



## **Valuation of Improvements**

Penfield Pavilion Building  
323 Fairfield Beach Road  
Fairfield, CT 06824

## **In a Restricted Appraisal Report**

As of November 2021

### **Prepared for:**

Mr. Thomas R. Bremer  
Chief Administrative Officer  
Town of Fairfield  
611 Post Road  
Fairfield, CT 06824

### **Prepared By:**

Peter A. Vimini, MAI  
Vimini Valuation Services  
1057 Broad Street  
Bridgeport, CT 06604



## **Penfield Pavilion**

***323 Fairfield Beach Road***

***Fairfield, CT 06824***

**Fairfield County**



December 1, 2021

Mr. Thomas R. Bremer  
Chief Administrative Officer  
Town of Fairfield  
611 Post Road  
Fairfield, CT 06824

Re: Restricted Appraisal Report

**Penfield Pavilion Building**  
323 Fairfield Beach Road  
Fairfield, CT 06824

Dear Mr. Thomas R. Bremer,

In fulfillment of our agreement, we are pleased to transmit our Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice (USPAP).

The report presents limited discussions of the data, reasoning, and analyses used in the appraisal process to develop the appraiser's opinion of value. It may not be understood without additional information in the appraiser's work file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the following pages.

The following is taken from the recently issued Price Waterhouse Coopers Real Estate Investor Survey (formally Korpacz Real Estate Investor Survey). The remarks are relevant to all property types and summarize the state of the U.S. credit markets and their relationship to real estate investment. As of the effective date of appraisal, there was some renewed optimism for economic recovery on the horizon, with the vaccine roll-out and as commerce opens, a rapid recovery could be expected.

**“INVESTORS PLAN A PATH FORWARD AMID CRISIS”**

The COVID-19 pandemic created a national shutdown, resulting in far-reaching ramifications for the commercial real estate (CRE) industry. Remote office working, closed retail shops, limited travel, online shopping, closed restaurants and movie theaters, and retooled manufacturing facilities are just a few of the side effects of the crisis. Each sector of the CRE industry has been impacted to some degree, shifting the focus for property owners from acquisitions to rent collection and survival. In fact, many participants note that their daily efforts are on tenant relations and preserving cash flow.

In the retail sector, restrictions immediately rendered nonessential brick-and-mortar locations devoid of shoppers. While retail owners worked to collect rent from tenants scrambling



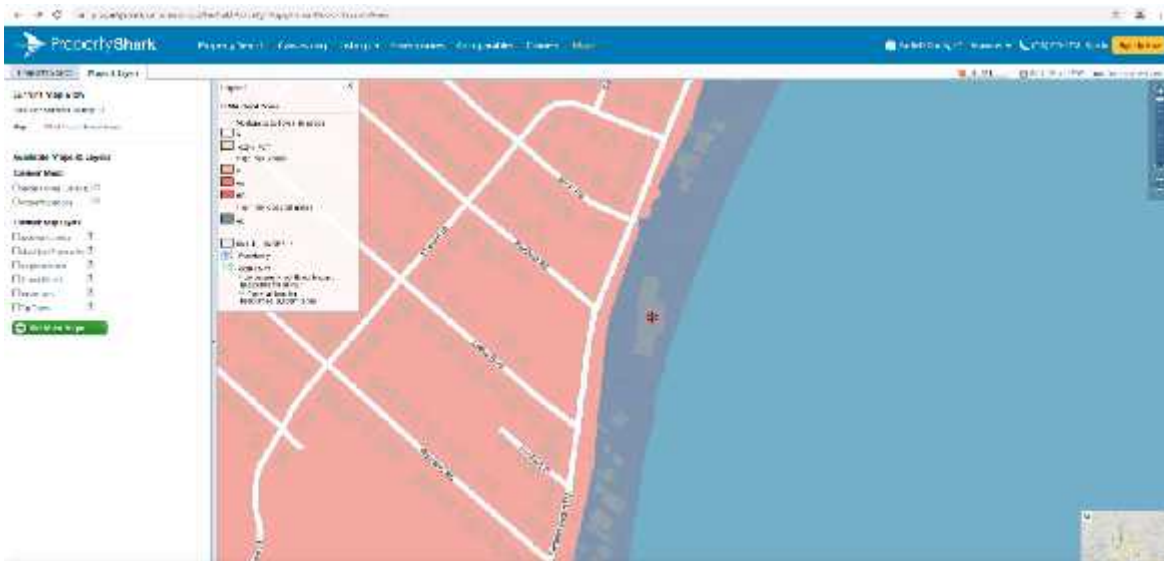
to maintain sales, some wondered, “What do we do about the small tenants that are never coming back?” and “What steps do we take to ‘future-proof’ assets?”

Investors in the national apartment market are hyper focused on rent collections as leasing demand is driven by jobs, and unemployment has soared during the pandemic. However, many owners have implemented virtual tours to boost leasing activity and are working to increase contactless technology at properties. Looking beyond the immediate crisis, some investors plan to target acquisitions in locations with limited exposure to the tourism and entertainment industries.

Many office tenants have successfully transitioned operations to remote working, at least temporarily; however, owners still face issues of tenant retention and cash flow preservation. In addition, investors are considering how best to reconfigure office space to address social distancing. Beyond tackling asset management issues, some office investors are poised for potential buying opportunities. “We will seek opportunities where an owner is not well capitalized and will need a cash infusion,” remarks an investor.

The warehouse sector is arguably best positioned to weather the crisis given increased e-commerce and subsequent demand to deliver goods. Trends that were already in play in the CRE industry, such as telecommuting and e-commerce, have accelerated under the confines of COVID-19. In contrast, trends such as co-working environments, declining office-space-per-employee ratios, and urbanization are being closely examined for future viability under social-distancing protocols. As the nation’s reopening progresses, the CRE industry is working to adapt to a new normal with the awareness that the pandemic will unquestionably have a lasting impact on each property sector.”

Client:	Town of Fairfield
Intended User:	The Town of Fairfield is the only Intended Users
Intended Use:	Aid in decision making process for renovations of existing structure.
Identification of the Real Estate:	Replacement cost of Buildings only, not including site improvements or land.
Current Use:	The subject property is a clubhouse building totaling 15,542 square feet (per the Town of Fairfield assessor).  The subject property is currently used as a celebration venue located along Fairfield Beach with a seating capacity of 180 persons and standing capacity of 300 persons.



FEMA FLOOD MAP (Picture):

1. Flood Zone A is a special flood hazard area designation by the Federal Emergency Management Agency (FEMA). Zone A areas have a 1 percent annual chance of flooding. ... Property owners with structures in Flood Zone A, which have a federally backed mortgage are required to obtain flood insurance.
2. VE zone is a Special Flood Hazard Area (SFHA) requiring flood proof construction and flood insurance if a property owner has a mortgage.



Highest and Best Use (As if Vacant):	N/A
Highest and Best Use (As Improved):	Present Use
Type of Value:	Replacement Cost
Real Property Interest Valued:	Fee Simple
Current Ownership:	Town of Fairfield
Sales History:	No Sales History: except past 10 years
Date of Inspection:	October 20 <sup>th</sup> , 2021/November 26 <sup>th</sup> , 2021
Effective Date of Value:	November 2021
Date of Report:	November 30 <sup>th</sup> , 2021
Extraordinary Assumptions:	None
Hypothetical Conditions:	None
Opinion of Value: Replacement Cost	\$7,440,000
Exposure Time:	N/A

**The following is an excerpt from the 2020-2021 USPAP Frequently Asked Questions:**

**195. IMPROVEMENT ONLY APPRAISAL**

**Question:** In a real estate appraisal is it permissible to appraise only the improvements?

**Response:** Yes. Standards Rule 1-2(e)(v) states that the subject of an assignment may be a physical segment of a property.

The subject of a real property appraisal does not have to include all of the physical parts of an identified parcel or tract of real estate. The subject of a real property appraisal can be all or any part of an improved or unimproved parcel or tract of identified real estate. For example, the subject of a real property appraisal could be a part of the land, the improvements on or to the land, or some other configuration within a parcel or tract of identified real estate.

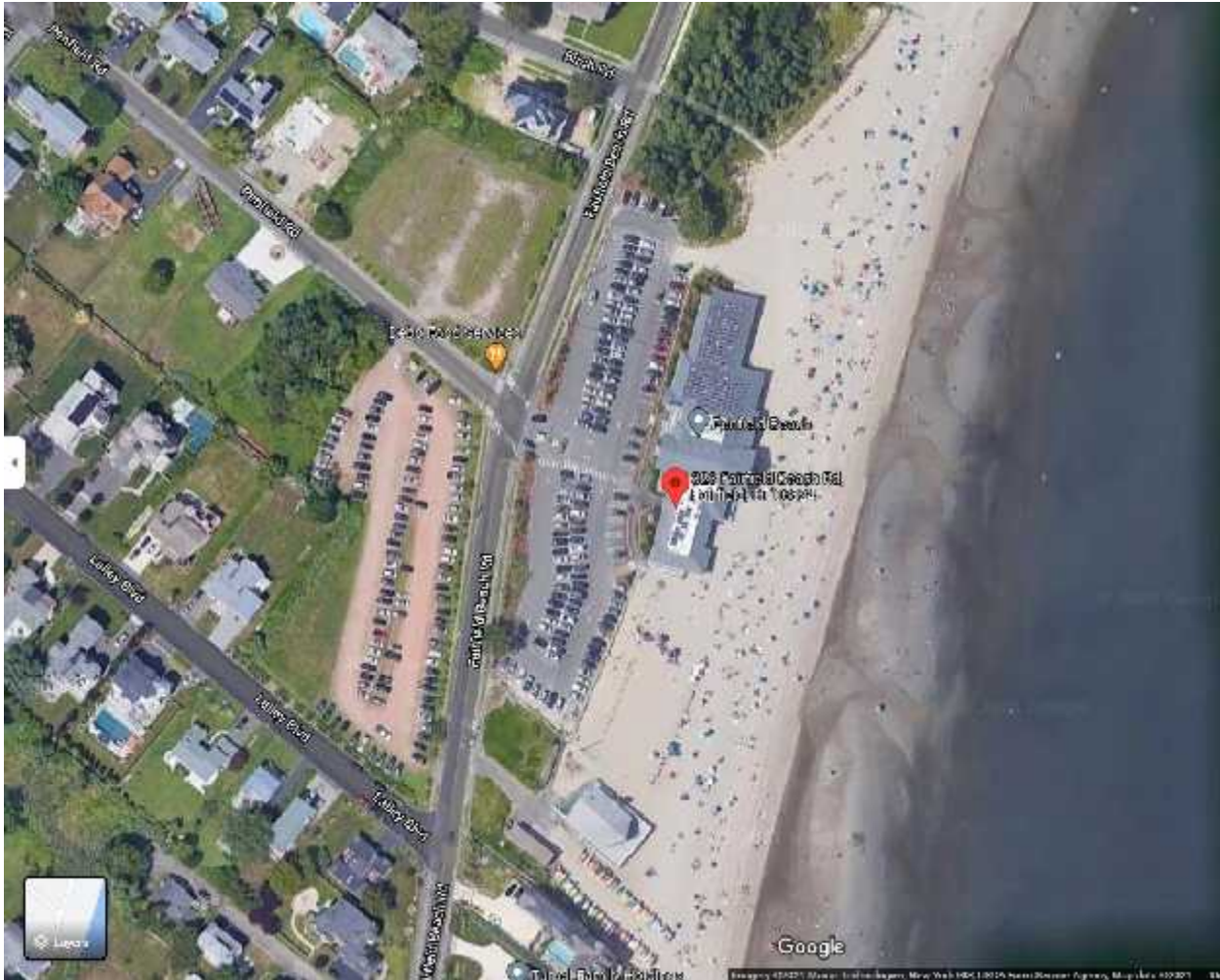
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**OVERALL AERIAL VIEW OF THE PROPERTY**

*Source: Google Maps*



OVERALL VIEW OF THE STRUCTURES

PHOTOGRAPHS OF THE PROPERTY



FRONT VIEW OF PROPERTY BUILDING & PARKING LOT



REAR VIEW OF BUILDING



**PHOTOGRAPHS OF THE PROPERTY**



FRONT AND SIDE VIEW OF BUILDING



FRONT AND SIDE VIEW OF BUILDING LOOKING SOUTHWEST



**VIMINI ASSOCIATES**  
REAL ESTATE SERVICES  
SINCE 1968

**PHOTOGRAPHS OF THE PROPERTY**



OFFICE SPACE IN BUILDING



VENUE SPACE

**PHOTOGRAPHS OF THE PROPERTY**

*Note: Additional photographs are provided in the Appendix*



**BACK PORCH/DECK VIEW OF PROPERTY**



### **Market Value Definition**

*The most probable price which a property should bring in a competitive and open market under all condition's 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 acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States 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.
- Source:(12 C.F.R. Part 34.42(g) Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7,1994)

### **Scope of Work**

*Scope of work is the type and extent of research and analyses involved in an assignment. To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the relevant characteristics of the subject property, and other pertinent factors. Our concluded scope of work is summarized below, and in some instances, additional scope details are included in the appropriate sections of the report:*

#### **Research**

- We inspected the property and its environs. Physical information on the subject was obtained from public records, and/or third-party sources.
- Regional economic and demographic trends, as well as the specifics of the subject's local area were investigated. Data on the local and regional property market (supply and demand trends, rent levels, etc.) was also obtained. This process was based on interviews with regional and/or local market participants, primary research, available published data, and other various resources.
- Other relevant data was collected, verified, and analyzed. Comparable property data was obtained from various sources (public records, third-party data-reporting services, etc.) and confirmed with a party to the transaction (buyer, seller, broker, owner, tenant, etc.) wherever possible. It is, however, sometimes necessary to rely on other sources deemed reliable, such as data reporting services.

#### **Analysis**

- Based upon the subject property characteristics, prevailing market dynamics, and other information, we developed an opinion of the property's Highest and Best Use.
- We analyzed the data gathered using generally accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.
- The results of each valuation approach are considered and reconciled into a reasonable value estimate.



This report is intended to comply with the reporting requirements outlined under USPAP for a Restricted Appraisal Report.

### **Report Option Description**

USPAP identifies two written report options: Appraisal Report and Restricted Appraisal Report. This document is prepared as a Restricted Appraisal Report in accordance with USPAP guidelines. The terms "describe," "summarize," and "state" connote different levels of detail, with "describe" as the most comprehensive approach and "state" as the least detailed. As such, the following provides specific descriptions about the level of detail and explanation included within the report:

- States the real estate and/or personal property that is the subject of the appraisal, including physical, economic, and other characteristics that are relevant
- States the type and definition of value and its source
- States the Scope of Work used to develop the appraisal States the information analyzed, the appraisal methods used, and the reasoning supporting the analyses and opinions; explains the exclusion of any valuation approaches
- States the use of the property as of the valuation date
- States the rationale for the Highest and Best Use opinion

### **Appraisal Methodology**

There are three generally accepted approaches to developing an opinion of value: Cost, Sales Comparison and Income Capitalization. In appraisal practice, an approach to value is included or eliminated based on its applicability to the property type being valued and the quality of information available. The reliability of each approach depends on the availability and comparability of market data as well as the motivation and thinking of purchasers.

This appraisal employs only the Cost Approach, excluding site improvements and land value. The intended use of the property is to identify the value of the structure only, excluding site improvements (i.e., paving) and underlying land, as well as, any other structures on the tax lot. The Sales Comparison Approach and Income Capitalization Approach were excluded because the structure and land components of comparable sales and rental rates cannot be bifurcated to develop a supportable valuation.

## Appraisal Methodology (continued)

The following is an excerpt from the 2020-2021 USPAP Frequently Asked Questions:

**195. IMPROVEMENT ONLY APPRAISAL**

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## COST APPROACH

The Replacement Cost Estimate new, of the building has been calculated by use of *Marshall and Swift Valuation Service*, manual, a nationally acknowledged cost survey.

Reference is directed to the following for the respective subject building structures:

Clubhouse Building

Class C

Good Construction

## **INFLUENCE OF LOCAL CONSTRUCTION PRACTICES**

Costs contained within the Handbook are based on a sampling of final building costs of buildings actually built. The published costs represent points on a curve, and are averages of many building costs. Since construction practices vary from those published, these differences generally stem from one or more of the following:

- 1). Local building code regulations
- 2). Climatic conditions
- 3). Availability of specific materials
- 4). Local buyer resistance to some specific designs and materials.
- 5). Available public utilities

Component items that are directly affected by these differences include foundations, electric service and wiring, rough plumbing, exterior wall sheathing, interior wall and ceiling cover, heating, and insulation.

As variations occur quite frequently, often from one city or town to the next, it is not within practical size limitations of any cost source of this kind to attempt to provide variations in building components for every geographical location. The Handbook does not provide adjustments for many of the more common variations, such as roofing, flooring, heating, insulation, etc. Local multipliers, when applied to the total replacement costs, often adjust for variations in component costs. However, local multipliers, which are applied to specific components costs or to Unit in Place costs, may not adequately adjust for a particular geographical area.



## COST APPROACH (Continued)

### VALUE CONTRIBUTION OF THE IMPROVEMENTS (Continued)

#### WHAT THE COSTS CONTAIN

An estimated replacement cost will reflect those costs that the contractor incurs during the period of construction of the building. The following is a more specific listing of what the structure costs include and do not include in the *Marshall and Swift* manual.

#### INCLUDED IN THE COSTS:

- 1). Plans, specifications, surveys, and building permits.
- 2). Cost on interim money during normal period of construction.
- 3). Cost of labor and materials.
- 4). Sales taxes on materials.
- 5). Utilities from structure to lot line figured for typical setback.
- 6). Normal site preparation including trenching, excavating for concrete, backfill, and finish grading.
- 7). Contractor's overhead and profit, including workman's compensation, fire and liability insurance, unemployment insurance, etc.

#### NOT INCLUDED IN THE COSTS:

- 1). Costs of buying or assembling land, such as escrow fees, legal fees, property taxes, demolition or rough grading.
- 2). Piling, which can be priced separately in the manual.
- 3). Land planning or preliminary concept and layout for larger developments inclusive of developer's overhead and profit.
- 4). Discounts or bonuses paid for financing are considered a cost of doing business.
- 5). Off-site costs, including road, utilities, assessments, etc.
- 6). Yard improvements, including signs, landscaping, walls, etc.
- 7). Marketing costs to create the first occupancy, including model and advertising expenses, or temporary operation of property owner's association.
- 8). Furnishing and fixtures usually not found in the general contract that are peculiar to a definite tenant, such as seating or kitchen equipment, etc.





## **COST APPROACH** (Continued)

### **VALUE CONTRIBUTION OF THE IMPROVEMENTS** (Continued)

Replacement Cost is defined as “The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout.”<sup>1</sup> The use of the Replacement Cost concept presumably eliminates all functional obsolescence, and the only depreciation to be measured is physical deterioration and external obsolescence; if applicable. By use of *Marshall and Swift*, the estimated Replacement Cost, new, of the buildings are as follows:

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<sup>1</sup> Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6<sup>th</sup> ed. (Chicago: Appraisal Institute, 2015).



COS' APPROACH SUMMARY - 313 Fairfield Beach Road Fairfield CT		
IMPROVEMENTS (STRUCTURES)		
DESCRIPTION (Type of Property Use)	%	Beach Clubhouse-Penfield Pavilion
Marshall and Swift -Improvement Type		311
Construction Class		D
Quality of Construction		Good
Marshall and Swift -Section		11
Marshall and Swift -Page		30
Date		Nov-20
Number of Stories		1
Building Size		15542
<b>Base SFCost:</b>	<b>\$</b>	<b>145.00</b>
SQUARE FOOT REFINEMENTS		
HVAC Refinements (Extreme Climate Gas Forced Hot Air)	\$	11.59
Pilings (1 Piling every SF/12 in Diameter/50 Foot Lengths)	\$	94.43
Spinklers (Dry System)	\$	5.24
Basement	\$	-
Decks (1303 SF* \$19.85= \$26,783)(26,783/15,542)	\$	1.72
Porches (6,291 SF* \$46.31= \$291,336.21)(291,336.21/15,542 SF)	\$	18.75
Elevators	\$	-
<b>Adjusted SF Refinements</b>	<b>\$</b>	<b>131.69</b>
<b>Adjusted Base Cost</b>	<b>\$</b>	<b>276.69</b>
HEIGHT AND SIZE REFINEMENTS		
Number of Stories		1.00
Height Per Story (10ft vs. 12ft)(18% of building has Cathedral)		1.09
Perimeter		0.57
<b>Adjusted Base Cost</b>	<b>\$</b>	<b>291.94</b>
FINAL CALCULATIONS		
Current Cost Multiplier		1.21
Local Area Multiplier		1.12
<b>Adjusted SFCost:</b>	<b>\$</b>	<b>395.64</b>
TIMES: SF for Replacement Cost Purposes		15542.00
<b>Adjusted Cost</b>	<b>\$</b>	<b>6,149,015.99</b>
PLUS: Indirect Costs	10.00%	\$ 614,901.59
<b>Adjusted Cost</b>	<b>\$</b>	<b>6,763,917.49</b>
PLUS: Entrepreneurial Profit (Structures)	10.00%	\$ 676,391.75
<b>Replacement Cost New (RCN)</b>	<b>\$</b>	<b>7,440,309.24</b>
REPLACEMENT COST SUMMARY (STRUCTURES)		
<b>Total Adjusted Costs</b>	<b>\$</b>	<b>6,149,015.99</b>
PLUS: Total indirect Costs	\$	614,901.59
PLUS: Total Entrepreneurial Profit (Structures)	\$	676,391.75
<b>Total RCN</b>	<b>\$</b>	<b>7,440,309.24</b>
Total GBA (SF)		15542
<i>Total includes all component/building costs as detailed above</i>	\$	478.72
DEPRECIATION ANALYSIS (STRUCTURES)		
DESCRIPTION		Commercial/Industrial
RCN	\$	7,440,309.24
LESS: Physical Curable	\$	-
LESS: Functional Curable	\$	-
<b>Adjusted RCN</b>	<b>\$</b>	<b>7,440,309.24</b>
<b>Age/Life Analysis</b>		
Year Built		2015
Actual Age (Years)		6
Economic Life (Years)		50
Effective Age (Years)		2
Remaining Economic Life (Years)		50
Percent Depreciated		3.85%
Age/Life Depreciation (% of Adjusted RCN)	\$	286,165.74



Adjusted RCN	\$	7,440,309.34
LESS: Age/Life Depreciation	\$	286,165.74
Adjusted RCN	\$	7,154,143.60
LESS: Functional Incurable	\$	-
Adjusted RCN	\$	7,154,143.60
LESS: Economic Obsolescence (External)	0.00%	\$ -
<b>Depreciated RCN</b>	<b>\$</b>	<b>7,154,143.60</b>
Depreciation Schedule	\$	286,165.74

**DEPRECIATION SUMMARY (STRUCTURES)**

<b>Total RCN</b>	<b>\$</b>	<b>7,440,309.34</b>
LESS: Total Depreciation- Physical Curable	\$	-
LESS: Total Depreciation- Functional Curable	\$	-
LESS: Total Depreciation- Age/Life	\$	286,165.74
LESS: Total Depreciation- Functional Incurable	\$	-
LESS: Total Depreciation- Economic Obsolescence (External)	\$	-
<b>Total Depreciated Value of Improvements</b>	<b>\$</b>	<b>7,154,143.60</b>
Total Depreciated Value PSF of GBA	\$	400.31

Total includes all component/building costs as detailed above

**COST APPROACH VALUE SUMMARY**

<b>MARKET VALUE TYPE</b>	<b>Market Value Approach</b>
<b>COST SOURCE</b>	Marshall and Swift (Commercial) Cost Explorer

**IMPROVEMENTS (Structures)**

Adjusted Costs	\$	6,149,015.90
PLUS Indirect Costs	\$	64,901.39
PLUS Entrepreneurial Profit	\$	676,391.75
LESS: Total Depreciation	\$	286,165.74
<b>TOTAL DEPRECIATED VALUE OF IMPROVEMENTS (Structures)</b>	<b>\$</b>	<b>7,154,143.60</b>

**IMPROVEMENTS (Site)**

Cost New	\$	-
PLUS Indirect Costs	\$	-
PLUS Entrepreneurial Profit	\$	-
LESS: Total Depreciation	\$	-
<b>TOTAL DEPRECIATED VALUE OF IMPROVEMENTS (Site)</b>	<b>\$</b>	<b>-</b>

**SUMMARY (ALL IMPROVEMENTS)**

Adjusted Costs/Cost New	\$	6,149,015.90
PLUS Total Indirect Costs	\$	64,901.39
PLUS Total Entrepreneurial Profit	\$	676,391.75
<b>TOTAL REPLACEMENT COST NEW</b>	<b>\$</b>	<b>7,440,309.34</b>
LESS: Total Depreciation	\$	286,165.74
<b>TOTAL DEPRECIATED VALUE OF IMPROVEMENTS</b>	<b>\$</b>	<b>7,154,143.60</b>
Depreciated Value PSF of GBA	\$	400.31

**TOTAL DEPRECIATED VALUE OF IMPROVEMENTS**

PLUS Land Value	\$	-
<b>INDICATED VALUE BY THE COST APPROACH</b>	<b>\$</b>	<b>7,154,143.60</b>

Rounded to the nearest \$25,000.00 **\$ 7,160,000.00**

## **Assumptions and Limiting Conditions**

### **CONTINGENT AND LIMITING CONDITIONS**

- 1). This appraisal represents the best opinion of the evaluators as the market value of the property as of the effective date of the appraisal. The term "market value" is defined in the appraisal report.
- 2). No furniture, furnishings, or equipment, unless specifically indicated herein, have been included in our value conclusion. Only the real estate has been considered.
- 3). No engineering survey was made or caused to be made by the appraisers, and any estimates of fill, materials, other site work, or conditions are based on visual observation. Accuracy is not assured.
- 4). Sub-surface rights (minerals, oil, water, or others) were not considered in this report.
- 5). Any tracts that (according to survey, map, or plot) indicated riparian and/or littoral rights, are assumed to be included as part of the property, unless documents or deed which deem such rights to the contrary are provided the appraiser.
- 6). The existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of Urea-Formaldehyde Foam Insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed. The appraiser(s) have no knowledge of the existence of such materials on or in the property. Likewise, the existence of Radon Gas, or Lead are not known to exist. The appraiser, however, is not qualified to detect such substances. The existence of Urea-Formaldehyde Foam insulation, other potentially hazardous waste materials, or Radon Gas may have an effect on the value of the property. The client is advised to retain an expert in such fields, if desired.
- 7). All value estimates have been made contingent on zoning regulations and land use plans in effect, as of the effective date of the appraisal, and are based on information provided by appropriate governmental authorities or employees.
- 8). This appraisal covers only the premises, which are the subject of this report, and no figures or data provided, analysis thereof, or any unit values derived there from are to be construed as applicable to any other property or properties, however, similar they may be.
- 9). Distribution of the total valuation in this report between land and improvements applied only under the existing program of utilization. Separate valuations of land and improvements are not to be used in any other manner, or in conjunction with any other appraisal, and are invalid if so employed.
- 10). Certain data used in compiling this report may have been furnished by the client, his counsel, employees and/or agent, or from other sources believed reliable. Data has been checked for accuracy as thoroughly as possible, but no liability or responsibility is assumed for absolute accuracy.
- 11). A diligent effort has been made to verify each comparable sale noted in this report. However, as many principals do not reside in the local area, or are entities for which no agent could be contacted within the time allowed for completion of this report, then such sales may not have been verified.
- 12). No responsibility is assumed for matters legal in nature, nor is my opinion rendered herein as to title, which is assumed to be good and merchantable. The property is assumed free and clear of all liens or encumbrances, unless specifically enumerated herein, and is under responsible ownership and management as of the appraisal date.
- 13). Consideration for preparation of this appraisal is payment in full by the employer of all charges due the appraisers in connection therewith. Any responsibility by the appraisers for any portion of this report is considered upon full and timely payment.
- 14.) Liability to Vimini Associates and its employees or representatives is limited to the fee collected for the preparation of the appraisal. There is no accountability or liability to any third party. Acceptance and/or use of this report constitutes acceptance and agreement with these terms and conditions, as well as the terms and conditions stated in this document.
- 15). This appraisal report is prepared for the sole and exclusive use of the appraiser's client. No third parties are authorized to rely upon this report without the express written consent of the appraiser.
- 16). The appraisers, by reason of this report, are not required to give testimony in court with reference to the property herein, nor obligated to appear before any governmental body, board, agent, or tribunal unless arrangements have been previously made therefore.
- 17). Neither all, nor any portion of the contents of this appraisal shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraisers, particularly as to valuation conclusions, identity of the appraisers or firm with which they are connected, nor any reference to the Appraisal Institute, nor any initialed designations conferred upon the appraiser as stated in his qualifications attached hereto, or previously supplied, or verbally discussed. Furthermore, neither all nor any portion of the contents of this



CONTINGENT AND LIMITING CONDITIONS (CONTINUED)

- appraisal shall be used in connection with any offer, or sale or purchase of a security (as that term is defined in Section 2 (1) of the Securities Act of 1933) without the prior expressed written consent of the appraiser.
- 18). Possession of this report, or copy thereof, does not convey any right of reproduction or publication, nor may it be used by anyone but the client, the mortgagee, or its successors or assigns, mortgage insurers, or any state or federal department or agency without prior written consent of both the client and the appraisers, and in any event, only in its entirety.
  - 19). Before any loans or commitments are made predicated on value conclusions reported in this appraisal, the mortgagee should verify facts and valuation conclusions contained in this report with the appraisers.
  - 20). This appraisal is based on completion or availability of projected public or private off-site improvements, referred to in this report.
  - 21). This appraisal is subject to satisfactory completion of proposed improvements described in the report.
  - 22). Cost estimates for construction or replacement of improvements were prepared from data obtained from the owner and the Marshall Valuation Service, and are assumed accurate.
  - 23). It is understood that all working or mechanical components of the property are in working order, as implied by the owner of the property, unless otherwise stated herein.
  - 24). Sketches are not to scale. They are included to assist the reader in visualizing the property.
  - 25). All values rendered within this report assume marketing times of twelve months or less, unless otherwise indicated.
  - 26). In arriving at the value set forth in this appraisal no consideration has been given to the effect of state, local or federal income and gains taxes, or of occupancy, hotel, capital levy, gift, estate, succession, inheritance, or similar taxes, which may be imposed upon any owner, lessee or mortgagee, by reason of any sale, conveyance, transfer, leasing, hypothecation, mortgage, pledge or other disposition of the appraised property.
  - 27). The appraiser has no knowledge as to whether the subject property may be affected by Connecticut Public Act 85-443 (super lien law) or Public Act 84-535 ( an act concerning clarifications of permits for hazardous liability resulting from any soil contamination due to the storage of hazardous waste). This appraisal report and the value estimates contained herein assume no potential liability resulting from any soil contamination due to the storage of hazardous waste material, automobiles and/or chemical spills which may have occurred on this property over the past years. No evidence of contamination of hazardous material used in the construction or maintenance of any improvements was observed on the date of the inspection, however, the inspection was limited to visual observations. It is worthy to note that the appraiser is not qualified to detect the existence of substances such as urea-formaldehyde, radon gas, foam insulation, asbestos, or other potentially hazardous waste material that may have an effect on the value of the property. The appraiser reserves the right to amend this report pending the findings of any site or environmental assessment report as to the presence of any on-site toxic, hazardous wastes or contaminants that may affect the value of the property.
  - 28). The Americans with Disabilities Act (ADA) became effective January 26, 1992. We **have not** made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, and are not experts as to ADA requirements, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property. We recommend to the client that they hire a licensed architect who has performed such functions to check the property for compliance with ADA.
  - 29). It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.
  - 30). It is assumed that the rental income information supplied by the identified parties in the Income Approach is accurate. The appraiser assumes no responsibility for independently verifying this information. If the client has any questions regarding this information, it is the client's responsibility to seek whatever independent verification is deemed necessary.



**APPRAISER'S CERTIFICATION**

Property Appraised: Penfield Pavilion 383 Fairfield Beach Road

I certify that:

- 1). The analysis, opinions, and conclusions developed herein, along with all sections of this report, have been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, and USPAP.
- 2). The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 3). I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 4). The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 5). My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6). No other party has provided significant professional assistance to the person or persons signing this certification.
- 7). My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 8). To the best of my knowledge and belief, the statements of fact contained in this report and upon which the opinions expressed are based, are true and correct, subject to the limiting conditions set forth herein.
- 9). I have personally inspected the property appraised (unless otherwise stated), that I have no present or contemplated interest in the property appraised, and no personal interest or bias with respect to the subject matter of the report, or to the client or other participants or principals.
- 10). The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- 11). The appraiser acknowledges a full understanding of the Competency Provision and the Ethics Provision set forth in the USPAP and has sufficient knowledge of the above-referenced property type, market information and appropriate valuation methodologies to properly perform the appraiser's obligations as outlined in this letter.
- 12). As of the date of this report, I, Peter A. Vimini, have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.
- 13). I have not performed appraisal services in regards to the subject property within the three-year period immediately preceding the acceptance of this assignment.

This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addenda.

Respectfully submitted,

  
Peter A. Vimini, MAI  
Certified General      0000605  
Type of License      Number

Date: December 1, 2021

Vimini Valuation Services

APPRAISAL SERVICES / COMMERCIAL & INDUSTRIAL BROKERAGE / LOAN BROKERAGE / PROPERTY MANAGEMENT



**VIMINI ASSOCIATES**  
REAL ESTATE SERVICES  
SINCE 1968

## Addenda Contents

Addendum A: Qualifications of the Appraiser

Addendum B: Site Plan

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1057 BROAD STREET . BRIDGEPORT, CT 06604 . TELEPHONE (203)384-6000 . FAX (203)384-9421

## Addendum A: Qualifications of the Appraiser



### **QUALIFICATIONS OF PETER A. VIMINI, MAI**

Education:

Bryant College, Smithfield, R.I. 02917

Date of Graduation – May, 1978

Degree: Bachelor of Science in Business Administration

Major: Accounting

The Appraisal Institute

Course Attendance and Completion:

Uniform Appraisal Standards for Federal Land Acquisition

Condemnation Appraising – Advanced Theory

Litigation – Expert Testimony

FHA and the Appraisal Process

Measuring Locational Obsolescence

Case Studies in Residential Highest and Best Use

Case Studies in Commercial Highest and Best Use

Automated Valuation Models

Evolving with the Capital Markets

Uniform Standards of Professional Practice

The Valuation of REITs, Real Estate Operating and Management Companies

Experience:

Appraisal

Residential, Commercial and Industrial Appraisals

Vimini Associates.

Since 1978

Experience:

Practical

Licensed Real Estate Broker. (CT. License No. REB.0789831)

Certified Real Estate Appraiser. (CT. License No. RCG.0000605)

Certified To performed Municipal revaluation functions for assessment purposes for:

Land/Residential/Commercial/Industrial Supervisor (Certificate No. 764)

Certified Revaluation Company (Vimini Valuation Services LLC)–Real Property Valuation– Connecticut

Certificate No. 111

Qualified Expert Witness:

U.S. District Court (Federal Bankruptcy Court)

Connecticut Superior Court

Connecticut Housing Court

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**VIMINI ASSOCIATES**  
REAL ESTATE SERVICES  
SINCE 1968

Municipal testimony before local land use boards

Professional Affiliations:

**Member of the Appraisal Institute - MAI Designation No. 9586**  
**Past President of the Connecticut Chapter of the Appraisal Institute**  
Currently serving as a National Director of the Appraisal Institute  
Greater Bridgeport Board of REALTORS  
Connecticut Association of REALTORS  
National Association of REALTORS

Teaching:

Instructor: Appraisal Procedures – Housatonic Community College - 2003-2008  
Instructor: Appraisal Principles – Greater Bridgeport Board of Realtors - 2003-Present  
Instructor: Appraisal Procedures - Greater Bridgeport Board of Realtors – 2003-Present

Seminars:

Speaker: April 28, 1999: Bridgeport Bar Association- “Valuation for Estate and Gift Tax Purposes”  
Speaker: March 3, 2010: Connecticut Bar Association- “Real Estate Valuation Basics”  
Speaker: May 12, 2010: Fairfield County Bar Association- “Real Estate Valuation and Property Tax Assessment Appeals”  
Author & Instructor: July 22, 2014 Connecticut Chapter of International Association of Assessing Officers IAAO- “Sales Comparison Approach Review”  
Author & Instructor: August 18, 2014 Connecticut Chapter of International Association of Assessing Officers IAAO- “Basic Income Capitalization Review”  
Co-Author & Instructor: August 16, 2016 Connecticut Chapter of the International Association of Assessing Officers IAAO - “Real Property Assessment vs Fee Appraisal, “Differences in Approach”  
Co-Author & Instructor: May 23, 2017 International Association of Assessing Officers -NRAAO Conference- “Creating Value”

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# Addendum B: Site Plan

