APPRAISAL REPORT

NORTH ROSE WOLCOTT ELEMENTARY SCHOOL
10456 SALTER ROAD
TOWN OF ROSE
WAYNE COUNTY, NEW YORK

PROPERTY OF
THE NORTH ROSE-WOLCOTT
CENTRAL SCHOOL DISTRICT

VALUATION DATE

December 15, 2015

PREPARED FOR

Mr. Stephen Vigliotti
School Superintendent
North Rose-Wolcott School District
11631 Salter Colvin Road
Wolcott, New York 14590

PREPARED BY

ROBERT G. POGEL, SRPA
POGEL, SCHUBMEHL & FERRARA, LLC
Real Estate Appraisal Services
2509 Browncroft Boulevard
Rochester, New York 14625

Pogel, Schubmehl & Ferrara, LLC

Real Estate Appraisal Services

2509 Browncroft Blvd., Rochester, New York 14625 (585) 381-5600, Fax: (585) 381-5696

Robert G. Pogel, SRPA
Craig P. Schubmehl, NYS Cert
Stephen V. Ferrara, SRA

CERTIFICATE FOR: Mr. Stephen Vigliotti
School Superintendent
North Rose-Wolcott School District
11631 Salter Colvin Road
Wolcott, New York 14590

I, the undersigned, do hereby certify to the North Rose-Wolcott School District that I have personally inspected the property known as:

NORTH ROSE WOLCOTT ELEMENTARY SCHOOL
10456 SALTER ROAD
TOWN OF ROSE
WAYNE COUNTY, NEW YORK

To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct, subject to the "General Assumptions and Limiting Conditions" included herein.

This appraisal report has been made in conformity with and is subject to 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 further certify to the North Rose-Wolcott School District that this report has been prepared in conformity with the Real Estate Appraisal guidelines as well as the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. The appraisal assignment was not based on a requested minimum valuation, specific valuation or the approval of a loan.

Employment in and compensation for making this appraisal are in no way contingent upon the value reported, and I hereby certify that I have no present or contemplated future interest in the real estate that is the subject of this appraisal report. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved. The amount of my fee is not contingent upon reporting a predetermined value or upon the amount of the value estimate.

This appraisal report sets forth all of the assumptions and limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analyses, opinions and conclusions contained in this report.

As of the date of this report, I, Robert G. Pogel, SRPA have completed the requirements under the continuing education program of the Appraisal Institute.

I, Robert G. Pogel, am New York State certified in the non-residential category, in accordance with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 and the State laws and regulations of New York State.

No one other than the undersigned prepared the analysis, opinions or conclusions concerning real estate that are set forth in this appraisal.

It is my opinion that the market value of the subject property, as of the 15th day of December, 2015, was:

TWO HUNDRED EIGHTY-FIVE THOUSAND ($285,000) DOLLARS

It is further my opinion that the market value of the 36-acre subject site, as of the 15th day of December, 2015, was:

SEVENTY-TWO THOUSAND ($72,000) DOLLARS

Pogel, Schubmehl & Ferrara, LLC

Robert G. Pogel, SRPA
NYS Certified General Real Estate Appraiser
Certificate No. 46000009656

January 5, 2016

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GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for the legal description, or legal matters and title to the property is assumed to be good and marketable unless otherwise stated.

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

Responsible ownership and competent property management are assumed.

The information furnished by others is believed to be reliable, however, no warranty is given for its accuracy.

All engineering is assumed to be correct. The plot plans and exhibits in this report are included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.

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

It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event only with proper written qualification and only in its entirety.

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

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

Disclosure of the contents of this report is governed by the By-laws and regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any value conclusions as, or the identity of the appraiser) 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.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field of environmental impacts upon real estate if so desired.

Competency Provision of Uniform Standards of Professional Appraisal Practice:

No additional steps were necessary to comply with the competency provision of the USPAP as the undersigned has the necessary appraisal education and experience to complete the appraisal assignment.

Hypothetical Assumptions: None

Extraordinary Assumptions: None

Services on Property Within Past Three Years: None

PURPOSE, USE AND DATE OF APPRAISAL:

The purpose of this appraisal is to estimate the market value of the subject property as of the date of inspection, on the 15th day of December, 2015. This report is to be used by the client for the purpose of determining market value for internal purposes.

DEFINITION OF MARKET VALUE:

Market value is defined 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, and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated,
- both parties are well-informed or well-advised, and both acting in what they consider their 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."[1]

[1] Source: Rules and Regulations, *Federal Register*, Vol. 55, No. 165, Page 34696. Effective date 8/24/90.

PROPERTY RIGHTS APPRAISED:

Those rights accruing to and inherent in fee simple ownership. 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."[2]

INTENDED USERS:

The intended users of this report are Mr. Stephen Vigliotti, superintendent of the North Rose-Wolcott Central School District, other employees of the school district, as well as the undersigned appraiser.

SCOPE OF APPRAISAL:

The scope of the appraisal involves the process of collecting and reporting market data. The subject of this appraisal consists of a 36-acre parcel of land improved with a masonry school building. The original three-story building section was constructed in 1927 with subsequent one-story additions in 1955, 1993 and 2011. The building complex contains a gross area of 96,196 square feet plus a masonry bus garage containing 8,650 square feet.

When considering market value, there are three approaches to value that may be utilized by appraisers. These approaches provide data from the market from different sources when all are available. They are commonly referred to as the Cost Approach, the Income Capitalization Approach and the Sales Comparison Approach.

Due to the age of the building improvements and speculation involved in estimating accrued depreciation, the appraiser has not utilized the Cost Approach. The Income Approach is not applicable due to the fact that the property is not currently capable of generating a sufficient income stream having continually been utilized as a public school. The only approach that has been utilized is the Sales Comparison Approach. In utilizing this approach, the appraiser has made a search in the marketplace for similar properties that have sold within the recent past. Several sales involving school buildings have been analyzed within this approach. The market value of the 36-acre site will also be estimated based upon market comparisons.

In addition to making an inspection of the subject property, the appraiser has also made an inspection of the comparable sales. The sales have been verified with one of the parties involved within the transaction, and the appraiser has examined deeds recorded in the County Clerk's Office.

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[2] *The Dictionary of Real Estate Appraisal*, Fifth Edition, Appraisal Institute, Chicago, IL, 2010

NEIGHBORHOOD ANALYSIS:

The subject property is located in the northern sector of the Town of Rose a short distance south of the Rose-Huron Town Line Road and four miles southwest of the Village of Wolcott. The Towns of Rose, Butler, Huron and Wolcott are rural communities. Wolcott has a population of 4,692 persons including 1,712 residing in the village, Butler has a population of 2,064 persons, Rose, 2,369, and Huron, 2,118 persons.

The county seat for Wayne County is the Village of Lyons located in the southern sector of Wayne County. Wolcott is readily accessible from east to west by Route 104 which extends across the entire width of Wayne County. Route 89, a major north-south traffic artery, intersects with Route 104 a short distance east of the intersection of New Hartford Street with Route 104.

Area residents are served by two public school systems. The North Rose-Wolcott Central School District has an elementary school at 10456 Salter Road, the middle school at 5957 New Hartford Street in the village which is the subject of this appraisal, and the high school at 11631 Salter-Colvin Road. The Red Creek Central School District is located in Red Creek, and the area is also served by the Wayne-Finger Lakes BOCES in Newark. The Huron Head Start is located at 11359 Ridge Road in Wolcott.

Tourism is an important industry in the area due to the proximity to Lake Ontario. Sodus Bay Port and Fair Haven are lined with summer and year-round homes. The projection offered by the bays is a safe haven for boaters. Other attractions in the area include the Chimney Bluff State Park, the Seewe Trail and the Lake Ontario Wine Trail. The Montezuma Wildlife Refuge is located on Route 89 in the Town of Montezuma in Seneca County.

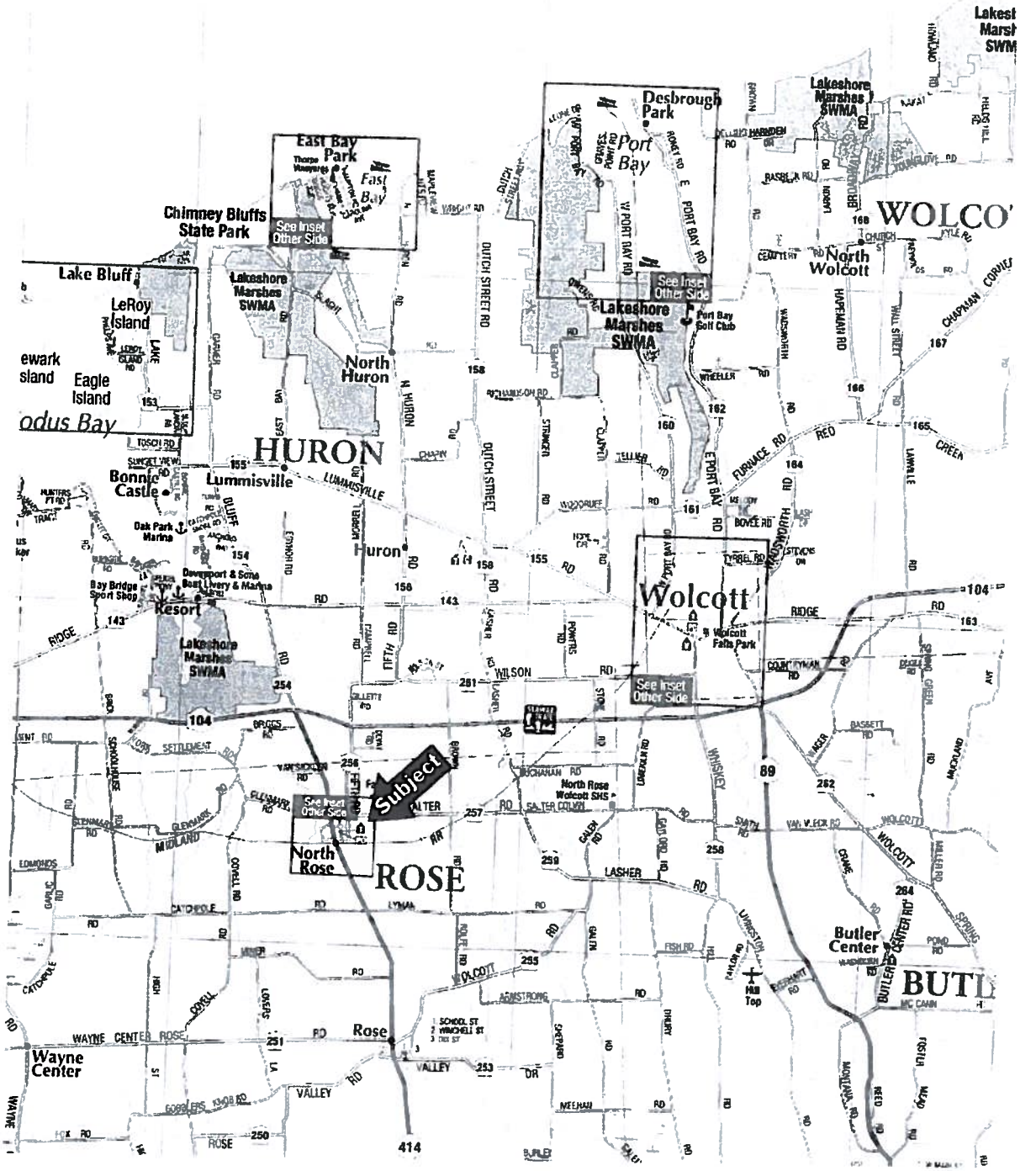
Agriculture is an important industry in the area with particular emphasis on raising apples due to the proximity to Lake Ontario which has a moderating effect on the weather, particularly in the spring. Other agricultural enterprises in the area include some dairy farming and raising cash crops such as corn, soy beans, wheat, and the like.

Shopping facilities for residents are available in the business district in Wolcott with major shopping centers located in Newark, Waterloo and Seneca Falls as well as in the City of Auburn to the southeast.

In conclusion, I would like to point out the fact that there has been very little commercial or industrial development taking place within the area. Due to the current economic climate, the appraiser anticipates that the market will remain stable with little if any appreciation anticipated within the foreseeable future.

ONTARIO

LOCATION MAP



SITE ANALYSIS:

The subject property is identified by SBL No. 73116-00-928163 on assessment maps of the Town of Rose. The site contains 950 feet of frontage along the southerly side of Salter Road a short distance east of its intersection with 5th Road. The property is also accessed from a secondary street known as Caroline Avenue.

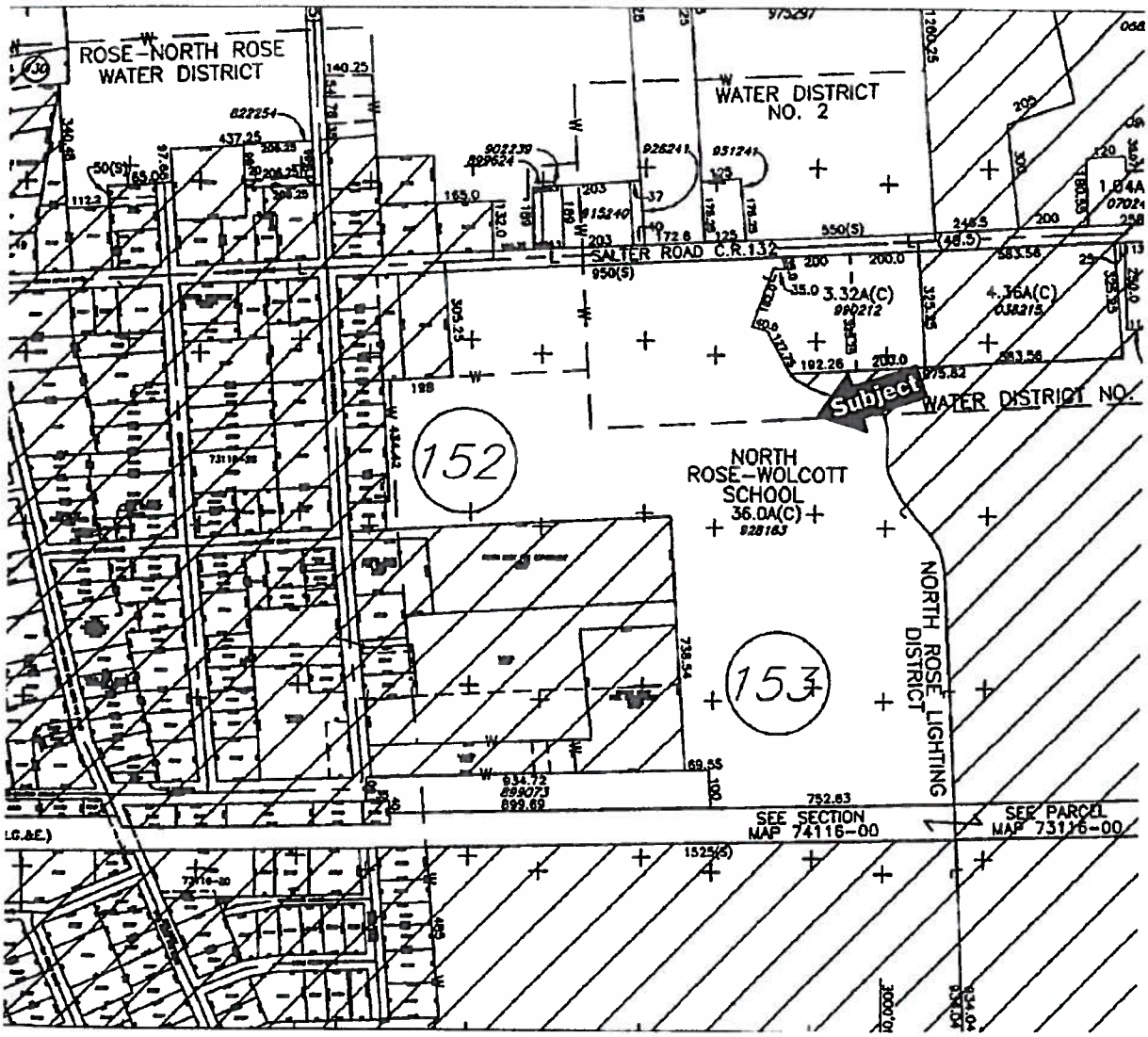
The topography of the land is level to gently sloping, rising moderately toward the rear boundary. The athletic fields at the rear of the site are open with some trees along the outer boundaries.

Site improvements consist of a blacktop parking area at the north end of the site that will accommodate 145 vehicles with additional parking space for over 30 school buses. The site also includes a fuel center with a canopy and 10,000 gallon storage tank.

Public services and utilities available to the property include electric, telephone, and public water. Sewer facilities are not available and sewage disposal is handled with an on-site system that was recently upgraded.

The appraiser has included a tax map on the following page that further describes the site.

TAX MAP


ROSE-NORTH ROSE
WATER DISTRICT
WATER DISTRICT
NO. 2
SALTER ROAD C.R.132
3.32A(C)
4.36A(C)
Subject
WATER DISTRICT NO.
152
NORTH
ROSE-WOLCOTT
SCHOOL
36.0A(C)
153
NORTH ROSE LIGHTING
DISTRICT
SEE SECTION
MAP 74116-00
SEE PARCEL
MAP 73116-00

BUILDING IMPROVEMENTS:

Building improvements consist of a masonry school building containing 96,196 square feet plus a masonry bus garage with 8,300 square feet.

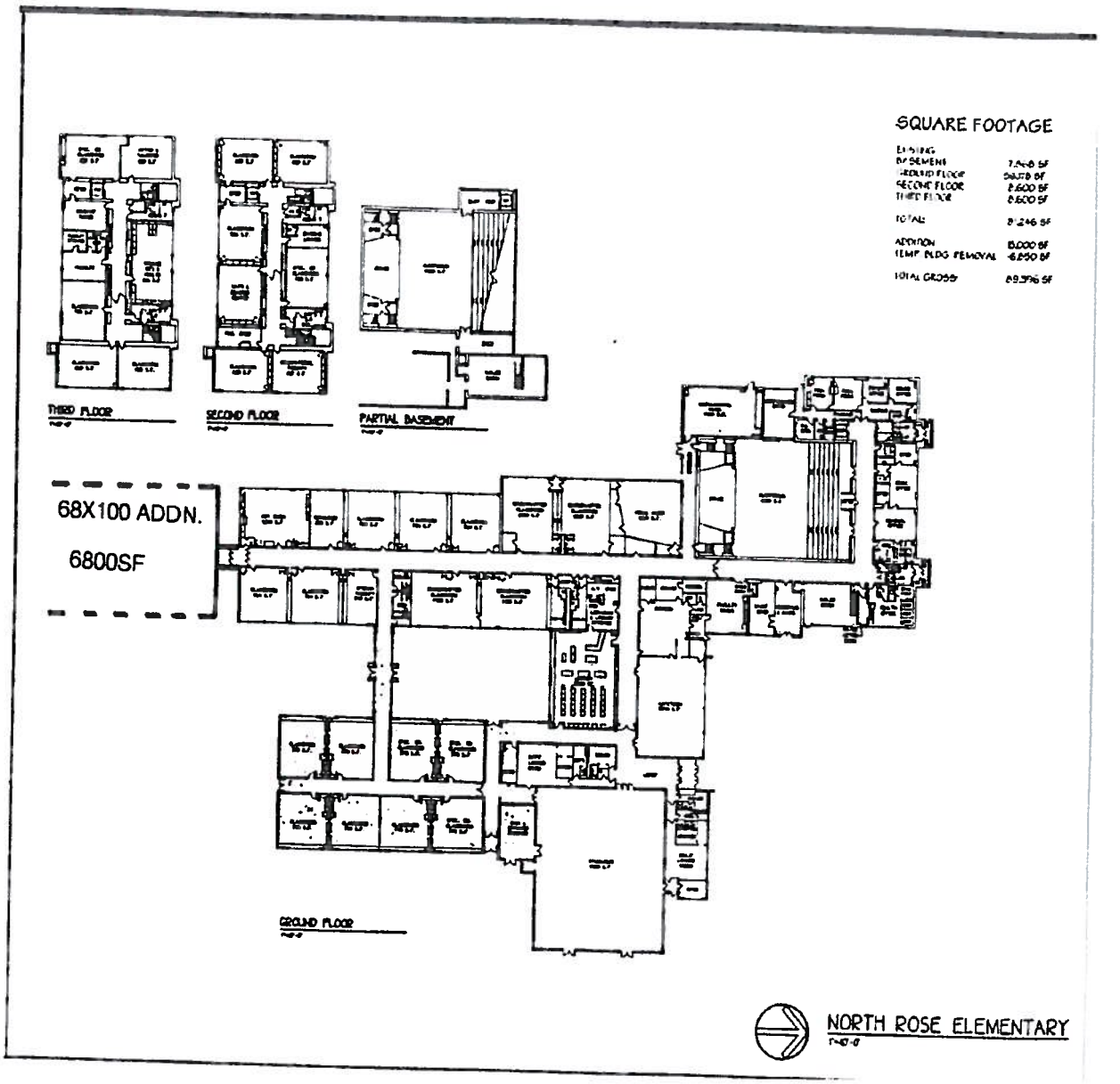
The original three-story section of the school contains a gross area of approximately 25,000 square feet with 8,600 square feet on the second and third floors. This section of the building was constructed in 1927. There were subsequent additions to the building including the gym and classroom areas in 1955 with another addition in 1993. The last addition to the structure included more classrooms in a 6,800 square foot addition in 2011. The three-story section of the building features an auditorium with a stage. This section of the building also has a nurse's office and administrative offices. The second and third levels of the building are devoted to various classrooms. Each level of the building has a boy's and girls' restroom, and the building also features locker rooms. Hallways have wall-to-wall carpeting with plastered walls and drop ceilings with 2' x 2' panels.

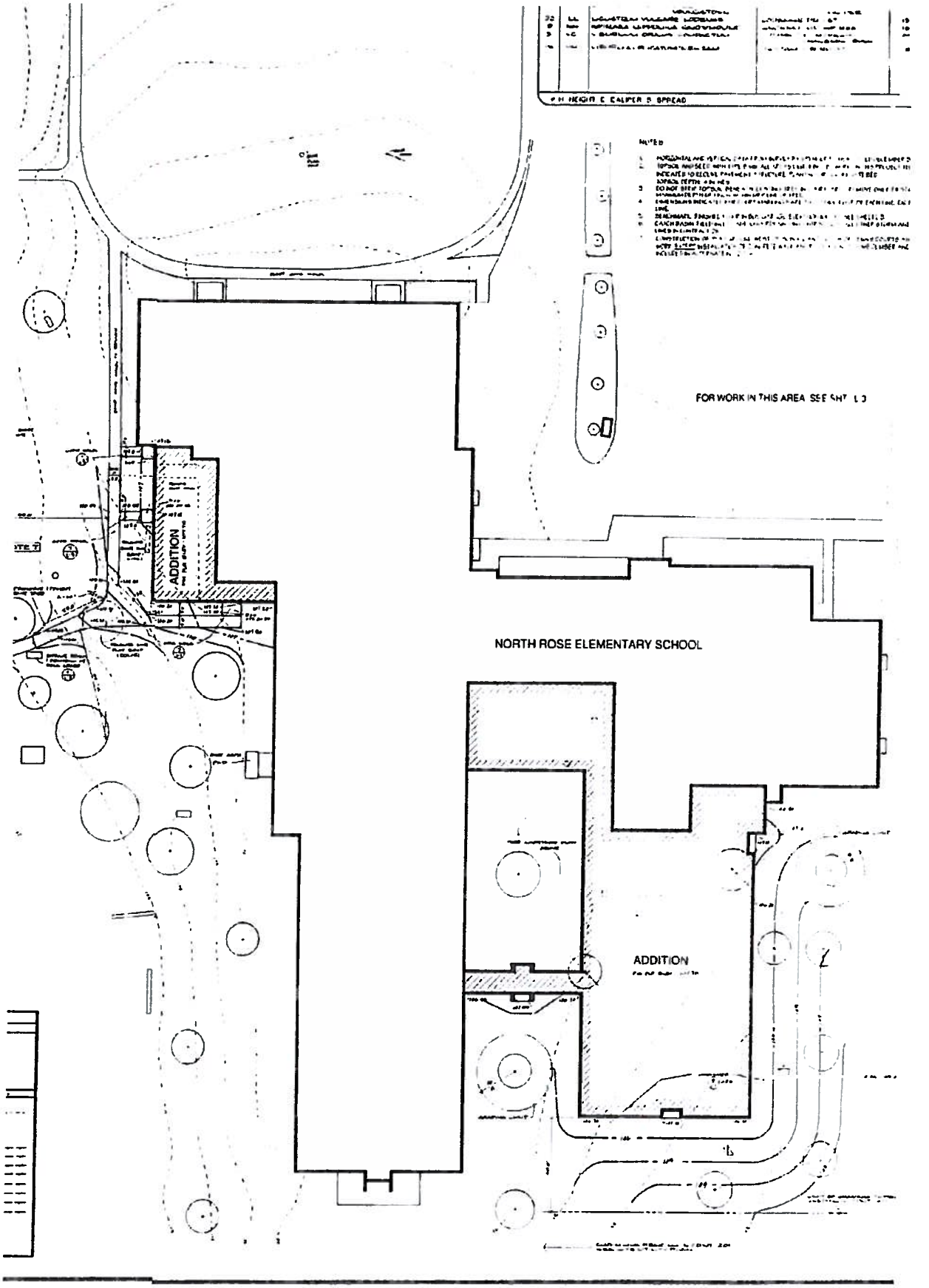
The building also has a large kitchen and cafeteria with a central hall and various classrooms. There is also a large gymnasium with boys' and girls' locker rooms that are full tile. The rear wing of the building constructed in 2011 is also devoted to classrooms.

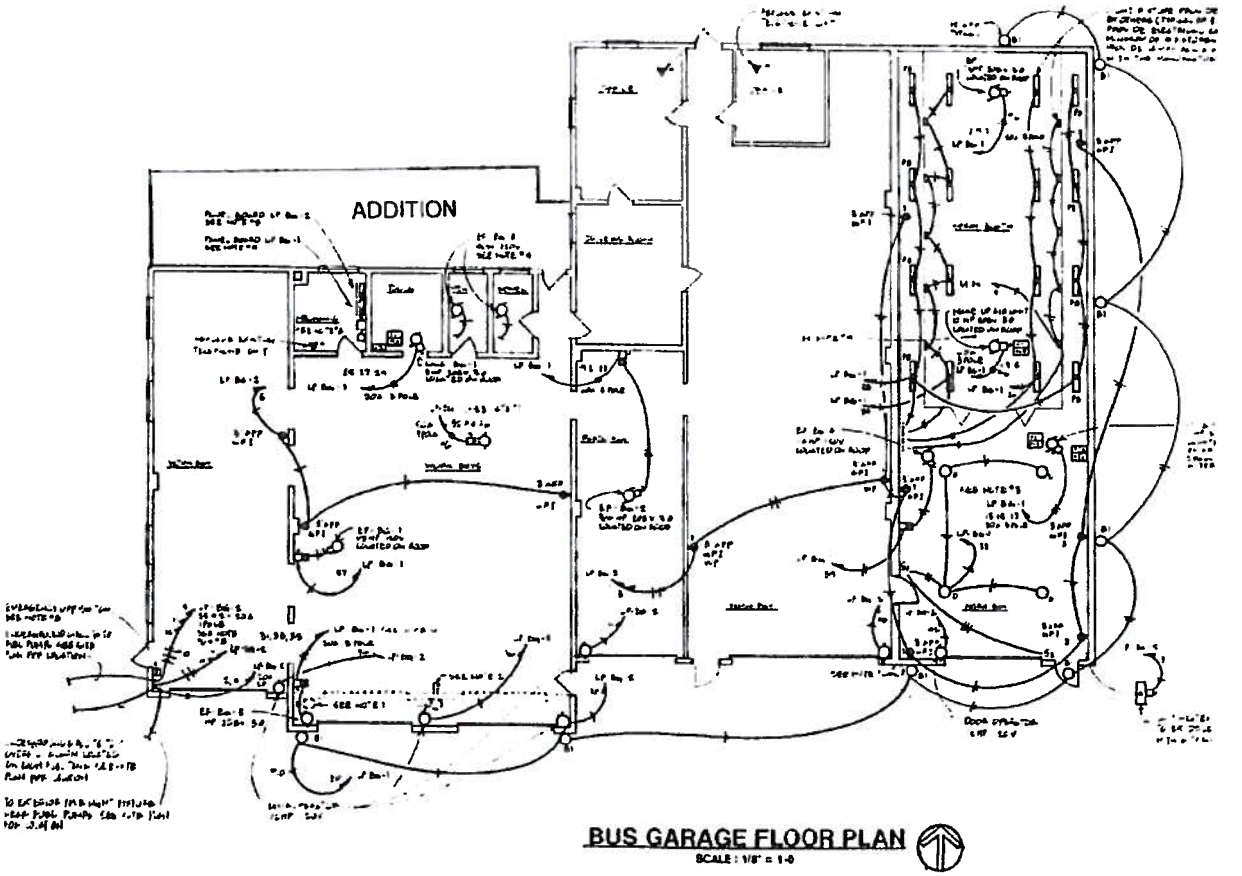
The heating system was recently upgraded with three new boilers. The facility also features an emergency generator. Electric service is 1600 amp, and there is a membrane roof covering most of the building with some areas having tar and gravel ballast. The exterior of the building has a brick veneer. New windows were installed in 1993.

Additional building improvements consist of a masonry bus garage containing a gross area of 8,650 square feet. The structure contains five bays plus one high bay. The building was constructed from concrete block with a steel truss supporting the roof which has a metal deck. The garage area is heated with a Rayvac system and a forced-air furnace for heating the office. There are approximately 1,000 square feet of office with a breakroom containing some wall cupboards, a Formica counter, and stainless steel sink. There are also men's and ladies' powder rooms in this section of the building.

The appraiser has included a building plan and foundation sketch on the following three pages that further describe the structure.


SQUARE FOOTAGE
EXISTING
BASEMENT
GROUND FLOOR
SECOND FLOOR
THIRD FLOOR
TOTAL
ADDITION
TEMP BLDG REMOVAL
TOTAL GROSS
THIRD FLOOR
SECOND FLOOR
PARTIAL BASEMENT
68X100 ADDN.
6800SF
GROUND FLOOR
NORTH ROSE ELEMENTARY


FOR WORK IN THIS AREA SEE SHT L 3
ADDITION
NORTH ROSE ELEMENTARY SCHOOL
ADDITION



8,650SF

CURRENT OWNERSHIP, OCCUPANCY AND CONTACT WITH OWNER:

Title to the subject property is reputedly vested in the North Rose-Wolcott Central School District. The legal description has not been provided and calculations from the tax maps are assumed to be accurate. The appraiser made a personal inspection of the property on the 15th day of December, 2015 with Mr. Billy Fisher, the facility person for the school district.

ZONING:

The appraiser contacted Mr. Henry Dunphy, the code enforcement officer for the Town of Rose. He indicated that the property is zoned Rural Residential which requires a minimum lot size of one acre with a minimum frontage of 200 feet.

ASSESSED VALUATION:

The subject property is identified by Map No. 73116-00-928163 with a total assessed valuation of $2,961,000, of which $55,000 is allocated to the land. The assessed valuation is well in excess of the actual market value which is more or less typical for municipal buildings.

HIGHEST AND BEST USE:

Highest and best use is defined as "that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonable, probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value.

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

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

In estimating highest and best use, a four-stage analysis is required:

1) Possible Use. What uses of the site are physically possible?
2) Permissible Use. What uses are legally permitted on the site based on zoning and deed restrictions?
3) Feasible Use. Among those physically possible and legally permissible uses, which are economically feasible by producing a net return to the owner of the site?
4) Highest and Best Use. Among the feasible uses, which use will produce the highest net return or the highest present value?[3]

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[3] Real Estate Appraisal Terminology compiled and edited by Byrl N. Boyce, Ph.D., Center for Real Estate and Urban Economic Studies, University of Connecticut. Sponsored by the Society of Real Estate Appraisers. 1984, Pages 126, 127.

Highest and Best Use as if Vacant:

The subject site contains 36± acres with 950 feet fronting along Salter Road. The land is at grade along most of the frontage rising moderately toward the rear boundary. The property has a rural location along the east boundary of the Hamlet of North Rose. There has been very little new construction in the area due to the current economic climate. Based upon these factors, it is the appraiser's opinion that the highest and best use of the property if vacant would be for single-family residential use.

Highest and Best Use as Improved:

As improved, the property consists of a one- and three-story school building containing approximately 96,000 square feet plus the 8,650 square foot bus garage. Alternate uses for most school facilities include residential conversion or office development. Due to the size of the building improvements and cost of conversion, it is considered unlikely that the property would be re-developed for residential use. It may be possible to find some institutional tenant that could utilize some of the space allowing a developer to utilize the remaining building area for residential conversion.

The appraiser is aware of a single-story school at 52 Pulaski Street in the Village of Altmar in Oswego County that was developed for use as a restaurant and motel. The majority of the structure was one-story rendering rehabilitation for this use as a feasible option. Another similar property in nearby Parish consisted of a former single-story school at 25 Union Street that was converted for office/light industrial use. Again, this was a single-story structure that was much more adaptable for some other use.

It is highly improbable that in the Wolcott area there would be any demand for the continued use of the property as a school. Based on these parameters, it is the appraiser's opinion that the highest and best use of the property would be for a combination of residential/institutional use.

VALUATION:

COST APPROACH:

The Cost Approach has not been utilized in the valuation of the subject property.

INCOME APPROACH:

The Income Approach has not been utilized in the valuation of the subject property.

LAND VALUATION:

The subject property is zoned for residential use. A schedule of several recent land sales within the Towns of Butler and Wolcott have been included. A search was also made in the Town of Huron although there have not been any recent land sales of parcels located within close proximity to the subject. The appraiser has correlated the market value of the subject's land at $2,000 per acre which is near the upper end of the range indicated by the sales.

36 Ac. x $2,000/Ac. = $72,000

RESIDENTIAL LAND SALES

No.	Address	SBL No.	Sale Date	Recording No.	Sale Price	Lot Size (Ac)	Zoning	Price/ Acre	Comments
1	N/S Salter Colvin Rd, Butler	75116-00-612356	8/15	9173531	$13,500	9.6	Unzoned	$1,406	Located east of Limekiln Road, gently rolling, partly wooded, no public water.
2	10254 Furnace Rd, Wolcott	75118-00-908082	6/15	9171061	$28,000	18.29		$1,531	Located near southwest corner of East Port Bay Road, generally level, partly wooded, public water.
3	7463 Hapeman Rd, Wolcott	76119-00-514144	2/15	9168457	$20,000	8		$2,500	W/S Hapman Road north of Furnace Road, gently rolling, partly wooded, no public water.
4	7135 Hapeman Rd, Wolcott	76116-00-728694	2/13	9148598	$16,000	14.9		$1,074	Northwest corner Red Creek Road. Site is wooded, public water.
5	South of 4768 Butler Center Rd, Wolcott	77115-00-168770	1/12	9135052	$26,000	18.64		$1,398	Located north of Pond Road, heavily wooded, no public water.
6	E/S Whiskey Hill, Butler	75115-00-988373	7/13	9153146	$13,000	6		$2,167	Located south of Fish Road, gently sloping, partly wooded, no public water.
7	13081 Ridge Rd, Wolcott	77117-00-175585	4/13	9150248	$19,900	6.49	A5A	$3,066	Rectangular parcel fronts between Ridge Road and Route 104, level topography, mostly open.

SALES COMPARISON APPROACH:

In arriving at a value via the Sales Comparison Approach, the appraiser has made a search in the marketplace for sales of similar properties that have transpired within the recent past. The overall functionality of the subject property is impacted by its rural location combined with the fact that part of the building structure is on three levels. In addition, the overall size of the building complex is in excess of 100,000 square feet inclusive of the bus garage. Smaller structures generally have superior functional utility than large structure particularly in rural communities. Four sales have been analyzed within this approach.

The first sale that has been considered is property at 2892 Route 34B in the Town of Scipio in Cayuga County. The property is located in a rural setting south of the City of Auburn and just north of the Venice Scipio town line in Scipio. The site contained 19.4 acres with 900 feet of frontage along Route 34B. Building improvements consisted of a two-story masonry school building constructed in 1970 containing a gross building area of 59,704 square feet plus a 1,440 square foot frame, two-bay storage barn. The building had typical classrooms with a cafeteria and gym with a stage at one end. The structure also had an elevator. On-site parking was available for approximately 90 vehicles on a paved lot. The grantee reputedly acquired the structure for use as a culinary school. To date, however, the structure remains vacant. The property sold in August of 2013 for $228,200 computing to $3.89 per square foot of gross building area.

The sale has been adjusted downward 10% to reflect the smaller, more marketable building size and downward 20% to reflect the superior functional utility of the building based upon its overall utility. After adjustment, the sale indicates an adjusted sale price of $2.72 per square foot of gross building area.

The second sale is a property known as St. Michael's School at 325 South Main Street in the Village of Newark. The property consists of a 1.73-acre site located at the southwest corner of South Main Street and William Street. Building improvements consist of a two-story masonry school building constructed around 1955 containing a gross area of 36,000 square feet including the English basement. The building has 27,000 square feet above grade with 16,500 square feet on the first floor and 10,500 square feet on the second level. Windows are thermopane having been replaced 10 to 15 years ago as well as the roof. The property is currently under contract to a local housing authority with plans to convert the building for senior housing. Parking is limited and will be shared by other property owned by St. Michael's. The contract price is $200,000 generating a unit cost of $7.41 per square foot of gross building area exclusive of the English basement area.

The second sale has been adjusted downward 15% to reflect the more marketable, smaller building size with a negative adjustment of 20% to reflect the superior functional utility, indicating an adjusted sale price of $4.82 per square foot of gross building area.

The third sale that has been utilized is property at 25 Union Street in the Village of Parish in Oswego County. The property consists of 22.764 acres of land fronting along Union Street and Montgomery Street within the village. The land was improved with a single-story

masonry/steel school building constructed in 1960 containing a gross area of 51,730 square feet. The structure was in good condition at the time of sale as the property had been vacant for less than two years. The building had a new roof installed in 2004, was heated with an oil-fired boiler, and there was a back-up generator. The property was on village sewers although water was supplied by a well system.

The property sold in November of 2013 for $340,000 computing to $6.57 per square foot of gross building area. The grantee purchased the property for light manufacturing/office use. When verifying the sale, the representative of the grantee indicated that the property was a good fit for their business as they preferred a location between Syracuse and Watertown.

When compared with the subject property, the sale has been adjusted downward 10% to reflect the more marketable, smaller building size with a negative adjustment of 10% to reflect the superior overall condition. A negative adjustment of 25% has been made to reflect the superior functional utility, indicating an adjusted sale price of $3.61 per square foot of gross building area.

Also considered is property at 52 Pulaski Street in the Village of Altmar. Altmar is located five miles east of Exit 36 on I-81. The transaction involved 30.11 acres of land fronting along Pulaski Street with 1,600 feet of frontage on the Salmon River. Building improvements consisted of a masonry/steel school building containing a gross area of 44,972 square feet. The original two-story structure was built in 1935 with a subsequent single-story addition constructed around 1960. The structure was renovated in 2001/2003 with new windows. The building was heated with two oil-fired boilers and there was a back-up generator. The property was generally in good condition at the time of sale according to the grantee.

The property sold in April of 2013 for $410,000 or $9.12 per square foot of gross building area. The property was subsequently converted into a lodge featuring a restaurant with banquet facilities known as the Tailwater Lodge. The classrooms were converted to motel rooms with the gym converted to a banquet room. The school kitchen is still used as a kitchen for the facility. A large canopy was subsequently added.

The sale has been adjusted downward 10% to reflect the more marketable building size, 10% for condition, and 20% for the superior functional utility, indicating an adjusted sale price of $5.46 per square foot of gross building area.

After making adjustments to the above sales, the adjusted sale prices indicate a range from $2.72 per square foot to $5.46 per square foot of gross building area.

Sale 1 indicates an adjusted sale price of $2.72 per square foot which would equate to a dollar value of $184,000 for the subject property when rounded to the nearest thousand dollars. Sale 2 indicates an adjusted sale price of $4.82 per square foot or $505,000, Sale 3

indicates an adjusted sale price of $3.61 per square foot or $378,000, and Sale 4 an adjusted sale price of $5.46 per square foot or $571,000. The appraiser has correlated the final value estimate at the lower end of the range at $285,000.

COMPARATIVE SALES ANALYSIS - MARKET DATA APPROACH

Sale No.	Subject	1	2	3	4
Location	10456 Salter Rd Rose	2892 Rte 34B Scipio	Part of 325 S Main St, Newark	25 Union St Parish, Oswego Co	52 Pulaski St Altmar, Oswego Co
Sale Price		$228,200	$200,000	$340,000	$410,000
Sale Date	12/15/15	8/9/13	2015	11/26/12	4/1/13
Land Area	36 Ac	19.4 Ac	1.75 Ac	22.76 Ac	30.11 Ac
Building Size	96,196 SF 8,650 SF Bus garage (104,846 SF)	59,704 SF	27,000 SF	51,730 SF	49,972 SF
Year Built	1927, 55, 93, 2011	1978	Circa 1955	1960	1935, 60
Construction	Masonry	Masonry	Masonry	Masonry	Masonry
No. of Stories	One/Three	Two	Two	One	One/Two
Condition	Average/Good	Average/Good	Average/Good	Good	Good
Functional Utility	Fair	Fair/Average	Fair/Average	Average/Good	Average/Good
Sale Price/SF		$3.89	$7.41	$6.57	$9.12
Adjustments:					
Building Size		($0.39)	($1.11)	($0.66)	($1)
Condition		$0.00	$0.00	($0.66)	($1)
Functional Utility		($0.78)	($1.48)	($1.64)	($2)
Other					
Net Adjustments:		($1.17)	($2.59)	($2.96)	($3.66)
Indicated Market Value:		$2.72	$4.82	$3.61	$5.46

IMPROVED SALE NO. 1

PROPERTY TYPE: Emily Howland Elementary School
PROPERTY ADDRESS: 2892 Route 34B, Town of Scipio, Cayuga County

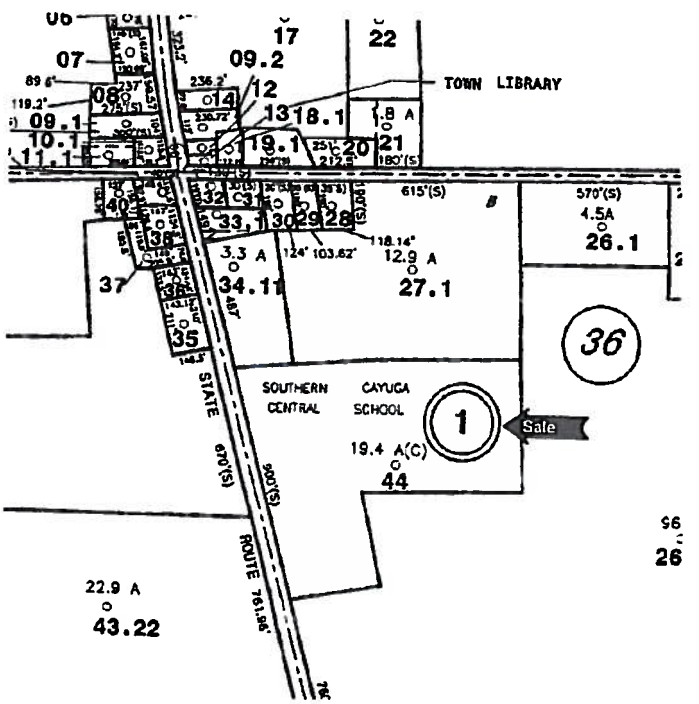
GRANTOR: Board of Education of the Southern Cayuga Central School District
ADDRESS: 2892 State Route 34B, Scipio, NY

GRANTEE: Tusef Holdings, LLC
ADDRESS: 107 Northview Road, Ithaca, NY

DEED DATE:	6/--/13	RECORDING DATE:	8/29/13
LIBER:	1517	PAGE:	261
SALE PRICE:	$228,280	REVENUE STAMPS:	$914
VERIFICATION:	Nynett Adams for Grantor	DATE:	12/16/15

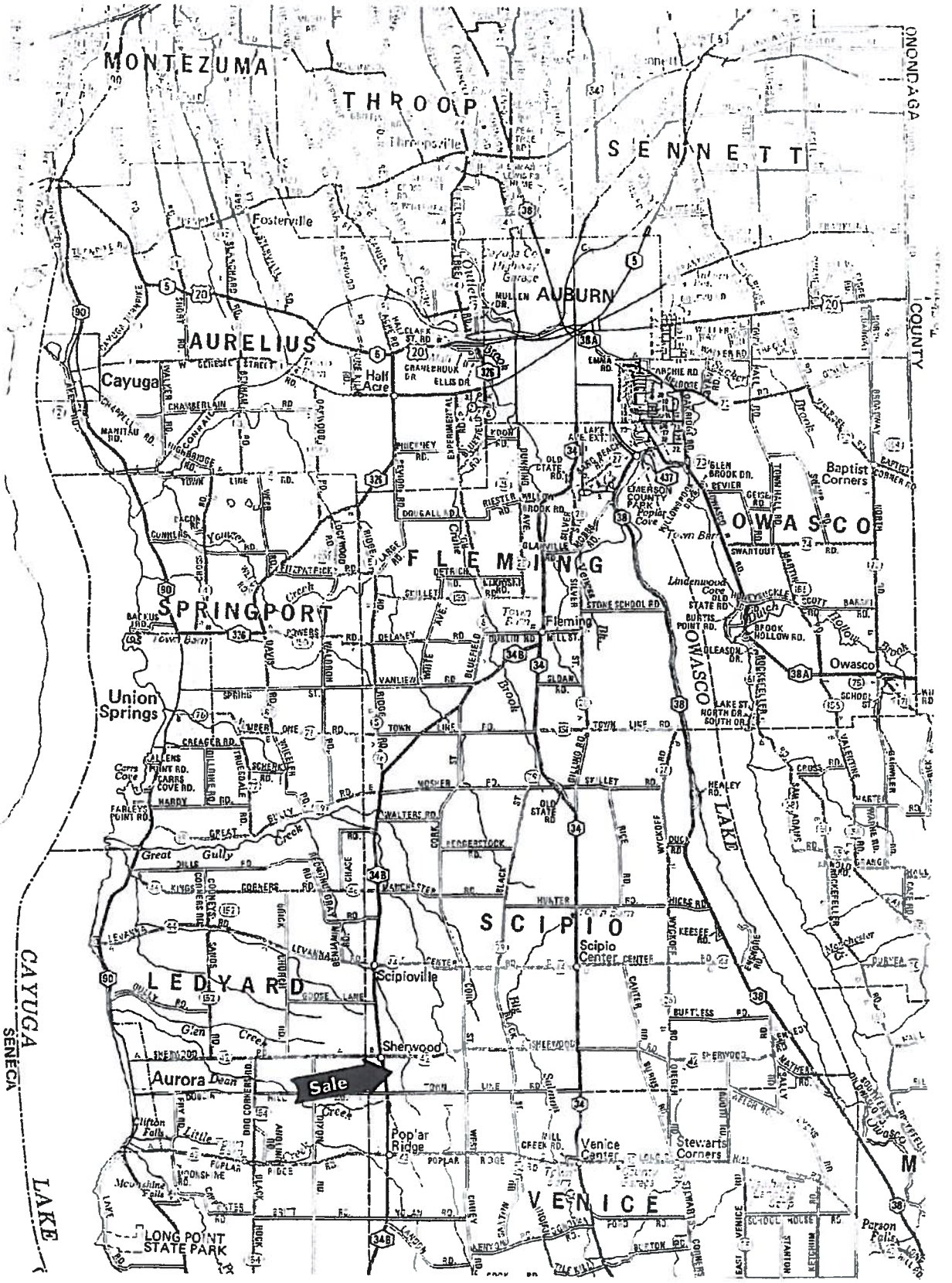
LOCATION:	E/S Route 34B south of Sherwood Road		
LAND AREA:	15.62 Ac. per deed	FRONTAGE:	909.13'
ZONING:	Ag-Residential	UTILITIES:	Electric, telephone
SBL NO:	183-1-44		

The site is improved with a two-story masonry/steel school building constructed in 1978 containing a gross area of 58,704 square feet plus a 36' x 40' frame storage two-bay barn. Parking for 90± vehicles is available on a paved lot. The school was closed in 2012. The building had an elevator, gym with a stage and cafeteria. The school had been closed approximately one year prior to the sale. The grantee was reputedly going to use the building for a culinary school although to date the structure is vacant. The overall condition of the building was average to good. The sale price generates a unit cost of $3.89 per square foot of gross building area.



COMPARABLE SALE NO. 1

2892 Route 34B, Town of Scipio


MONTEZUMA
THROOP
SENNETT
ONONDAGA
COUNTY
Fosterville
AUBURN
AURELIUS
Cayuga
Half Acre
Baptist Corners
OWASCO
FLEMING
SPRINGPORT
Fleming
Owasco
Union Springs
LAKE
SCIPIO
Scipio Center
Scipioville
LEDYARD
Sherwood
Sale
Aurora
Pop'ar Ridge
Venice Center
Stewarts Corners
VENICE
CAYUGA
SENECA
LAKE
LONG POINT STATE PARK

PENDING SALE NO. 2

PROPERTY TYPE: St. Michael's School
PROPERTY ADDRESS: 325 South Main Street, Village of Newark

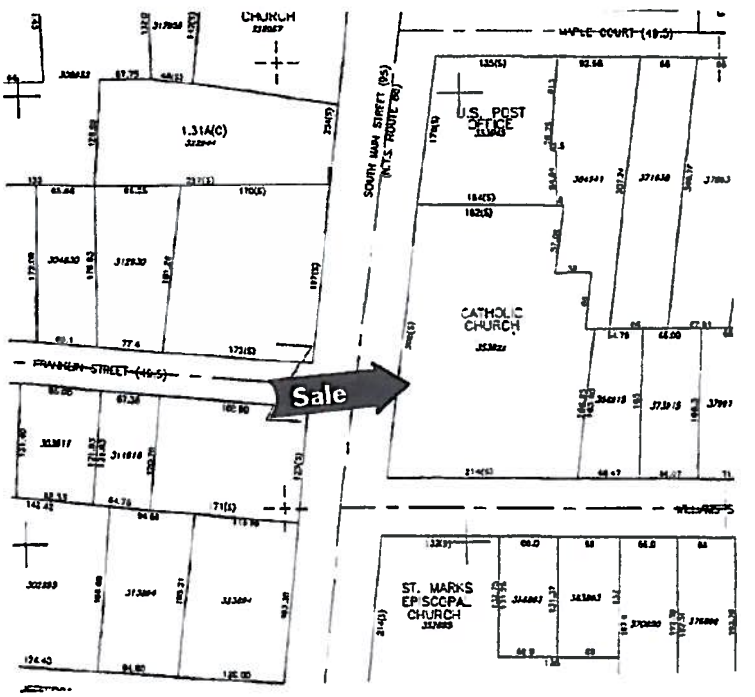
GRANTOR: St. Michael's Catholic Church
ADDRESS: 325 South Main Street, Newark, NY

GRANTEE: Newark Housing Authority
ADDRESS:

CONTRACT DATE: Spring of 2015
SALE PRICE: $200,000
VERIFICATION: Gary Pierce for St. Michael's DATE: 12/15

LOCATION: SW Corner South Main Street and Williams Street
LAND AREA: 1.73 Ac. + FRONTAGE: 302' S Main, 214' Williams
ZONING: C-2 General Business UTILITIES: All
SBL NO: Part of 68110-06-355922

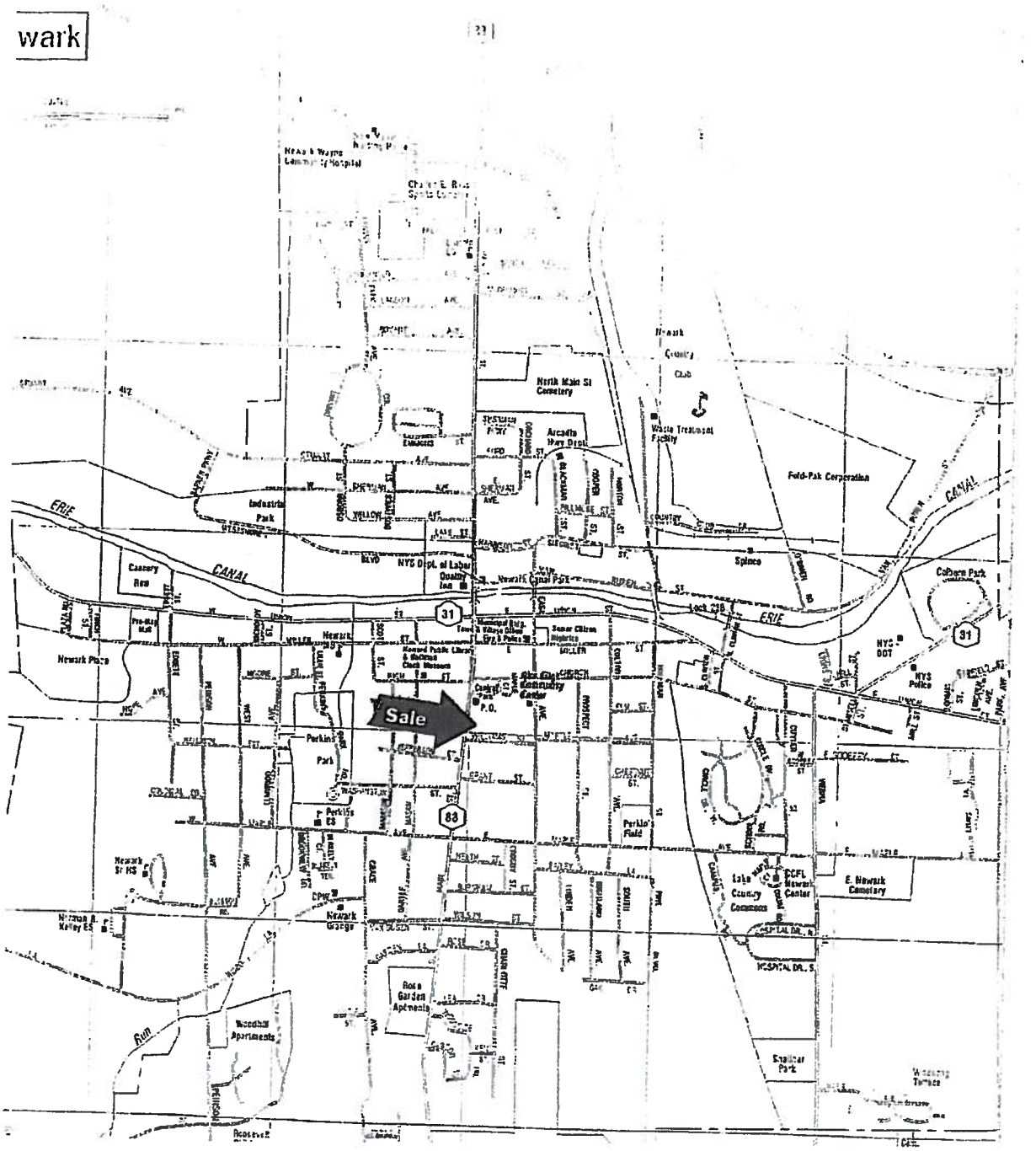
The site is improved with a two-story masonry school constructed around 1955 containing 36,000 square feet including the English basement. The first and second levels have 27,000 square feet with 16,500 square feet on the first level and 10,500 square feet on the second level. Windows are thermopane replaced 10 to 15 years ago as well as the roof. The property is being purchased by a local housing authority with plans to convert the building to senior housing. Parking will be shared by a lot utilized by St. Michael's. The sale price generates a unit cost of $7.41 per square foot of gross building area exclusive of the English basement.



COMPARABLE (PENDING) SALE NO. 2

325 South Main Street, Village of Newark

wark


Sale
North Main St Cemetery
Arcadia Hwy Dept
Waste Treatment Facility
Fold-Pak Corporation
Industrial Park
ERIE
CANAL
NYS Dept. of Labor Quality Inn
Spince
Calhoun Park
Newark Place
Newark Public Library & Wolcott Clark Museum
Newark Community Center
P.O.
Perkins Park
Perkins ES
Perkins Field
Newark Sr HS
Newark Grange
Rose Garden Apartments
Woodhill Apartments
Lake County Cemetery
CCFL Newark Center
E. Newark Cemetery
HOSPITAL DR. S.
Stadium Park
NYS Police
NYC DOT
Run

IMPROVED SALE NO. 3

PROPERTY TYPE: Parish Elementary School
PROPERTY ADDRESS: 25 Union Street, Village of Parish, Oswego County

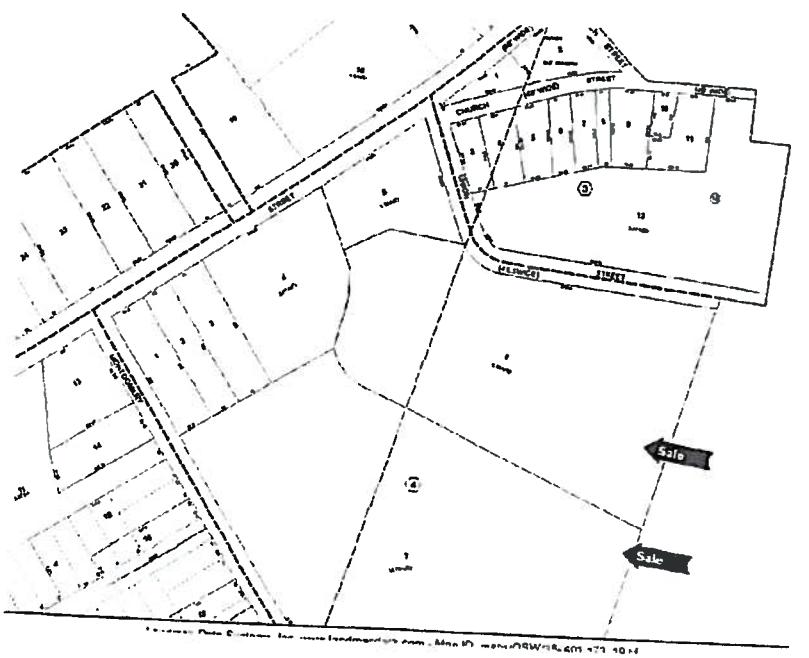
GRANTOR: Board of Education of the Altman-Parish-Williamstown Central School District
ADDRESS: 659 County Route 22, PO Box 97, Parish, NY

GRANTEE: Red Ray Properties, LLC
ADDRESS: 6696 County Route 17, Redfield, NY

DEED DATE:	11/13/13	RECORDING DATE:	11/26/13
LIBER:	2013	PAGE:	12986
SALE PRICE:	$340,000	REVENUE STAMPS:	$1,360
VERIFICATION:	Mark Simpson with Grantee	DATE:	12/15/15

LOCATION:	S/S Union Street, N/S Montgomery Street		
LAND AREA:	22.764 Ac.	UTILITIES:	Electric, telephone, village sewer, no public water
ZONING:	Light Manufacturing		
SBL NO:	173.19-4-6 & 7		

Building improvements consist of a single-story masonry/steel school building constructed in 1960 containing a gross area of 51,730 square feet. The structure was generally in good condition at the time of sale having been vacant for less than two years. The building had a new roof in 2004, back-up generator, oil-fired boiler, well system for water supply. The structure is now occupied by a corporation known as BioSpherix for light manufacturing and office. The building was in good condition at the time of sale generating a unit cost of $6.57 per square foot of gross building area.

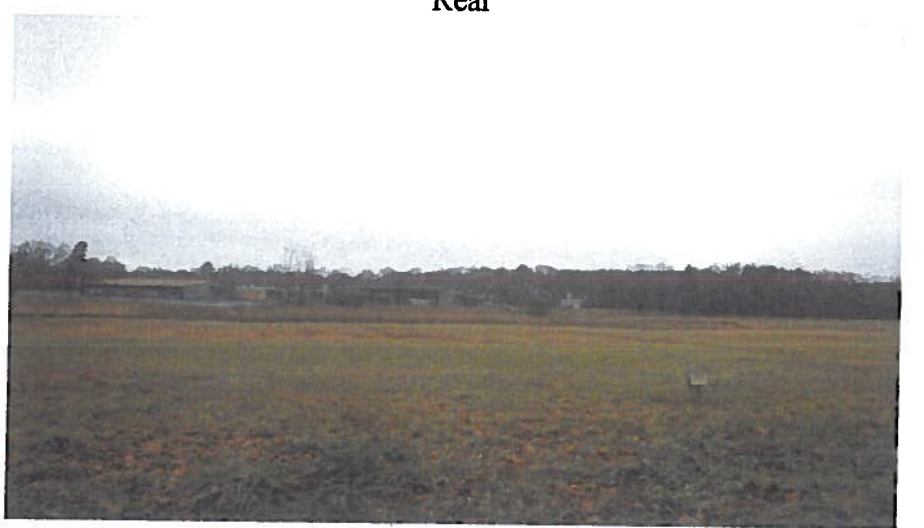


COMPARABLE SALE NO. 3

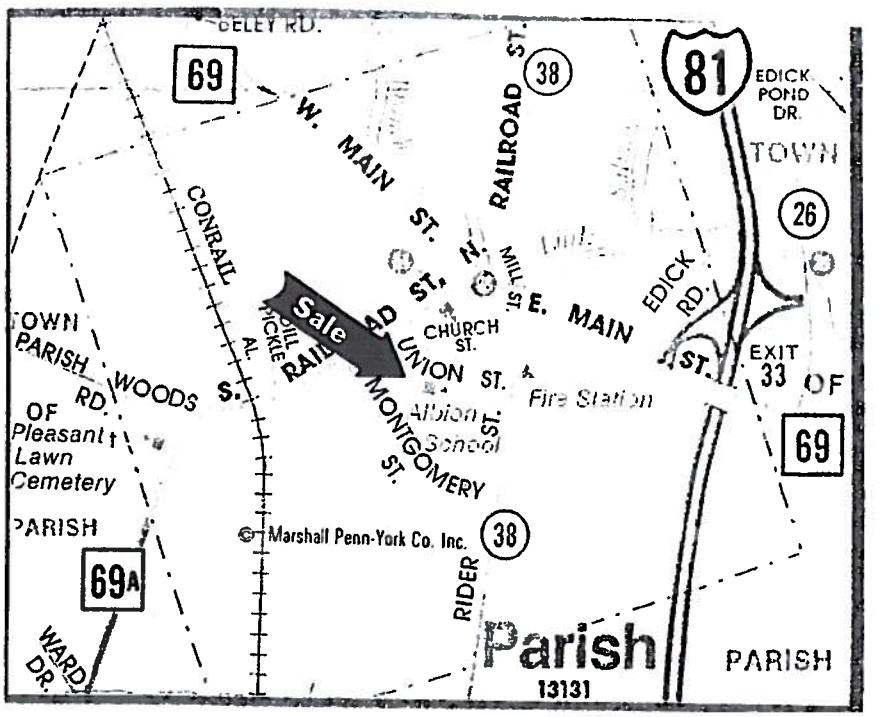
25 Union Street, Parish, Oswego County

Front

Rear



Land from Montgomery Street


69
W. MAIN ST.
RAILROAD ST.
38
81
EDICK POND DR.
TOWN
26
CONRAIL
Sale
MILL ST.
E. MAIN
EDICK RD.
CHURCH ST.
UNION ST.
Fire Station
EXIT 33
OF
69
TOWN
PARISH
RD.
WOODS
S.
OF
Pleasant Lawn Cemetery
MONTGOMERY ST.
Marshall Penn-York Co. Inc.
38
PARISH
69A
RIDER
Parish
PARISH
WARD DR.
13131

IMPROVED SALE NO. 4

PROPERTY TYPE: School
PROPERTY ADDRESS: 52 Pulaski Street, Village of Altmar

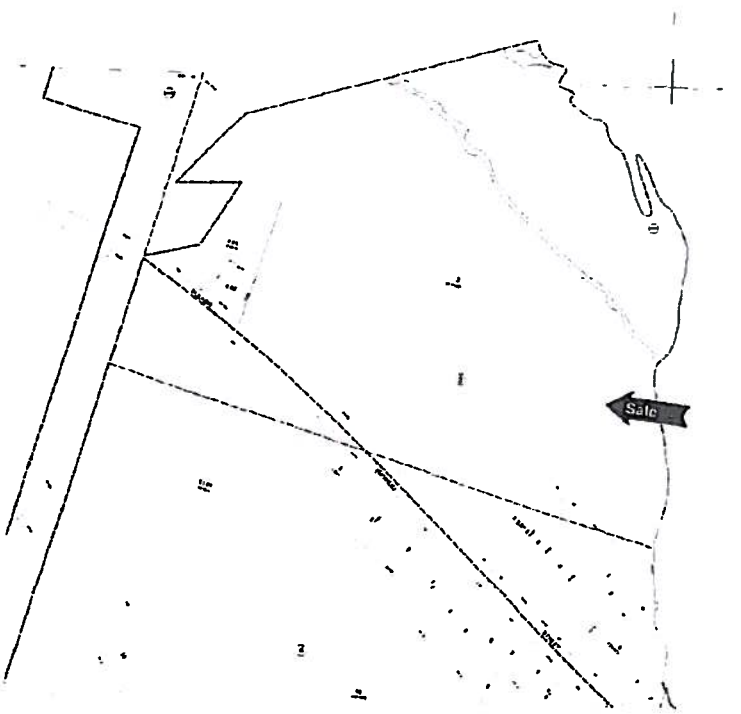
GRANTOR: Board of Education of the Altmar-Parish-Williamstown Central School District
ADDRESS: 659 County Route 22, PO Box 97, Parish, NY

GRANTEE: Altmar Genesee LLC
ADDRESS: 505 East Fayette Street, Syracuse, NY

DEED DATE:	3/20/13	RECORDING DATE:	4/11/13
LIBER:	2013	PAGE:	3317
SALE PRICE:	$410,000	REVENUE STAMPS:	$1,640
VERIFICATION:	Robert Bijesse for Grantee	DATE:	12/15/15

LOCATION:	Northerly Side of Pulaski Street		
LAND AREA:	30.11 Ac.	FRONTAGE:	951.9' Pulaski, 53.65' Pulaski
ZONING:	Town is Un-zoned	UTILITIES:	Electric, telephone
SBL NO:	88.18-2-2		

Building improvements consist of a one- and two-story masonry/steel school containing a gross area of 44,972 square feet with parking available for 75± vehicles. The two-story section of the building was constructed in 1935 with a subsequent single-story addition constructed around 1960. Most recent renovations were in 2001/2003. There was a well system for water and on-site septic system, a back-up generator, two oil-fired boilers, and new windows were installed in 2001. The site has 1,600 feet on Salmon River. The grantee subsequently converted the building to a motel, restaurant and banquet room known as Tailwater Lodge. The building was in good condition at the time of sale generating a unit cost of $9.12 per square foot of gross building area.



COMPARABLE SALE NO. 4

52 Pulaski Street, Village of Altmar

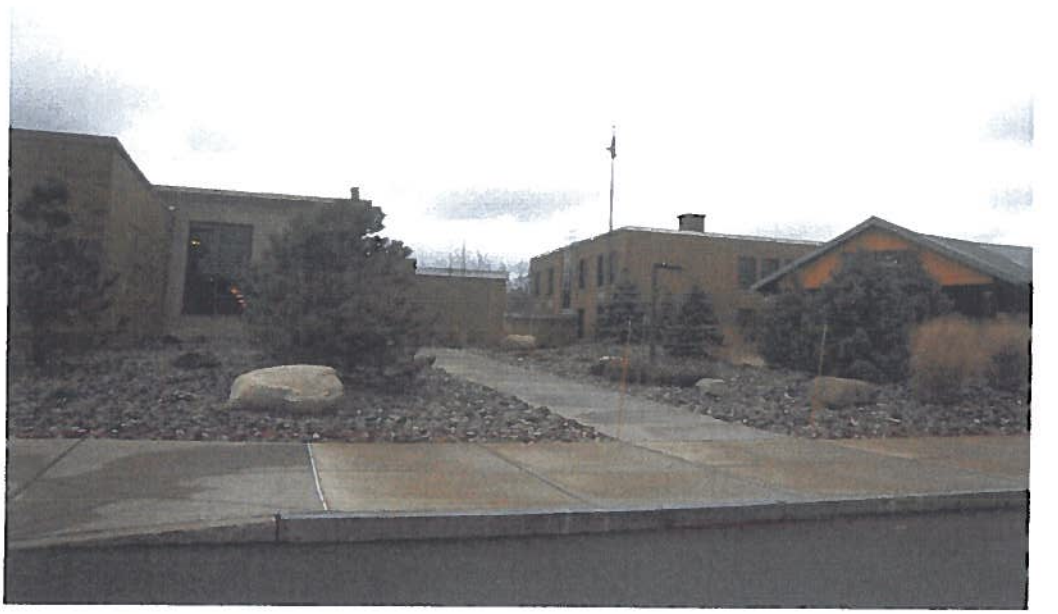
Front View – Canopy at Right is a Subsequent Addition

Front View – One-Story Wing

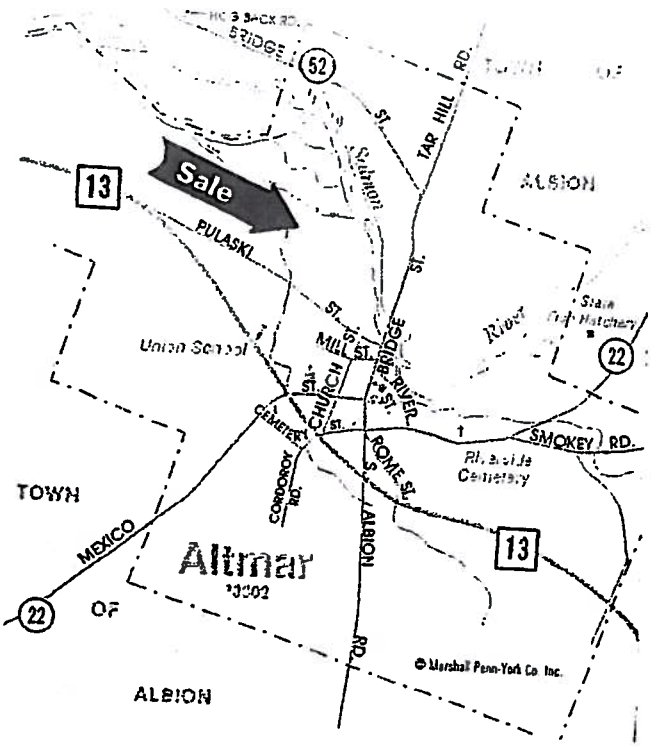
COMPARABLE SALE NO. 4

52 Pulaski Street, Village of Altmar

East Elevation



Front View


Sale
13
52
22
PULASKI
ST.
TAR HILL RD.
ALBION
Union School
MILL ST.
CHURCH ST.
BRIDGE ST.
RIVER ST.
CEMETERY
CORDOROY RD.
ROME ST.
SMOKEY RD.
Riverside Cemetery
TOWN
MEXICO
Altmar
13002
OF
ALBION
ALBION RD.
© Marshall Penn-York Co. Inc.

RECONCILIATION AND FINAL VALUE:

Value indicated via Cost Approach	Not Used
Value indicated via Income Approach	Not Used
Value indicated via Sales Comparison Approach	$285,000
Value of the Subject Land	$ 72,000

Analysis:

The appraiser has not utilized the Cost or Income Approach to value in the appraisal of the subject property for reasons stated under the Scope of the Appraisal.

In arriving at a value via the Sales Comparison Approach, the appraiser has made a search in the marketplace for sales of similar properties. The appraiser has made a comparison with four sales of properties that have transpired within the recent past. The Sales Comparison Approach is the best indicator of value since this approach best reflects the reactions of buyers and sellers of similar property in the marketplace.

Having carefully considered all the factors affecting the value of the subject property, it is my best opinion that the market value thereof, as of the 15th day of December, 2015, was:

TWO HUNDRED EIGHTY-FIVE THOUSAND ($285,000) DOLLARS

It is further my opinion that the market value of the 36-acre subject site, as of the 15th day of December, 2015, was:

SEVENTY-TWO THOUSAND ($72,000) DOLLARS

EXPOSURE PERIOD:

It is the appraiser's opinion that the marketing and exposure period for the subject property would be approximately one year.

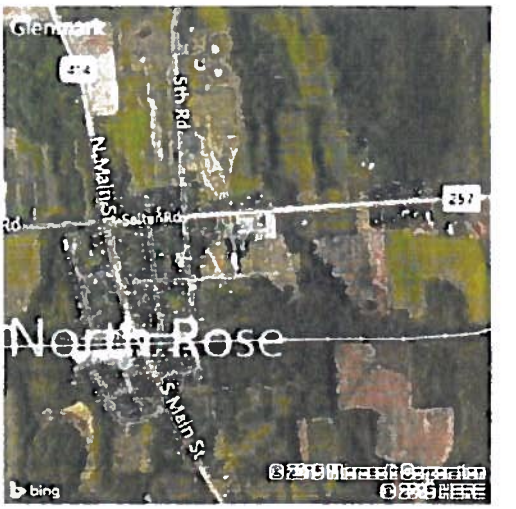
ADDENDUM

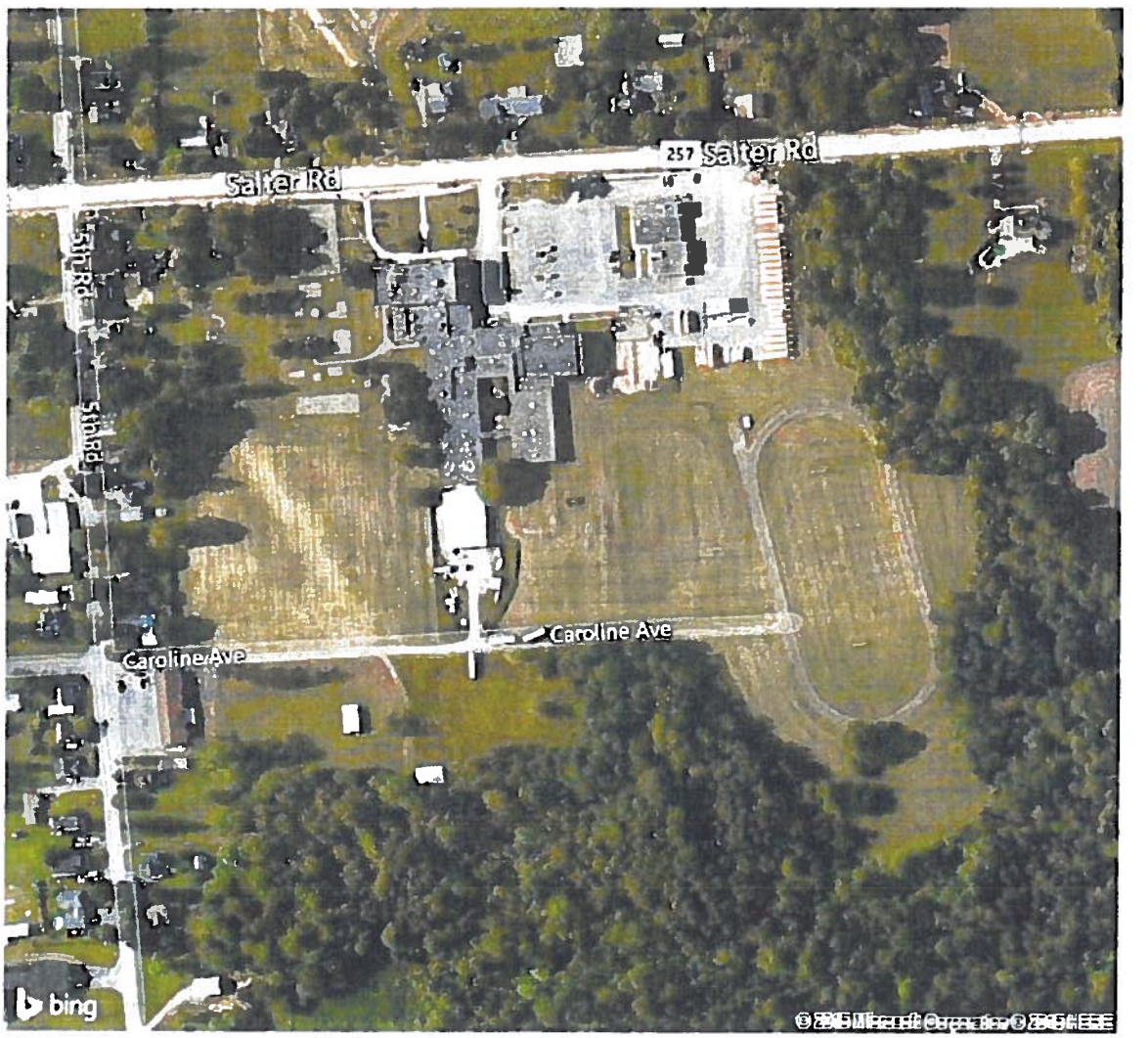
SUBJECT PROPERTY – AERIAL PHOTOGRAPH

Maps

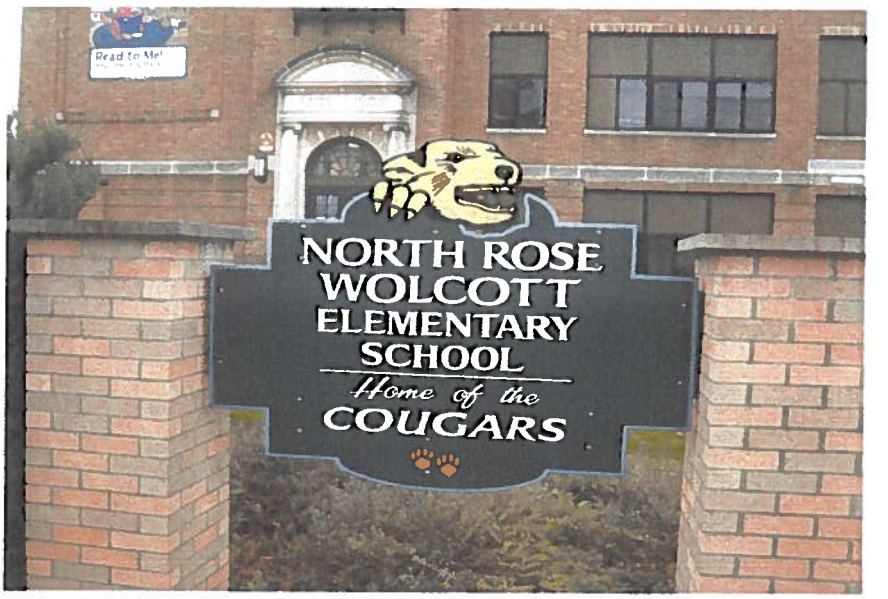
My Notes

m bing com





SUBJECT PHOTOGRAPHS



Auditorium

Elevator

Hall

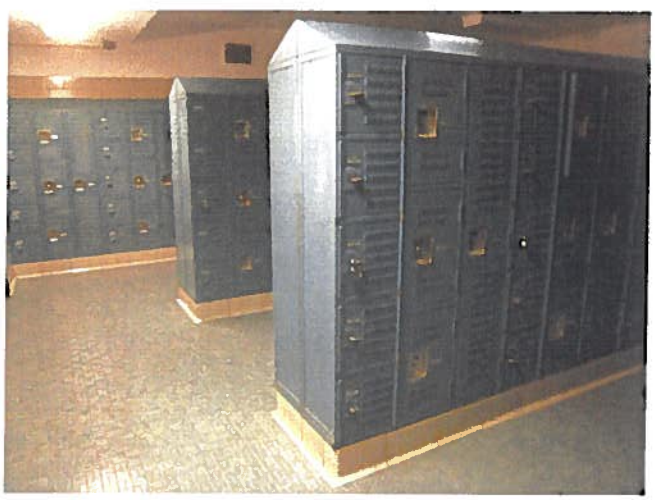
Typical Classroom

SUBJECT PHOTOGRAPHS

Boys' Room

Kitchen

Cafeteria



Locker Room

Boys' Room

Hall Level 1

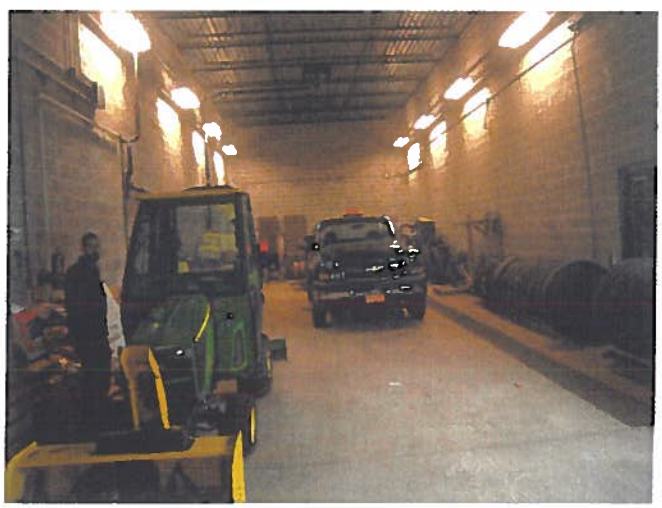
SUBJECT PHOTOGRAPHS

Hall "New Addition"

Boilers

Bus Garage

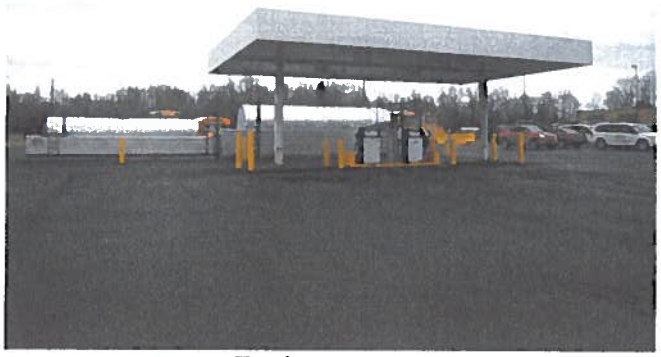
Bus Garage



Bus Garage

Bus Garage

SUBJECT PHOTOGRAPHS



Fuel Center

Fuel Center

Playground

Rear View – New Addition at Right

New Addition

Gymnasium

SUBJECT PHOTOGRAPHS

Bus Garage

Bus Garage

Leach Field

PROFESSIONAL QUALIFICATIONS
OF
ROBERT G. POGEL, SRPA

Partner - Pogel, Schubmehl & Ferrara, LLC
2509 Browncroft Boulevard
Rochester, New York 14625
(585) 381-5600 - Phone
(585) 381-5696 - Fax
pogelr@rochester.rr.com - email

PROFESSIONAL MEMBERSHIPS:

- Designated as a Senior Real Property Appraiser (SRPA) member of the APPRAISAL INSTITUTE, which requires recertification every five years (currently certified)
- Past Director and Education Chairman of Rochester Chapter 99, SOCIETY OF REAL ESTATE APPRAISERS
- Past President of Rochester Chapter 99, SOCIETY OF REAL ESTATE APPRAISERS
- State Certified General Real Estate Appraiser – Certificate No. 46000009656
- Associate Member MONROE COUNTY ASSESSOR'S ASSOCIATION
- Board of Assessment Review, Town of Irondequoit (Chairman 1994 – 2009)

EDUCATION:

- Graduated 1962 from Rochester Business Institute with a major in Business Administration
- Have attended seminars involving a wide range of topics including but not limited to: Appraising Apartments, Appraising Non-Conforming Uses, Tax Considerations in Real Estate Transactions, Applied Income Property Valuation, Subdivision Analysis, Real Estate Fraud, Regression Analysis, Appraising Troubled Properties, Land Valuation, Business Practice & Ethics, Appraising Condominiums, Environmentally Contaminated Properties, Real Estate Tax Law, Environmental Law, and many others

EXPERIENCE:

- Three years experience with Abstract Title Division as a Title Searcher
- Five years experience with Ralph Klonick Sons, Inc. as a Staff Appraiser
- Over five years experience with Morgan Stanwix Appraisal Associates, Inc.
- Partner of Pogel, Schubmehl & Ferrara, LLC, founded in 1977
- Assignments as an appraiser and consultant include appraisals for condemnation actions involving both full and partial takings, easements, and rights-of-way involving residential, commercial and special-purpose properties, as well as appraisals for mortgage loans, estates, and for normal buyer/seller transactions
- Lectured before various groups on the Fundamentals of Real Estate Appraising
- Prepared studies for various owners seeking zoning changes or variances and have testified before zoning boards
- Qualified as an expert witness before New York State Court of Claims, New York State Supreme Court, Monroe County Surrogate Court, and various commissions

ROBERT G. POGEL, SRPA

PROPERTY TYPES APPRAISED:

Subdivision
Office Buildings
Manufacturing Facilities
Warehouses
Apartment Projects
Banks
Service Stations
Automobile Agencies
Agricultural Property
Schools/Convents
Waterfront Property
Development Rights
Churches
Mobile Home Parks
Mini-Storage Facilities
Residential Properties
Bulk Oil Terminal
Railroad Property
Golf Courses
Shopping Plazas
Gravel Quarry
Residential, Commercial & Industrial Land
Condominiums

PARTIAL LIST OF CLIENTS - GOVERNMENT:

Churchville Chili School District
City School District (Rochester)
City of Rochester, Dept. of Community Development
County of Monroe, Division of Engineering
East Irondequoit School District
Monroe County Tax Foreclosure Office
Monroe County Water Authority
N.Y.S. Office of Parks, Recreation, and Historic Preservation
State of New York, Office of General Services
Town of Brighton
City of Canandaigua
Town of Canandaigua
Town of Chili
Town of Geneseo
Town of Henrietta
Town of Irondequoit
Town of Jerusalem
Town of Macedon
Town of Mendon
Town of Penfield
Town of Perinton
Town of Rush
Town of Webster
Village of Fairport
Village of Mt. Morris
Village of Nunda
Village and Town of Victor

PARTIAL LIST OF CLIENTS - CORPORATE:

Canandaigua National Bank & Trust Company
CSX Railroad
Eastman Kodak Company
Fairport Savings Bank
Farash Corporation
Finger Lakes Land Trust
First Niagara Bank
Five Star Bank
Genesee Valley Land Trust
Hoselton Realty
Monroe Title Insurance Company
Nature Conservancy
Nazareth College
Ontario National Bank
Public Parking
Rochester Housing Authority
Rochester Institute of Technology
Schantz Homes
Spall Homes
Urban League
Waste Management