/22/2021	Date adjst $/ac	$ / ac	BOOK	PAGE	OWNER/ Grantee
272 F026001	0 TAFT AVE	R3	0.4132	1/11/2017	$10,000	1.16	$11,600	$28,074	$24,201	33756	281	SENSECQUA DEBORAH
230 A003001	1714 WESTBROOK ST	R1	10.0272	2/21/2017	$25,000	1.16	$29,000	$2,892	$2,493	33834	269	STROUDWATER DEVELOPMENT
407 D011001	0 MARLBOROUGH RD	R3	0.2066	5/5/2017	$15,500	1.15	$17,825	$86,278	$75,024	33988	043	WEBB JENNA
330 D009001	0 TUCKER AVE	R2	0.4633	6/28/2017	$3,500	1.14	$3,990	$8,612	$7,555	34118	061	Jordoson Trust
383 A001001	410 AUBURN ST	R3	3.241	12/4/2017	$80,000	1.12	$89,600	$27,646	$24,684	34504	220	ROHANI NASSER &
384 A020001	418 AUBURN ST	R3	0.3301	2/23/2018	$15,000	1.12	$16,800	$50,894	$45,441	34672	328	ROHANI NASSER &
210 A008001	117 COBB AVE	R2	0.2296	3/15/2018	$8,500	1.11	$9,435	$41,093	$37,021	34712	059	Salvation Army
210 A008001	117 COBB AVE	R2	0.2296	7/26/2018	$10,000	1.10	$11,000	$47,909	$43,554	35025	327	NAPIER DEBORAH L
330 E016001	0 TUCKER AVE	R2	0.2303	11/1/2018	$8,000	1.09	$8,720	$37,864	$34,737	35271	337	WA ONE
330 D009001	0 TUCKER AVE	R2	0.4633	12/3/2018	$4,000	1.08	$4,320	$9,324	$8,634	35336	264	WA ONE
299 D052001	0 FOREST AVE	R3	2.22	12/14/2018	$65,000	1.08	$70,200	$31,622	$29,279	35356	170	SPEAR WILLIS M III
402 F017001	0 LYON AVE	R3	0.2644	12/18/2018	$2,000	1.08	$2,160	$8,169	$7,564	35370	049	MINAT CORPORATION THE
332 G013001	29 TARBELL AVE	R3	0.2107	6/7/2019	$5,000	1.06	$5,300	$25,154	$23,730	35711	153	MORGAN MEGHAN
297 F017001	0 GOODALE ST	R3	0.4204	7/12/2019	$4,000	1.06	$4,240	$10,086	$9,515	35802	278	ALSAMRAEE MUSHREQ J
198 A020001	0 FENWAY ST	R5	1.1639	2/7/2020	45,000	1.04	$46,800	$40,210	$38,663	36416	071	ZERO FENWAY LLC
340 F007001	17 7TH ST (also 8th St)	R3	1.34	11/13/2020	$35,000	1.01	$35,350	$26,381	$26,119	37445	301	MCCARTHY MARK &
								$27,860	Median			

Once the sales are adjusted for increasing prices at 1% quarterly or, in total, 1% to 16% depending upon a property's sales date, the median price increases to $27,860.

From this broad array of sales which includes smaller size sales purchased by residential abutters also having modest size lots, parcels that may not be buildable due to their proximity water bodies, or have value added as they appear to be near a public road and necessary utilities.

From this broad array of transfers I have noted 3 sales which best reflect or bracket the subject's characteristics. Please find the following table with these 3 sales followed by a map indicating their locations in Portland.

PARCEL ID	ADDRESS LOCATION	LOT (AC)	SALE DATE	ORIGINAL SALE PRICE	DATE ADJUST $/AC
272 F026001	0 Taft Ave.	0.4132	1/11/2017	$10,000	$28,074
299 D052001	0 Forest Ave.	2.22	12/14/2018	$65,000	$31,622
340 F007001	17 7th St.	1.34	11/13/2020	$35,000	$26,381



These sales include 3 of the more similar size lots which also bracket the subject's size. These sales are within 1.5 miles with the nearest, the property located off Forest Avenue, only 0.75 miles south of the subject.

The sale at Taft Avenue is found on a paper Street. This property was acquired by an abutter on a parallel road, Holm Avenue. The nearby property off Forest Avenue does not have frontage on any public road, it was again purchased by an abutter. Like the subject, this lot is rectangular, with one dimension substantially greater than the other. The third sale, noted as being on Seventh and Eighth Streets in the city's assessment records (the developed area of Seventh Street is now known as Homestead Avenue) includes an area of wetland, but is of a squarer configuration.

These three sales have adjusted values of $28,074/ acre for the Taft Avenue sale, $31,622/ acre for Forest Avenue and $26,381/ acre for the Seventh Street sale. This latter sale, though having a superior configuration, potentially commanded a lower value due to wetlands associated with the property. Providing equal weight to the Taft and Forest Avenue properties it is my opinion the subject has an indicated value of $30,000/ acre or, when multiplied by the subject's 0.899 acres, a value of $26,970 ($30,000/ acre x 0.899 acres) which is then rounded to a value of $27,000.

Based upon the data presented, and the prior analysis of this information, it is my opinion the market value of the fee simple interest of subject property is $27,000 as of January 22, 2021.

VALUE INDICATOR
VIA SALES COMPARISON APPROACH
AS OF JANUARY 22, 2021
$27,000
TWENTY-SEVEN THOUSAND DOLLARS

Please refer to the Extraordinary Assumptions and their potential impacts on the above noted valuation.

FINAL RECONCILIATION

A final reconciliation is a process in which all pertinent facts and data which influence the value of the subject property are consolidated into a final value estimate. In this review all the mathematics and information are re-examined to assure accuracy. The strengths and weaknesses inherent in each approach are analyzed to ascertain their appropriateness in reflecting market behavior. Once completed, the appraiser then correlates all the information into a supportive and defensible estimate of value.

The subject property, as identified in this report, is a ±0.899-acre parcel of vacant land, it is comprised of seven lots (21 through 27), as noted in Plan Book 10 Page 141; Cumberland County Registry Deeds. These lots of record front along an unnamed ROW for ±390'. Access to the site is assumed to be via either Prim or View Street ROW, neither of which are improved in any substantial manner. The Prim and View Street ROWs extend ±400' from Riverside Street, the closest improved public way. To construct improvements on the subject lot a city approved roadway and appropriate utility extensions must be completed (the cost to implement these infrastructure improvements does not appear to be feasible).

Although all three valuation models were considered, the sales comparison approach is noted to be the only reliable means of estimating the market value of this vacant land parcel. In estimating the market value of the subject property via the sales comparison approach the following procedures were undertaken:

The southern Maine economy, local zoning and land use regulations, taxing policies, economic trends, and government policies have been reviewed with consideration to their effect upon the subject property and its value. The subject's Portland market segment, after a pause at the beginning of spring, when the threat to the area's economy was unknown, has most recently seen something of a return to the industrial and residential real estate markets.

1.) An extensive search was made to identify property sales which are recent, physically similar, arm's length sales in appropriate locations and in-general offer competitive limited utility;

2.) All information concerning the sale price, terms and motivations behind the transaction were studied and analyzed.

3.) The sales prices for generally similar sales were considered and a unit indicator, the $/ acre developed via a qualitative analysis of data for the subject property; and

4.) From the resulting unit prices, I reconciled a unit price of $30,000/ acre as appropriate to the subject. After considering all applicable information the adjusted value indicator yields a market value opinion of $27,000.

After providing due consideration to current market conditions, the physical attributes of the subject and comparables, a value opinion of $27,000 is considered appropriate for the subject property. In conclusion and in recognition of the stated purpose of the report, it is my supportable and defensible opinion that the market value of the fee simple interest of this 0.899-acre lot, is as follows:

MARKET VALUE OPINION
AS OF JANUARY 22, 2021
$27,000
TWENTY-SEVEN THOUSAND DOLLARS

Extraordinary Assumptions and/or Hypothetical Conditions:

Access to the subject lots is assumed to be legally available over the View Street and Prim Street right-of-ways.

The user of this appraisal is cautioned, as with any extraordinary assumption or hypothetical condition, if the conditions to the appraisal are not met or they change, it could have a direct impact on the values reported herein.

****SEE COMMENTS RELATED TO COVID-19 VIRUS*

Exposure Time: 4 to 12 months

CERTIFICATION

We certify that, to the best of our 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 our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
** We 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.
** We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
** Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
** Our 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.
** Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
** Marc Stanfield has made a personal inspection of the property that is the subject of this report. The supervisory appraiser did not.
** No one provided significant real property appraisal assistance to the person(s) signing this certification.
** The reported analyses, 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 Practice of the Appraisal Institute.
** The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
** I/we 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.
** As of the date of this report, Marc Stanfield and David J. Harrigan have completed the continuing education requirements for the State of Maine.
** As of the date of this report, David J. Harrigan has completed the continuing education program for Practicing Affiliates of the Appraisal Institute.

Marc Stanfield
Real Estate Appraiser
Maine Certified General
Appraiser License #CG320

David J. Harrigan
Supervisory Appraiser
Maine Certified General
Appraiser License #CG124

Per USPAP 2020-2021

APPENDIX SECTION

The following items are appended to the body of this report:

DEED

ZONING EXCERPT

PROPERTY EXHIBITS

CLIENT ENGAGEMENT LETTER

APPRAISER QUALIFICATIONS

DEED

(3 pages to follow)

29527

Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by Dorothy L. Hale

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Dorothy L. Hale and her

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz: Real Estate, Portland, Maine, Assessor's Plans on file in Assessor's Office, City Hall,

325-C-1 to 7
Riverside St. 834-842
Lots 21,22,23,24,25,26,27
39150 SF

The said City of Portland hereby makes no representations or warranties of any kind as to the acceptance or improvement of any unaccepted or unimproved street or way abutting the property herein described.

Meaning and intending to convey the same land and building which the said grantor acquired by tax deed dated Apr 4, 1947

The deed above referred to is recorded in the Cumberland County Registry of Deeds in Book 1865 Page 51

This property was assessed to Riverton Inc.

and was sold 1st Monday in Feb. 1944 for the non-payment of the 1943 tax. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

At each tax sale the City of Portland was the Purchaser.

Said premises are hereby conveyed subject to taxes thereon for the year 1983-84 and said grantee assumes and agrees to pay said taxes as part of the consideration for this conveyance.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said Dorothy L. Hale and her

Heirs and Assigns, forever.

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by Richard J. Ranaghan, Jr. Director of Finance, thereunto duly authorized, this 27th day of July A. D. 19 83 .

Signed, Sealed and Delivered
in presence of

Margaret A. Geary

City of Portland

By [signature]
Director of Finance.

State of Maine, Cumberland, ss. July 27, 19 83.

Then personally appeared the above named Richard J. Ranaghan, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

[signature]
Justice of the Peace.
Notary Public.

SEAL

AUG 22 1983
REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 10:30 A M and recorded in
BOOK 6251 PAGE 202
James J. Walsh Register

ZONING EXCERPTS

(9 pages to follow)

PORTLAND GIS- ZONING OVERLAY

5 ZONES

5.1 ESTABLISHMENT OF ZONES

In order to carry out the provisions of this Land Use Code, the City of Portland shall be divided into the zones in Table 5-A.

5.2 ZONING MAP

5.2.1 Zoning map adopted

The zones in Table 5-A are shown upon a map filed in the Department of Planning and Urban Development. Such zoning map, with amendments, is hereby adopted as the official zoning map of the City of Portland and as part of this Land Use Code.

5.2.2 Zone boundaries when uncertain

Where uncertainty exists with respect to the boundaries of the various zones, as shown on the zoning map, the following rules shall apply:

A. Unless otherwise indicated, zone boundary lines are the center lines of streets, alleys, parkways, waterways, or rights-of-way of public utilities and railroads or such lines extended.

B. Unless otherwise shown, lines within blocks less than 200 feet wide are median lines between their sides, and lines within blocks 200 feet or more wide are 100 feet distant from the less restricted side of the block.

C. The depictions of the Shoreland Zone and Stream Protection Zone on the zoning map are illustrative of the general location of such zones. The actual boundaries of these zones shall be determined by measurement of the distance indicated on the map and in this Land Use Code from the normal high-water line of the water body or the upland edge of wetlands. Where such measurement is not the same as the location of the boundary of the zoning

TABLE 5-A: ZONES

Residential	R-1, R-2, R-3, R-4, R-5, R-5a, R-6, R-6a
Island	IR-1, IR-2, IR-3
	I-B Island Business
Mixed-Use	B-1, B-1b Neighborhood Business
	B-2, B-2b, and B-2c Community Business
	B-3, B-3b, and B-3c Downtown Business
	B-4 Commercial Corridor
	B-5 and B-5b Urban Commercial
	B-6 Eastern Waterfront
	B-7 Mixed Development
Office	O-P Office Park
	R-P Residence Professional
Industrial & Airport	I-L and I-Lb Low-Impact
	I-M, I-Ma, and I-Mb Moderate Impact
	I-H and I-Hb High Impact
	A-B Airport Business
Open Space	R-OS Recreation and Open Space
Waterfront	EWPZ Eastern Waterfront Port
	WCZ Waterfront Central
	WPDZ Waterfront Port Development
Overlay Zones	Compact Urban Residential (R-7)
	Downtown Entertainment Overlay
	Fort Sumner Park Height Overlay
	Helistop Overlay
	Institutional Overlay (IOZ)
	Munjoy Hill Neighborhood Conservation
	Island Transfer Station Overlay
	Pedestrian Activities District Overlay
	Stream Protection Overlay
	University of Southern Maine Overlay
	Waynflete School Overlay
Form-Based	IS-FBC India Street Form-Based Code
Other	Shoreland
	Floodplain Management
	RPZ Resource Protection

map, the measurement shall control, unless the zoning map indicates that the zone boundary shall follow an existing property line.

5.2.3 Extension of zone lines

Where a zone boundary line divides a lot in single or joint ownership of record at the time such line is established, the provisions of this Land Use Code for the less restricted portion of such lot shall extend not more than 30 feet into the more restricted portion, provided that the lot has at least 20 feet of street frontage in the less restrictive zone when taken together with adjacent premises which are under the same or equivalent ownership or control. If such boundary line divides a business or industrial zone from a residential zone, no frontage on a street other than the principal business street in the less restrictive zone may be taken into consideration in connection with the right herein granted. This subsection shall not apply to differing dimensional requirements, including height, within a zoning district.

5.3 CONDITIONAL OR CONTRACT ZONING

5.3.1 Authority and purpose

Pursuant to 30-A M.R.S.§ 4352(8), conditional or contract zoning is hereby authorized for rezoning of property where, for reasons such as the unusual nature or unique location of the development proposed, the City Council finds it necessary or appropriate to impose, by agreement with the property owner or otherwise, certain conditions or restrictions in order to ensure that the rezoning is consistent with the City's Comprehensive Plan. Conditional or contract zoning shall be limited to where a rezoning is requested by the owner of the property to be rezoned. The conditional or contract zoning must be consistent with the Comprehensive Plan, and rezoned areas must be consistent with the existing and permitted uses within the original zone. Nothing in this section shall authorize either an agreement to change or retain a zone or a rezoning which is inconsistent with the City's Comprehensive Plan.

5.3.2 In the I-H zone

A conditional or contract rezoning shall only be approved in the I-H or I-Hb zones if, after public hearing and opportunity for public comment, the reviewing body finds that the applicant has carried the burden of proof to show that the proposed development meets the following standards:

A. The proposed development is consistent with the Comprehensive Plan.

B. The proposed development is consistent with the purposes of the underlying zone.

C. The proposed development is designed and operated so that it will prevent undue adverse environmental impacts, substantial diminution of the value or utility of neighboring structures, or significant hazards to the health or safety of neighboring residents by controlling noise levels, emissions, traffic, lighting, odors, and any other potential negative impacts of the proposal.

D. All plans must include complete information of processes, materials, or methods of storage to be used by the development and shall specify how hazardous impacts to neighboring properties will be prevented.

TABLE 5-F: INDUSTRIAL AND AIRPORT ZONE PURPOSE STATEMENTS

I-L & I-Lb	To provide areas in which low-impact industrial uses, and limited other uses serving employees and residents of the surrounding neighborhood, will be compatible with adjacent residential uses, will provide a buffer between residential neighborhoods and higher impact industrial zones, or will stand alone as a smaller scale industrial district. The I-L zone is located adjacent to residential neighborhoods, business uses and other industrial uses where the low-intensity nature of the uses, as well as their strict performance standards, will ensure the compatibility of the uses with other adjacent industrial and nonindustrial uses. Performance standards for uses in the I-L zone are designed to maintain compatibility between low impact industrial uses and neighboring nonindustrial and industrial uses.
I-M, I-Ma, & I-Mb	To provide zones in areas of the city in which low- and moderate-impact industries and transportation-related uses will coexist. I-M and I-Ma zones are located on arterials or collectors. The I-Mb zone is similarly located on the peninsula. These locations provide for direct access onto arterials, thereby protecting residential neighborhoods from drive-through traffic. The purpose of the I-M, I-Ma and I-Mb industrial zones is also to provide for larger industrial buildings and for the limited or controlled use of areas outside of structures for storage of materials and machinery. These facilities often require large volumes of imported materials and products which result in large volumes of shipping and receiving. Often uses may be highway-oriented and transportation-related, thus relying on citywide and regional transportation infrastructure. Industrial uses in these moderate-impact industrial zones may require separation from higher-impact uses.
I-H & I-Hb	To provide areas suitable for higher impact industrial uses than are permitted in other industrial zones and other uses that are capable of demonstrating, through design, layout and topography, their compatibility with, or non-intrusion on, existing or future higher impact industrial uses on adjacent or neighboring I-H zoned properties. Due to the intensity of use, the I-H zones are intended for uses which may require extensive outdoor storage and usage and may utilize heavy equipment. Processes may require separation from residential or sensitive environmental areas. The I-H zones are separated from other nonindustrial uses as well as natural or constructed features. High-impact industrial uses will be of a higher intensity, with a greater lot coverage, than the other zones.
A-B	To provide an area for the development of airport-related enterprises. Appropriate uses permitted in this zone are those customarily associated with the operation of the airport terminal and individual airlines and accessory uses to provide for the comfort and convenience of the airport's patrons and employees.

TABLE 5-G: OPEN SPACE ZONE PURPOSE STATEMENT

R-OS	To preserve and protect open space as a limited and valuable resource; to permit the reasonable use of open space, while simultaneously preserving and protecting its inherent open space characteristics to assure its continued availability for public use as scenic, recreation, and conservation or natural resource area, and for the containment and structuring of urban development; to provide a suitable location for large-scale regional sports and athletic facilities; and to develop an open space system throughout the city, which provides the highest quality parks, plazas, and pedestrian environment. The R-OS zone may include parcels of public property and private property legally restricted from intensive use or development through deed, covenant, or otherwise.

TABLE 6-E: PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

		I-L/I-Lb	I-M/I-Mb	I-H/I-Hb	A-B[7]	Use Standards
Institutional	Airports				●[8]	
	Preschool facilities	●	●			
	Emergency shelters	◐	◐	◐		6.5.6(B)
	Intermediate care facilities		●[4]			
	Places of assembly (<10,000 SF)	●				
Commercial/Services	Bars				●	
	General offices (<5,000 SF)	●[1]	●			
	General offices (>5,000 SF)	●[1]	●			
	General services (<5,000 SF)				●	
	General services (>5,000 SF)				●	
	Hotels				●	
	Recreation and amusement centers	●	●			
	Repair services	●	●	●		
	Restaurants				●	
Industrial	Animal-related services	●[2]				
	Construction & engineering services	●	●	●		
	Dairies	●	●	●		
	Fish waste processing			●		
	Food & seafood processing, packing, and distribution		●	●		
	High-impact industrial uses			●		
	Intermodal transportation facilities	●	●	●		
	Laboratory and research facilities	●	●	●		
	Low-impact industrial	●	●	●		
	Lumber yards	●	●	●		
	Marijuana cultivation facility (<2,000 SF plant canopy)	●	●	●		6.4.10
	Marijuana cultivation facility (2,000-7,000 SF plant canopy)		●	●		
	Marijuana cultivation facility (>7,000 SF plant canopy)			●		
	Marijuana manufacturing facility	●	●	●		
	Marijuana testing facility	●	●	●		
	Printing and publishing	●	●	●		
	Recycling and solid waste disposal facilities		●[5]	●[5]		
	Studios for artists and craftspeople	●	●			
	Telecommunication towers (ground-mounted)		●	●		
	Tow lots		●	●		6.4.17
	Warehousing, storage, and distribution facilities	●[3]	●	●		

TABLE 6-E (CONT.): PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

		I-L/I-Lb	I-M/I-Mb	I-H/I-Hb	A-B[7]	Use Standards
	Correctional pre-release facilities		●[6]	●[6]		6.4.7
	Marinas	●				
Other	Off-street parking				●	
	Solar energy system (minor)	●	●	●	●	6.4.16
	Solar energy system (major)		●	●	◐	
	Utility substations	●	●	●		
	Wind energy system (minor)	◐	●	●	●	6.4.18
	Wind energy system (major)		●	●	◐	

[1] Only back office uses permitted.
[2] Not including kennel or boarding facilities.
[3] Must be less than 10,000 SF in floor area. No outdoor storage permitted. Self-storage not permitted in the I-L/I-Lb zone.
[4] Permitted in existing structures not designed for industrial, amusement, warehouse or manufacturing uses as of 9/15/14 or later. Such structures may be reused or expanded to establish a facility of no more than 30 persons plus staff.
[5] Permitted within an enclosed structure only.
[6] Not permitted in the I-Ma, I-Mb, or I-Hb zones.
[7] Permitted uses on lots within airport restricted access areas shall be limited to those which do not require or encourage access or visits by the public and which provide technical administrative or other support to airport operations.
[8] Including airport administration, terminals, carrier operations, concessions, reservations and ticket sales, freight, repair and storage, fueling services, flying schools, car rental operations, and other associated uses.

TABLE 7-G: INDUSTRIAL & AIRPORT ZONE DIMENSIONAL STANDARDS

	I-L/I-Lb		I-M/I-Ma/I-Mb		I-H/I-Hb		A-B
Lot area (min.)							20,000 SF
Street frontage (min.)	60 ft.		60 ft.		60 ft.		50 ft.[2]
Lot width (min.)							50 ft.
Front setback (min.)	I-L	25 ft.	I-M/I-Ma	1 ft. for each ft. of building height	I-H	25 ft.	None, except 20 ft. if property has frontage on Westbrook St.
	I-Lb	None	I-Mb	None	I-Hb	None	
Rear setback (min.)	I-L	25 ft., except 40 ft. when abutting residential zone	I-M/I-Ma	1 ft. for each ft. of building height up to 25 ft., except 35 ft. when abutting residential zone	I-H	35 ft.	None., except 50 ft. if abutting residential zone or use[3]
	I-Lb	None, except 25 ft. when abutting residential zone	I-Mb	None, except 25 ft. when abutting residential zone	I-Hb		
Side setback (min.)	I-L	25 ft., except 40 ft. when abutting residential zone	I-M/I-Ma	1 ft. for each ft. of building height up to 25 ft., except 35 ft. when abutting residential zone	I-H	35 ft.	None, except 25 ft. if abutting residential zone or use[3]
	I-Lb	None, except 25 ft. when abutting residential zone	I-Mb	None, except 25 ft. when abutting residential zone	I-Hb		
Structure height (max.)	45 ft.		I-M/I-Mb	75 ft.	75 ft.		75 ft., except 45 ft. within 100 ft. of a residential zone
			I-Ma	45 ft.			
Impervious surface ratio (max.)	I-L	65%	I-M/I-Ma	75%	I-H	85%	70%[2]
	I-Lb	100%	I-Mb	100%	I-Hb	100%	
Pavement setback (min.)[1]	15 ft.		10 ft.		10 ft.		

[1] Shall not apply to entrance drives.
[2] Except for lots in airport restricted access areas, which shall not be subject to this provision.
[3] No structure may extend beyond the building line established for any runway or taxiway. If provided, rear and side yards must not be less than 5 ft. in width.

TABLE 6-F: PERMITTED AND CONDITIONAL USES IN RECREATION OPEN SPACE ZONE

	R-OS[1]	Use Standards
Cemeteries	●	
Marinas	●	
Parks and open space	●[2]	
Solar energy system (minor)	◐	6.4.16, 6.5.7(A)
Solar energy system (major)	◐	
Utility substations	●/◐[3]	6.5.6.L, 6.5.7(A)
Wharves, piers, docks, and landing ramps	●	
Wind energy system (minor)	◐	6.4.18, 6.5.7(A)
Wind energy system (major)	◐	

[1] Accessory uses within structures of 2,500 SF or more shall be treated as a conditional use under Subsection 6.5.7(A).
[2] Including active recreational uses, such as playgrounds, golf courses, fields, pools, courts, community gardens, marinas, and sports complexes and passive uses, such as arboretums and picnic areas.
[3] Sewage pumping and treatment facilities shall be permitted. Water pumping stations shall be treated as a conditional use under Subsection 6.5.7.

6.4 SUPPLEMENTAL USE STANDARDS

The following standards shall apply to the following uses as indicated in Tables 6-A to 6-F, whether permitted or conditional.

6.4.1 In general

A. No building intended for use as a habitation shall be erected on a lot which has its only street frontage on a street less than 35 feet wide. No building shall be erected on a lot, except on the islands in Casco Bay, which does not abut a street meeting the minimum requirements for street improvements set forth in this subsection. For purposes of this subsection, street shall be as defined in Article 3, except that a dedicated street which may no longer be accepted due to lapse of time and an accepted street which may have been discontinued by abandonment shall also be deemed to be streets, provided that an applicant for a building permit respecting any lot abutting such street shall, without compensation or claim for damages, and at his or her own cost and expense, first submit to the Building Authority:

1. A deed from the owner of such lot conveying to the City all his or her right, title, and interest in and to such street or any portion thereof.
2. An agreement by such owner forever releasing the City from any and all claims for damages for the laying out and taking of such street and indemnifying the City against any and all other such claims, both such instruments to be executed and in recordable form acceptable to the Corporation Counsel and to encumber and run with the land.

B. For a lot abutting any portion of a street which is unimproved or improved but not permanently paved, that portion which abuts the lot, and any like portion between such portion and the nearest permanently paved street or portion which is the principal access to such lot, shall be improved, including sewers, storm drains, pavement, curbs and, if located on a designated school walking route, sidewalks, in accordance with the City of Portland *Technical Manual*. Where the nearest permanently paved street does not have granite curbing, the Public Works Authority may waive the requirement of curbing under this subsection, if it determines that an acceptable alternative drainage plan will be provided. Prior to the issuance of a building permit for erection of a building on a lot abutting any portion of a street which is unimproved or improved but not permanently paved, the following shall occur:

1. A plan of the street improvements required by this subsection shall be submitted to the Public Works Authority.
2. Upon determination by the Public Works Authority that the plan meets the street improvement requirements established by this subsection, a performance guarantee and inspection fee for said improvements shall be submitted to the City as set forth under Articles 14 and 15. Also as set forth in Articles 14 and 15, a one-year defect bond shall be tendered to the City prior to release of the performance guarantee required hereby. The provisions of this paragraph (2) shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of that same lot on November 19, 1984, and at all times thereafter, and states his or her intention under oath to make the structure his or her personal residence.

C. The requirements of this subsection shall not apply to the following city streets upon their construction by the Public Works Authority to such standards as are determined by the authority to be the most feasible:
   1. Dingley Court.
   2. Morgan Court.

6.4.2 Adult business establishments

A. Adult business establishments shall be located at least 1,000 feet from any other adult business establishment, and at least 500 feet from any residential zone, as measured in a straight line, without regard to intervening structures or objects.

B. No sexually explicit materials, entertainment, or activity shall be visible from the exterior of the premises.

6.4.3 Bars and restaurants in the B-6 zone

A. No bars located east of Waterville Street shall be permitted within 50 feet of Fore Street.

B. Restaurants located east of Waterville Street within 50 feet of Fore Street shall be limited in hours of operation to between 5 a.m. and 11 p.m. each day and food service and consumption shall be the primary function of the restaurant.

6.4.4 Bed and breakfasts

A. In the R-6 and R-6a zones, the minimum gross floor area for bed and breakfasts shall be 2,000 square feet for the first three guest rooms and 500 square feet for each additional guest room.

B. In all mixed-use zones except the B-1/B-1b zones, bed and breakfasts may include a

PROPERTY EXHIBITS

(15 pages to follow)

Best viewed at 800x600, with Internet Explorer

Current Owner Information:

CBL	325 C001001
Land Use Type	VACANT LAND
Verify legal use with Inspections Division	
Property Location	834 RIVERSIDE ST
Owner Information	HALE DOROTHY L 264 BROADTURN RD SCARBOROUGH ME 04070
Book and Page	
Legal Description	325-C-1 TO 7 RIVERSIDE ST R 834-842 39150 SF
Rental Registration	No
Acres	0.8988

Current Assessed Valuation:

TAX ACCT NO.	22816	**OWNER OF RECORD AS OF APRIL 2019**
LAND VALUE	$31,300.00	HALE DOROTHY L
BUILIDING VALUE	$0.00	264 BROADTURN RD
NET TAXABLE - REAL ESTATE	$31,300.00	SCARBOROUGH ME 04070
TAX AMOUNT	$729.60	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

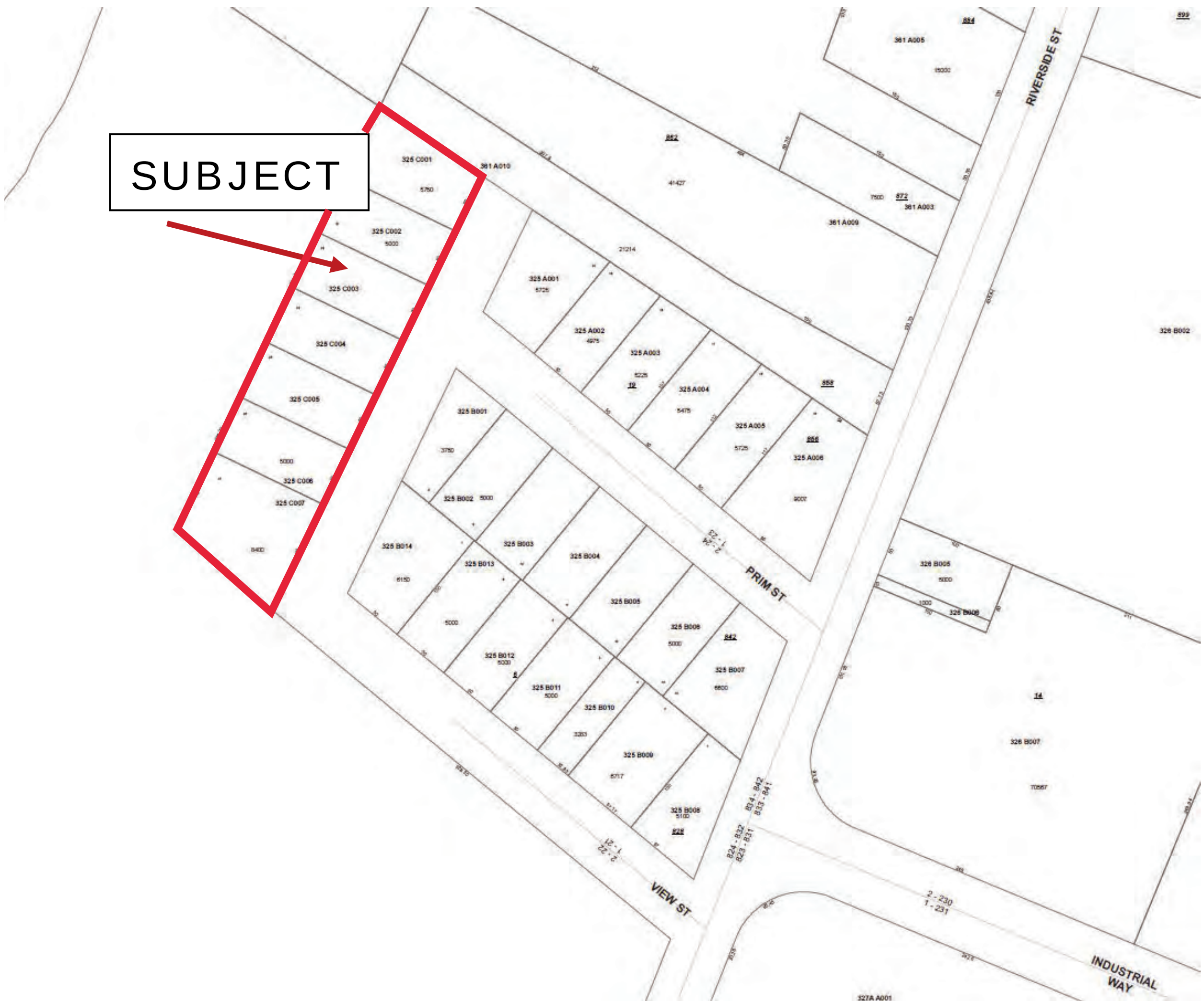
Building Information:

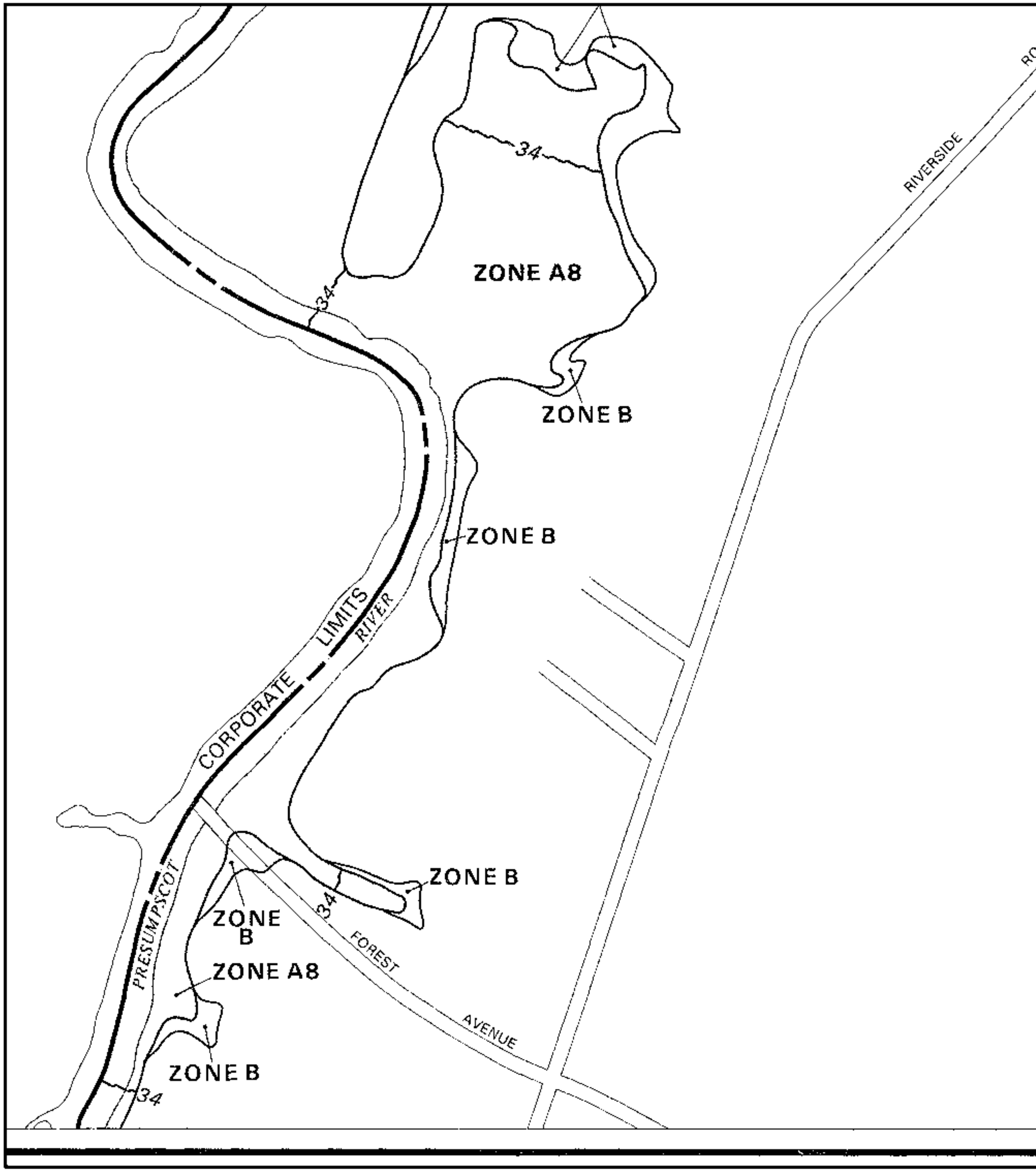
	Building 1
Year Built	
Style/Structure Type	

PORTLAND GIS, AERIAL VIEW OF SUBJECT PROPERTY

ALTERNATIVE VIEW- SUBJECT PROPERTY

CITY ASSESSMENT MAP 325 EXCERPT





N

APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
PORTLAND, MAINE
CUMBERLAND COUNTY

PANEL 1 OF 17
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230051 0001 B

EFFECTIVE DATE:
JULY 17, 1986

Federal Emergency Management Agency

Site View 1

Site View 2

Site View 3

Site View 4

View Street Right-of-Way

Riverside Street – Northerly View

Riverside Street – Southerly View

VIEW STREET STATUTORY VACATION

March 10, 2010

View Street is shown as an unnamed street on a plan of Riverton Park dated October 1896. At some point in time it became recognized as View Street. The Riverton Park plan is recorded at the Cumberland County Registry of Deeds in Plan Book 8, Page 61. The Riverton Park plan is on file at the City of Portland, Department of Public Services, Engineering Archives as Plan File 117/8. View Street is located on the westerly side of Riverside Street northerly of Forest Avenue and is shown on Tax Map 325.

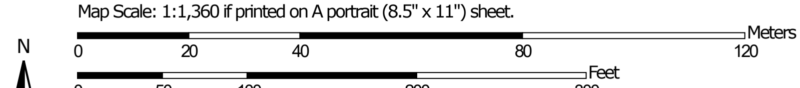
View Street has not been accepted by the City of Portland, according to the Street Records in the Engineering Archives.

View Street is not listed on the City of Portland City Council Order #84 titled "Order Excepting Streets From Deemed Vacation", as passed on September 3, 1997 and recorded in the Cumberland County Registry of Deeds in Deed Book 13326, Page 19. **Omission of the unaccepted View Street from the City Council Order #84 might possibly be deemed a STATUTORY VACATION** as the City Council did not file another Order Excepting Streets From Deemed Vacation prior to or on September 29, 1997. An Attorney should be consulted further on the subject of title and any claims of title.

It is also possible that the original developer, or successors, retained, or conveyed View Street prior to the City Council Order #84, but additional deed research would be required.

William B. Clark, Jr. PLS 2100 City of Portland - DPW Engineering

Map Scale: 1:1,360 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 17, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Lamoine silt loam, 3 to 8 percent slopes	0.2	5.1%
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	1.4	29.8%
WmB	Windsor loamy sand, 0 to 8 percent slopes	3.0	65.0%
Totals for Area of Interest		**4.6**	**100.0%**

Cumberland County and Part of Oxford County, Maine

SuE2—Suffield silt loam, 25 to 45 percent slopes, eroded

Map Unit Setting

National map unit symbol: blk3
Elevation: 10 to 1,500 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Suffield and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Suffield

Setting

Landform: Coastal plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine glaciolacustrine deposits

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 23 inches: silt loam
H3 - 23 to 33 inches: silty clay
H4 - 33 to 65 inches: silty clay

Properties and qualities

Slope: 25 to 45 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Hartland

Percent of map unit: 7 percent
Landform: Coastal plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Suffield, slopes <25%

Percent of map unit: 4 percent
Landform: Coastal plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Belgrade

Percent of map unit: 3 percent
Landform: Coastal plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Suffield, slopes >45%

Percent of map unit: 1 percent
Landform: Coastal plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 17, Jun 5, 2020

Cumberland County and Part of Oxford County, Maine

WmB—Windsor loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w2x2
Elevation: 0 to 1,410 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Windsor and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor

Setting

Landform: Deltas, outwash plains, dunes, outwash terraces
Landform position (three-dimensional): Riser, tread
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loamy sand
Bw - 3 to 25 inches: loamy sand
C - 25 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water capacity: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Hinckley

Percent of map unit: 5 percent
Landform: Outwash plains, eskers, deltas, kames
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Nose slope, side slope, crest, head slope, rise
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Agawam

Percent of map unit: 5 percent
Landform: Kames, moraines, outwash terraces, kame terraces, outwash plains
Landform position (two-dimensional): Footslope, summit, backslope, shoulder
Landform position (three-dimensional): Side slope, crest, tread, riser, rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Deerfield

Percent of map unit: 5 percent
Landform: Outwash plains, deltas, terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 17, Jun 5, 2020

CLIENT ENGAGEMENT LETTER

(3 pages to follow)

Maineland
CONSULTANTS
REAL ESTATE APPRAISALS
Established 1986

December 16, 2020

Mr. Greg A. Mitchell, Director
Economic Development Department
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Real Estate Appraisal Report of:
Riverton Trolley Park Parcels
Off Riverside Street
Portland, Maine 04101

Dear Mr. Mitchell:

In regards to your request, Maineland Appraisal Consultants will be able to complete an appraisal pertaining to the above identified property. The appraisal will be completed in full accordance with The Uniform Standards of Appraisal Practice (USPAP). The purpose of this appraisal is to estimate the as is market value of the fee simple estate.

The fee for the appraisal is $3,400. The report will be delivered upon completion, but no later than approximately February 1, 2021. The report will be emailed to you as a secured PDF.

The appraisal and the resulting estimates of value will be predicated upon the "Scope of Work" and "Limiting Conditions" as defined below.

SCOPE OF WORK

The appraiser:

1. will inspect the subject property to note the characteristics of the property that are relevant to its valuation;
2. will investigate available market data for use in a sales comparison approach to value and, if appropriate, cost and income capitalization approaches. The appraiser's investigations will include research of public records through the use of commercial sources of data such as printed comparable data services and computerized databases. Search parameters such as dates of sales, leases, locations, sizes, types of properties, and distances from the subject will start with relatively narrow constraints and, if necessary, be expanded until the appraiser has either retrieved data sufficient (in the appraiser's opinion) to estimate market value, or until the appraiser believes that he or she has reasonably exhausted the available pool of data. Researched sales data will be viewed and, if found to be appropriate, efforts will be made to verify data with persons directly involved in the transaction such as buyers, seller, brokers, or agents. At the appraiser's discretion, some data will be used without personal verification if, in the appraiser's opinion, the data appear to be correct. In addition, the appraiser will consider any appropriate listings or properties found through observation during appraiser's data collection process. The appraiser will report only the data deemed to be pertinent to the valuation problem;

3. will investigate and analyze any pertinent easements or restrictions, on the fee simple ownership of the subject property. It is the client's responsibility to supply the appraiser with a title report. If a title report is not available, the appraiser will rely on a visual inspection and identify any readily apparent easements or restrictions;
4. will analyze the data found and reach conclusions regarding the market value, as defined in the report, of the subject property as of the date of value using appropriate valuation approach(es) identified above;
5. will prepare the appraisal in compliance with current Uniform Standards of Professional Appraisal Practice as promulgated by The Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute;
6. will not be responsible for ascertaining the existence of any toxic waste or other contamination present on or off the site. The appraiser will, however, report any indications of toxic waste or contaminates that may affect value if they are readily apparent during the appraiser's investigations. Appraiser cautions the user of the report that appraiser is not expert in such matters and that appraiser may overlook contamination that might be readily apparent to parties who are expert in such matters; and
7. will prepare an Appraisal Report, as defined in USPAP, with summary details which will include photographs of the subject property, descriptions of the subject neighborhood, the site, any improvements on the site, a description of zoning, a highest and best use analysis, a summary of the most important sales used in the appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to subject property, and other data deemed by the appraiser to be relevant to the assignment. Pertinent data and analyses not included in the report may be retained in appraiser's files.

LIMITING CONDITIONS

This appraisal report will be made with the following general assumptions:

1.) No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2.) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3.) Responsible ownership and competent property management are assumed.

4.) Information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

5.) All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.

6.) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

7.) It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

8.) It is assumed that the property conforms to all applicable land use regulations and restrictions unless nonconformity has been identified, described, and considered in the appraisal report.

9.) It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.

10.) It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11.) Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances, such as asbestos and other potentially hazardous materials may affect the value of the property. The value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

12.) Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

13.) Possession of this report, or a copy thereof, does not carry with it the right of publication.

14.) The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

15.) Neither all nor part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected, shall be disseminated to the public through advertising, public relations, news, sales, or other media, without the prior written consent and approval of the appraiser.

16.) On all appraisals subject to satisfactory completion, repairs or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in conformance with the plans provided in a workmanlike manner.

17.) The Americans with Disabilities Act (ADA), which became effective January 26, 1992, established a set of guidelines regarding access to buildings. Because codes vary for different building types and different types of ownership, as well as the financial capability of the owner, the appraiser cannot determine compliance. Unless otherwise stated within the appraisal report, noncompliance is not considered in estimating the value of the property.

18.) The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.

If this is satisfactory to you, please sign and return this contract. If you have any questions, please do not hesitate to contact me.

Very truly yours,

David J. Harrigan
Maineland Appraisal Consultants

ACCEPTED BY:

Gregory A. Mitchell 12-17-2020

Greg A. Mitchell Date

DIRECTOR, HOUSING AND ECONOMIC DEV DEPT.

APPRAISER QUALIFICATIONS

(7 pages to follow)

State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS

License Number CG320

Be it known that

MARC A. STANFIELD

has qualified as required by Title 32 MRS Chapter 123 and is licensed as:

CERTIFIED GENERAL APPRAISER

ISSUE DATE
December 13, 2020

Anne L. Head
Commissioner

EXPIRATION DATE
December 31, 2021

MARC STANFIELD
STATE OF MAINE
CERTIFIED GENERAL REAL ESTATE APPRAISER #CG320
LICENSE EXPIRATION DATE: 12/31/2021

EDUCATION

Bi-Annual	Uniform Standards of Professional Appraisal Practice – Appraisal Institute
2011	GIS – Executive Overview – Appraisal Institute
2010	The Discounted Cash Flow Model – Appraisal Institute
2008	Office Building Valuation: A Contemporary Perspective
2007	Land Valuation Adjustment Procedures
2006	Appraisal Consulting – Appraisal Institute Self Storage Economics and Appraisal
2005	Analyzing Distressed Real Estate – Appraisal Institute
2004	Center for Real Estate Education – University of Southern Maine Supporting Capitalization Rates – Appraisal Institute
2003	Subdivision Analysis – Appraisal Institute
2002	Appraisal of Nonconforming Uses – Appraisal Institute Tax Free Exchanges Non-conformance Issues for Shoreland Properties – University of Southern Maine
1999	The FHA and the Appraisal Process – Appraisal Institute
1979-1981	University of Maine at Orono Bachelor of Science Degree in Natural Resource Management/ Land Use Planning
1977-1979	University of Maine at Presque Isle Environment Studies major

EXPERIENCE

1989 to Present	Maineland Appraisal Consultants 30 Exchange Street Portland, ME 04101 Real Estate Appraiser
1989	Property Financial Appraisal Services 449 Forest Avenue Portland, ME 04101 Real Estate Appraiser

1987-1988 First Atlantic Land Company
Portsmouth, NH 03801
Project Management and Land Acquisition
Senior Specialist

PROFESSIONAL AFFILIATIONS

General Certified Appraiser; State of Maine #CG320 (7/19/91)

Environmental Assessment Consultant, (EAC) a professional designation of the National Society of Environmental Consultants, Member 1995 (former)

PARTIAL LIST OF CLIENTS SERVED

TD Bank, Portland, ME
Camden National Bank, Rockport, ME
Bangor Savings Bank, Portland and Bangor, ME
Bank of America, Portland, ME
Gorham Savings Bank, Gorham, ME
KeyBank of Maine, Portland, ME
Maine Bank and Trust, Portland, ME
Norway Savings Bank, Portland, ME
Maine Medical Center, Portland, ME
City of Portland, ME

The following is a brief summary of appraisal assignments completed.

RESIDENTIAL

Over the years I have completed hundreds of residential properties ranging in size, location, and value. During the past several years, I have specialized in ocean front or estate type properties, properties with large tracts of land and valuation of partial interests.

MULTIFAMILY

The assignments vary from 2-unit income properties to 40-unit multi-families. Appraisals for two to four units are completed with a form type structure, while five units or more are completed in a narrative format with values ranging up to $2,000,000.

OFFICE BUILDINGS

Assignments completed range from modest sized 1,000 sf. owner-user properties to 30,000 sf. or larger multi-tenanted buildings.

RETAIL, WAREHOUSE & MIXED USE BUILDINGS

Assignments have typically included mixed use office/retail/residential properties or complexes plus single user retail, light industrial, flex and warehouse type properties.

RAW LAND

Assignments have included a wide variety of residential and commercial land appraisals. I have completed appraisals on numerous subdivisions and condominium complexes ranging from 3 to 90 units, bulk land parcels up to 200 acres, multi-family sites suitable for 30 units and vacant land appraisals for varied retail, industrial and mixed use properties, and valuation of easements including conservation easements for donation purposes.

State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION

OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION

BOARD OF REAL ESTATE APPRAISERS

License Number CG124

Be it known that

DAVID J. HARRIGAN

has qualified as required by Title 32 MRS Chapter 123 and is licensed as:

CERTIFIED GENERAL APPRAISER

ISSUE DATE
November 23, 2020

Anne L. Head
Commissioner

EXPIRATION DATE
December 31, 2021

DAVID J. HARRIGAN – PRESIDENT
STATE CERTIFIED GENERAL APPRAISER #CG124
LICENSE EXPIRATION DATE: 12/31/2021

David J. Harrigan has been appraising real estate since 1984. Over the past 20 years he has established himself as a true professional in the appraisal industry. During this time Mr. Harrigan has performed countless appraisals and appraisal reviews for Maineland Appraisal Consultants. Mr. Harrigan also provides strict state regulated training to staff appraisers entering the industry. As the President of Maineland Appraisal Consultants, he also provides direct supervision and guidance to all of the company appraisers.

A Practicing Affiliate of the Appraisal Institute since 1985, former Board of Director for Avesta Housing and the Mortgage Bankers Association, Approved FHA (#2066) Appraiser since 1985, and Realtor Member since 2005. Mr. Harrigan holds an Associate's Degree from the University of Maine.

EDUCATION

February 2012:	Appraisal Institute - Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets
March 2003:	IPED (101) - Low Income Housing Tax Credits (LIHTC)
February 2002:	Appraisal Institute (620) - Sale Comparison, Small Mixed-Use
October 1998:	Appraisal Institute (430) - Professional Practices
May 1995:	National Society of Environmental Consultants - Residential & Commercial Screening/Phase I Assessments
November 1990:	Society of Real Estate Appraisers - Applied Income Report, Valuation (202)
February 1988:	Society of Real Estate Appraisers (201) - Principles of Income Property Appraising
March 1985:	Society of Real Estate Appraisers (102) - Applied Residential Property Valuation
March 1984:	University of Southern Maine (101) - An Introduction to Appraising Real Property

Degree and Graduate

University Of Maine at Orono, Associate's Degree Criminal Law - June 1977

Graduate: Chelmsford High School, Chelmsford, MA - 1975

APPRAISAL SEMINARS

Bi-annual 1988 to 2020	USPAP Professional Practice – A.I. & S.R.E.A.
2019	Appraising Small Apartment Properties – McKissock
2016	Business Practices and Ethics – A.I.
2011	Income Valuation of Small Mixed-Use Properties

2010	Appraisal Curriculum Overview
2007/09	Evaluating Commercial Construction Quality Assurance/Residential Appraisal
2005/06	Subdivision Valuation - A.I. Prof. Guide to URAR 2005 - A.I.
2003/04	Supporting Capitalization Rates - A.I. Partial Interest Valuation - A.I. Avoiding Liability as an Appraiser - A.I.
2001/02	Review Appraising - A.I. Market Analysis, Trends & Techniques - A.I.
1985 thru 2000	Detrimental Conditions - A.I. Automated Valuation Models - A.I. Hotel/Motel Valuation - A.I. Appraising Conservation Easements - A.I. 2-4 Family/Condo Report Changes - A.I. Development & Reporting of Limited Appraisal (General & Residential) - A.I. The New URAR Seminar - A.I. Appraising Troubled Properties - A.I. Appraisal Review - A.I. Government Regulations - A.I. Rates, Ratios & Reasonableness - A.I. Financial Calculator Seminar - S.R.E.A. Residential Cost Handbook Seminar - M&S Commercial Square Foot Method Seminar - M&S Uniform Residential Appraisal Report Seminar - S.R.E.A. Pre Purchase Home Inspection Seminar - S.R.E.A.
A.I. S.R.E.A. M&S	Appraisal Institute Society of Real Estate Appraisers Marshall & Swift Publications

EXPERIENCE

1986 – Present	Maineland Appraisal Consultants Senior Staff Appraiser/Principal 30 Exchange Street Portland, ME
May 1984 - Sept. 1986	Property Financial Services Portland, ME Fee Appraiser

PROFESSIONAL AFFILIATIONS

F.H.A., Norris Cotton Federal Building
275 Chestnut Street
Manchester, NH
F.H.A./HUD Appraiser #2066

State of Maine Certified General Appraiser #CG124

Environmental Assessment Consultant (EAC)
National Society of Environmental Consultants, 1995 – Inactive

ASSOCIATION MEMBERSHIP

Practicing Affiliate, Appraisal Institute
State of Maine, Chapter #202

Board of Directors:
York Cumberland Housing – Avesta (Former)
Mortgage Banker Association – ME (Former)

PARTIAL LIST OF CLIENTS SERVED

Bank of America, ME & MA
Bath Savings Bank, ME
Bangor Savings Bank, ME
Camden National Bank, ME
Norway Savings Bank, Portland, ME
Gorham Savings Bank, Gorham, ME
Key Bank, Portland, ME & Canton, OH
Maine State Housing Authority
Paul Thelin, Attorney at Law, South Portland, ME
Peoples United, Portland, ME & Bridgeport, CT
TD Bank, N.A., Portland, ME
Saco Biddeford Savings Bank, Saco, ME

For the past 30+ years, Mr. Harrigan has completed appraisals and acted as Maineland Appraisal Consultants Internal “Supervisory” Review Appraiser. Assignments include complex Going Concern Analysis, Leased Fee Estates, Small multi-family and single-family properties, Low Income Housing Tax Credit projects, Luxury Homes, Subdivisions, and Master Condominium Projects.

Albert Frick Associates, Inc.
Environmental Consultants
95A County Road Gorham, ME 04038
Office: (207)839-5563 Fax: (207)839-5564
www.albertfrick.com info@albertfrick.com

Albert Frick, CSS, LSE
Chris Coppi, CWS, LSE
Brady Frick, LSE
Bryan Jordan, LSE
Matthew Logan, LSE
Jamie Latorre, Office Manager

September 16, 2016

Michael King
Mitchell & Associates
70 Center Street
Portland, ME 04101

Re: Wetlands Report-410 Auburn Street, Portland.

Dear Mr. King:

On September 6, 2016, Albert Frick Associates, Inc. (AFA) conducted a wetland delineation at the above-referenced property. Two forested wetlands were delineated with blue flagging and located with a GPS Trimble, Geo 7x unit. The attached site plan illustrates the extent of the forested wetlands on the property. No vernal pools, as defined by Maine's Natural Resources Protection Act (NRPA), were observed on the property.

Jurisdictional Natural Resources:

Wetlands

The forested wetlands are dominated by overstory tree species such as Red Maple (*Acer rubrum)* and (Eastern Hemlock (*Tsuga canadensis)* and therefore, are classified as a Palustrine Forested Wetland with deciduous and coniferous cover (PFO1/4). The two forested wetlands are separated by previously disturbed non-wetland area, a portion of which presently resembles a walking trail.

Permitting:

Maine Department of Environmental Protection (DEP)

Research of the property has revealed that the wetland on the property is eligible for the wetland alteration exemption which allows up to, but not to exceed, 4,300 square feet of wetland alteration pursuant to the Natural Resources Protection Act, 38 M.R.S. 480 (Q) (17). Wetland alterations result from regulated activities which cause a direct or indirect impact to the wetland which include, but are not limited to, filling, soil displacement, vegetation removal and the construction of permanent structures. If a proposed activity on the property results in 4,300 square feet or less of wetland impact, then a permit from the Department is not required in accordance with 480 (Q) (17).

The DEP administers a Tier review process for wetland alterations in square feet (sf) as follows:

Tier 1: 4,300 sf- 14,999 sf of wetland impact
Tier 2: 15,000 sf – 43,560 sf of wetland impact (compensation required)
Tier 3: > 43,560 sf of wetland impact (compensation required)

City of Portland
The wetland on the property is not shown on the shoreland zoning map in accordance with the City of Portland's Zoning Map.

Please contact me if you have any questions or matters for further discussion. I can be reached by phone at 839-5563 or by email at chris@albertfrick.com.

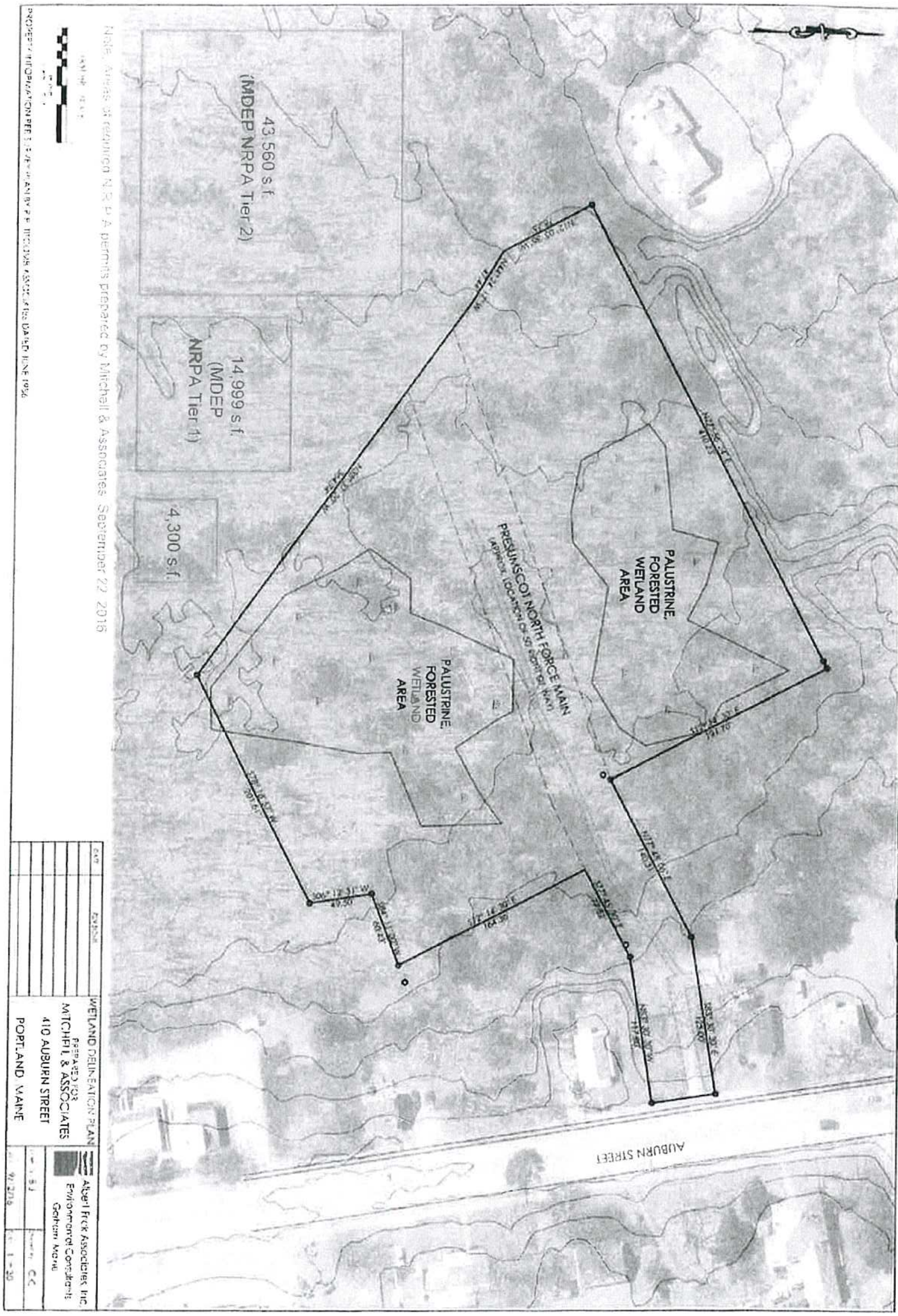
Sincerely,

Chris Coppi

Chris Coppi, CWS
Wetland Scientist
Licensed Site Evaluator

Enc. Site Plan

DS BPM DS GSM



Note: Areas of regulated N.R.P.A. permits prepared by Mitchell & Associates September 22 2016
43,560 s.f. (MDEP NRPA Tier 2)
14,999 s.f. (MDEP NRPA Tier 1)
4,300 s.f.
PALUSTRINE FORESTED WETLAND AREA
PALUSTRINE FORESTED WETLAND AREA
PRESUMPSCOT NORTH FORCE MAIN
AUBURN STREET
WETLAND DELINEATION PLAN
PREPARED FOR
MITCHELL & ASSOCIATES
410 AUBURN STREET
PORTLAND, MAINE
Albert Frick Associates Inc.
Environmental Consultants
Gorham, Maine

DS
BPM

DS
GSM

North Deering Park

BOUNDARY MAP, NATIONAL PARK SERVICE OUTDOOR RECREATION LEGACY PROGRAM