

| CURRENT OWNER             |  |  | TOPO             | UTILITIES | STRT / ROAD      | LOCATION | CURRENT ASSESSMENT |      |           |           |  |  |
|---------------------------|--|--|------------------|-----------|------------------|----------|--------------------|------|-----------|-----------|--|--|
| NECR HYANNIS LLC          |  |  |                  |           |                  |          | Description        | Code | Appraised | Assessed  | 801<br>FY2024<br>BARNSTABLE, MA<br><br><b>VISION</b> |  |
| 41 SOUTH MAIN STREET #748 |  |  |                  |           |                  |          | COMMERC.           | 3220 | 3,531,000 | 3,531,000 |  |  |
| MIDDLETON MA 02949        |  |  |                  |           |                  |          | COM LAND           | 3220 | 2,046,000 | 2,046,000 |  |  |
|                           |  |  |                  |           |                  |          |                    |      |           |           |  |  |
| SUPPLEMENTAL DATA         |  |  |                  |           |                  |          |                    |      |           |           |  |  |
| Alt Prcl ID               |  |  | Split Zonin HB;B |           | Plan Ref. 644/80 |          |                    |      |           |           |  |  |
| MIDDLETON MA 02949        |  |  | BID Parcel       |           | Land Ct#         |          |                    |      |           |           |  |  |
|                           |  |  | ResExpt Q        |           | #SR              |          |                    |      |           |           |  |  |
|                           |  |  | #DL 1            |           | Life Estate      |          |                    |      |           |           |  |  |
|                           |  |  | #DL 2            |           | PP STATU         |          |                    |      |           |           |  |  |
| GIS ID F_986585_2706148   |  |  |                  |           | Assoc Pid#       |          |                    |      |           |           |  |  |
|                           |  |  |                  |           |                  |          | Total              |      | 5,577,000 | 5,577,000 |  |  |

| RECORD OF OWNERSHIP            |  |  | BK-VOL/PAGE | SALE DATE | Q/U        | V/I | SALE PRICE | VC        | PREVIOUS ASSESSMENTS (HISTORY) |      |       |           |           |       |           |           |       |           |           |
|--------------------------------|--|--|-------------|-----------|------------|-----|------------|-----------|--------------------------------|------|-------|-----------|-----------|-------|-----------|-----------|-------|-----------|-----------|
| NECR HYANNIS LLC               |  |  | 33129       | 0015      | 07-31-2020 | Q   | I          | 5,333,333 | 00                             | Year | Code  | Assessed  | Year      | Code  | Assessed  | Year      | Code  | Assessed  |           |
| MDM/HYANNIS PROPERTY LLC       |  |  | 26376       | 0252      | 05-31-2012 | U   | V          | 2,610,000 | 1B                             | 2023 | 3220  | 3,531,000 | 2022      | 3220  | 3,467,800 | 2021      | 3220  | 3,289,700 |           |
| BLOOM MANAGEMENT CORP TR       |  |  | 22925       | 0050      | 05-21-2008 | U   | V          | 1         | 1B                             |      | 3220  | 2,046,000 |           | 3220  | 1,534,500 |           | 3220  | 1,534,500 |           |
| HYANNIS CREATIVE FOODS, INC TR |  |  | 10534       | 0091      | 12-20-1996 | U   | V          | 1         | 1B                             |      |       |           |           |       |           |           | 3220  | 178,100   |           |
| HIRSHBERG, ALVAN B TR          |  |  | 9228        | 0146      | 06-08-1994 | U   | V          | 1         | 1B                             |      |       |           |           |       |           |           |       |           |           |
|                                |  |  |             |           |            |     | Total      |           | 5,577,000                      |      | Total |           | 5,002,300 | Total |           | 5,002,300 | Total |           | 5,002,300 |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        | This signature acknowledges a visit by a Data Collector or Assessor |  |  |  |  |  |  |  |  |  |  |  |  |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|--|--|
| Year       | Code | Description | Amount | Code              | Description | Number | Amount | Comm Int  |  |  |  |  |  |  |  |  |  |  |  |  |
|            |      |             |        |                   |             |        |        |   |  |  |  |  |  |  |  |  |  |  |  |  |
|            |      |             | Total  | 0.00              |             |        |        |   |  |  |  |  |  |  |  |  |  |  |  |  |

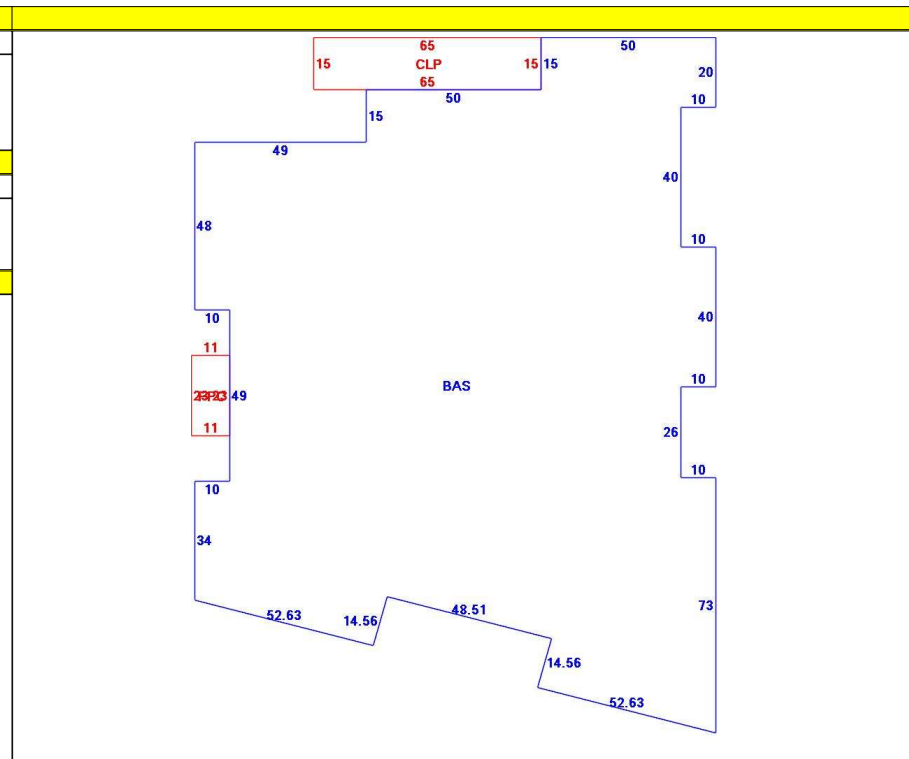
| ASSESSING NEIGHBORHOOD |           |   |         | APPRAISED VALUE SUMMARY |  |  |  |
|------------------------|-----------|---|---------|-------------------------|--|--|--|
| Nbhd                   | Nbhd Name | B | Tracing | Batch                   |  |  |  |
| CI23                   |           |   |         | HYAN                    |  |  |  |

| NOTES                    |  |  |  |  |  |  |  |  |  |  |  | APPRAISED VALUE SUMMARY       |  |  |  |  |  |           |
|--------------------------|--|--|--|--|--|--|--|--|--|--|--|-------------------------------|--|--|--|--|--|-----------|
| --HARBOR FREIGHT TOOLS-- |  |  |  |  |  |  |  |  |  |  |  | Appraised Bldg. Value (Card)  |  |  |  |  |  | 3,259,900 |
|                          |  |  |  |  |  |  |  |  |  |  |  | Appraised Xf (B) Value (Bldg) |  |  |  |  |  | 93,000    |
|                          |  |  |  |  |  |  |  |  |  |  |  | Appraised Ob (B) Value (Bldg) |  |  |  |  |  | 178,100   |
|                          |  |  |  |  |  |  |  |  |  |  |  | Appraised Land Value (Bldg)   |  |  |  |  |  | 2,046,000 |
|                          |  |  |  |  |  |  |  |  |  |  |  | Special Land Value            |  |  |  |  |  | 0         |
|                          |  |  |  |  |  |  |  |  |  |  |  | Total Appraised Parcel Value  |  |  |  |  |  | 5,577,000 |
|                          |  |  |  |  |  |  |  |  |  |  |  | Valuation Method              |  |  |  |  |  | C         |
|                          |  |  |  |  |  |  |  |  |  |  |  | Total Appraised Parcel Value  |  |  |  |  |  | 5,577,000 |

| BUILDING PERMIT RECORD |            |      |                |           |            |        |            |                               |  | VISIT / CHANGE HISTORY |    |      |    |    |                   |
|------------------------|------------|------|----------------|-----------|------------|--------|------------|-------------------------------|--|------------------------|----|------|----|----|-------------------|
| Permit Id              | Issue Date | Type | Description    | Amount    | Insp Date  | % Comp | Date Comp  | Comments                      |  | Date                   | Id | Type | Is | Cd | Purpost/Result    |
| 20-1043                | 05-01-2020 | 838  | Solar Panel-Co | 72,574    |            | 0      |            | Roof Mounted Solar Array 126. |  | 02-03-2021             | CK | 22   |    | 22 | Change of Address |
| 201201945              | 06-07-2012 | CM   | Commercial     | 194,319   | 06-30-2012 | 100    | 06-30-2012 | TENANT FIT OUT-HARBOR F       |  | 04-29-2020             | GM | 04   |    | FR | Field Review      |
| 200804890              | 09-04-2008 | CM   | Commercial     | 200,000   | 04-08-2009 | 0      | 06-30-2010 | EXPIRED-INT. SHELVES/DIS      |  | 09-04-2018             | SR | 02   |    | 03 | Cycl Insp Comp    |
| 200802699              | 05-20-2008 | DE   | Demolish       | 41,000    | 06-30-2008 | 100    | 06-30-2008 | DEMO BLD-FORMER STAR C        |  | 02-07-2017             | AL | 22   |    | 22 | Change of Address |
| 200801775              | 04-04-2008 | CM   | Commercial     | 2,217,500 | 04-08-2009 | 100    | 06-30-2009 |                               |  | 05-12-2015             | AL | 03   |    | 16 | In Office Review  |
| 68448                  | 04-30-2003 | RW   | Repair Work    | 3,000     | 08-24-2004 | 100    | 01-01-2005 |                               |  | 01-09-2015             | JR | 03   |    | 03 | Cycl Insp Comp    |
| 68020                  | 04-09-2003 | DE   | Demolish       |           | 08-24-2004 | 100    | 01-01-2005 |                               |  | 10-11-2013             | DR | 22   |    | 22 | Change of Address |

| LAND LINE VALUATION SECTION |          |             |      |    |           |            |            |                              |            |       |       |          |       |                   |               |            |           |
|-----------------------------|----------|-------------|------|----|-----------|------------|------------|------------------------------|------------|-------|-------|----------|-------|-------------------|---------------|------------|-----------|
| B                           | Use Code | Description | Zone | LA | Land Type | Land Units | Unit Price | I. Factor                    | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustme | Adj Unit Pric | Land Value |           |
| 1                           | 3221     | STORE M96   | SPLI | 4  |           | 2.480      | AC         | 330,000.00                   | 1.00000    | C     | 1.00  | CI23     | 2.500 | ALL SITE          | 0             | 825,000    | 2,046,000 |
| Total Card Land Units       |          |             |      |    |           | 2.48       | AC         | Parcel Total Land Area: 2.48 |            |       |       |          |       | Total Land Value  |               | 2,046,000  |           |

| CONSTRUCTION DETAIL            |       |                   | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|--------------------------------|-------|-------------------|---------------------------------|-------------|-------------|
| Element                        | Cd    | Description       | Element                         | Cd          | Description |
| Style                          | 35    | Dept/BigBox Store |                                 |             |             |
| Model                          | 96    | Incl/Comm         |                                 |             |             |
| Grade                          | B+    | Custom Plus       |                                 |             |             |
| Stories                        | 1     |                   |                                 |             |             |
| Occupancy                      | 1.00  |                   |                                 |             |             |
| Exterior Wall 1                | 11    | Clapboard         |                                 |             |             |
| Exterior Wall 2                |       |                   |                                 |             |             |
| Roof Structure                 | 03    | Gable/Hip         |                                 |             |             |
| Roof Cover                     | 03    | Asph/F Gls/Cmp    |                                 |             |             |
| Interior Wall 1                | 01    | Minimum           |                                 |             |             |
| Interior Wall 2                | 05    | Drywall           |                                 |             |             |
| Interior Floor 1               | 03    | Concr Finished    |                                 |             |             |
| Interior Floor 2               | 05    | Vinyl/Asphalt     |                                 |             |             |
| Heating Fuel                   | 03    | Gas               |                                 |             |             |
| Heating Type                   | 04    | Hot Air           |                                 |             |             |
| AC Type                        | 03    | Central           |                                 |             |             |
| Size Adj Tbl                   | 3221  | STORE M96         |                                 |             |             |
| Total Rooms                    |       |                   |                                 |             |             |
| Bedrooms                       |       |                   |                                 |             |             |
| Full Bathrooms                 |       |                   |                                 |             |             |
| Bath Split                     |       |                   |                                 |             |             |
| Rms/Partitions                 | 02    | AVERAGE           |                                 |             |             |
| Heat/AC                        | 02    | HEAT/AC SPLIT     |                                 |             |             |
| Frame Type                     | 05    | STEEL             |                                 |             |             |
| Baths/Plumbing                 | 02    | AVERAGE           |                                 |             |             |
| Ceiling/Wall                   | 00    | NONE              |                                 |             |             |
| Common Wall                    | 00    | 0%                |                                 |             |             |
| Wall Height                    | 24.00 |                   |                                 |             |             |
| 1st Floor Use:                 | 3221  |                   |                                 |             |             |
| Sewer Occupan                  |       |                   |                                 |             |             |
| <b>MIXED USE</b>               |       |                   |                                 |             |             |
|                                |       |                   | Code                            | Description | Percentage  |
|                                |       |                   | 3221                            | STORE M96   | 100         |
|                                |       |                   |                                 |             | 0           |
|                                |       |                   |                                 |             | 0           |
| <b>COST / MARKET VALUATION</b> |       |                   |                                 |             |             |
|                                |       |                   | RCN                             |             | 3,292,848   |
|                                |       |                   | Year Built                      | 2008        |             |
|                                |       |                   | Effective Year Built            | 2018        |             |
|                                |       |                   | Depreciation Code               | E           |             |
|                                |       |                   | Remodel Rating                  |             |             |
|                                |       |                   | Year Remodeled                  |             |             |
|                                |       |                   | Depreciation %                  | 1           |             |
|                                |       |                   | Functional Obsol                | 0           |             |
|                                |       |                   | External Obsol                  | 0           |             |
|                                |       |                   | Trend Factor                    | 1           |             |
|                                |       |                   | Condition                       |             |             |
|                                |       |                   | Condition %                     |             |             |
|                                |       |                   | Percent Good                    | 99          |             |
|                                |       |                   | RCNLD                           |             | 3,259,900   |
|                                |       |                   | Dep % Ovr                       |             |             |
|                                |       |                   | Dep Ovr Comment                 |             |             |
|                                |       |                   | Misc Imp Ovr                    |             |             |
|                                |       |                   | Misc Imp Ovr Comment            |             |             |
|                                |       |                   | Cost to Cure Ovr                |             |             |
|                                |       |                   | Cost to Cure Ovr Comment        |             |             |



| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |                  |     |        |            |        |          |        |       |           |             |
|--|------------------|-----|--------|------------|--------|----------|--------|-------|-----------|-------------|
| Code   | Description      | L/B | Units  | Unit Price | Yr Blt | Cond. Cd | % Good | Grade | Grade Adj | Appr. Value |
| SPR1   | SPRINKLERS-      | B   | 22,902 | 4.10       | 2018   |          | 99     |       | 0.00      | 93,000      |
| LT1  | LT POLE W/MH     | L   | 12     | 4251.00    | 2008   |          | 78     |       | 0.00      | 39,800      |
| PAV1   | PAVING-ASPH      | L   | 53,000 | 3.00       | 2009   |          | 80     |       | 0.00      | 127,200     |
| SGN3   | DBL SIDED W/I    | L   | 40     | 199.92     | 2018   |          | 98     |       | 0.00      | 7,800       |
| TRS  | Trash Encl-6' w/ | L   | 1      | 3401.00    | 2018   |          | 98     |       | 0.00      | 3,300       |

| BUILDING SUB-AREA SUMMARY SECTION |                        |             |            |          |           |                |  |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description            | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BAS                               | First Floor            | 22,744      | 22,744     | 22,744   | 143.92    | 3,273,276      |  |
| CLP                               | Loading Platform       | 0           | 975        | 98       | 14.47     | 14,104         |  |
| FPC                               | Open Porch Conc. Floor | 0           | 253        | 38       | 21.62     | 5,469          |  |
| Ttl Gross Liv / Lease Area        |                        | 22,744      | 23,972     | 22,880   |           | 3,292,849      |  |

