

| CURRENT OWNER   |            | TOPO  | UTILITIES  | STRT / ROAD   | LOCATION              | CURRENT ASSESSMENT        |           |   |            |                       |           |       |                     |                  |            |   |
|---|------------|---|--|---------------|-----------------------|---------------------------|-----------|---|------------|-----------------------|-----------|-------|---------------------|------------------|------------|---|
| HARBOR VIEW HOTEL OWNER LLC                                   |            |   |  | 9 Town Street |                       | Description               | Code      | Appraised   | Assessed   | 1302<br>EDGARTOWN, MA |           |       |                     |                  |            |   |
|   |            |   |  | 1 Paved       |                       | MOTELCOND                 | 3030      | 1,797,000   | 1,797,000  |                       |           |       |                     |                  |            |   |
| C/O UPLAND CAPITAL CORP<br>745 BOYLSTON ST<br>BOSTON MA 02116 |            | SUPPLEMENTAL DATA   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
|   |            | Alt Prcl ID<br>PLN#/Rec<br>Lot#<br>Plan Notes<br>Plan Notes<br>Plan Notes<br>GIS ID M_283042_794150 | Restriction<br>Hist District X<br>Other Note<br>UC-Misc 1<br>UC-Misc 2<br>Assoc Pid# |               |                       | Total 1,797,000 1,797,000 |           |   |            |                       |           |       |                     |                  |            |   |
| RECORD OF OWNERSHIP   |            | BK-VOL/PAGE   | SALE DATE  | Q/U           | V/I                   | SALE PRICE                | VC        | PREVIOUS ASSESSMENTS (HISTORY)                                      |            |                       |           |       |                     |                  |            |   |
| HARBOR VIEW HOTEL OWNER LLC                                   |            | 1458 0046   | 01-12-2018   | U             | I                     | 30,000,000                | 1V        | Year  | Code       | Assessed              | Year      | Code  | Assessed            |                  |            |   |
| SCOUT HARBOR VIEW PROPERTY 1 LLC                              |            | 1292 0614   | 09-19-2012   | U             | I                     | 0                         | 1B        | 2023  | 3030       | 1,797,000             | 2022      | 3030  | 1,245,600           |                  |            |   |
|   |            |   |  |               |                       |                           |           | Total   | 1,797,000  | Total                 | 1,245,600 | Total | 1,245,600           |                  |            |   |
| 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  |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
| Nbhd  |            | Nbhd Name   |  | B             |                       | Tracing                   |           | Batch   |            |                       |           |       |                     |                  |            |   |
| 0001  |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
| NOTES   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
| HARBORVIEW RESORT CONDO                                       |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
|   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
|   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
|   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
|   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
|   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
|   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
|   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
|   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
| 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   |            |   |
|   |            |   |  |               |                       |                           |           |   | 05-03-2017 | DT                    |           |       | 11                  | Field Review     |            |   |
|   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
|   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
| LAND LINE VALUATION SECTION                                   |            |   |  |               |                       |                           |           |   |            |                       |           |       |                     |                  |            |   |
| B   | Use Code   | Description   | Zone   | Land Type     | Land Units            | Unit Price                | Size Adj  | Site Index  | Cond.      | Nbhd.                 | Nbhd. Adj | Notes | Location Adjustment | Adj Unit P       | Land Value |   |
| 1   | 3030       | MOTEL CNDO  |  |               | SF                    | 0.00                      | 1.00000   |   | 1.00       |                       | 1.000     |       | 0.0000              | 0                | 0          |   |
|   |            |   |  |               | Total Card Land Units | 0.00                      | AC        | Parcel Total Land Area  |            |                       |           |       | 0.00                | Total Land Value |            | 0 |

**VISION**

| CONSTRUCTION DETAIL            |               |                | CONSTRUCTION DETAIL (CONTINUED) |           |             |
|--------------------------------|---------------|----------------|---------------------------------|-----------|-------------|
| Element                        | Cd            | Description    | Element                         | Cd        | Description |
| Style:                         | 50            | Hotel Condo    |                                 |           |             |
| Model                          | 06            | Com Condo      |                                 |           |             |
| Grade                          | 08            | Good +20       |                                 |           |             |
| Stories:                       | 3             |                |                                 |           |             |
| Occupancy                      | 1             |                |                                 |           |             |
| Interior Wall 1:               | 05            | Drywall/Sheet  |                                 |           |             |
| Interior Wall 2:               | 06            | Cust Wd Panel  |                                 |           |             |
| Interior Floor 1               | 12            | Hardwood       |                                 |           |             |
| Interior Floor 2               | 14            | Carpet         |                                 |           |             |
| Heat Fuel:                     | 03            | Gas            |                                 |           |             |
| Heat Type:                     | 04            | Forced Air-Duc |                                 |           |             |
| AC Type:                       | 03            | Central        |                                 |           |             |
| Ttl Bedrms:                    | 02            | 2 Bedrooms     |                                 |           |             |
| Ttl Bathrms:                   | 2             | 2 Full         |                                 |           |             |
| Ttl Half Bths:                 | 0             |                |                                 |           |             |
| Xtra Fixtres                   |               |                |                                 |           |             |
| Total Rooms:                   |               |                |                                 |           |             |
| Bath Style:                    |               |                |                                 |           |             |
| Kitchen Style:                 |               |                |                                 |           |             |
| <b>CONDO DATA</b>              |               |                |                                 |           |             |
| Parcel Id                      | 184767        | C 37           | Ownr                            |           |             |
|                                | H VIEW SUITES |                | B 1                             | S 1       |             |
| Adjust Type                    | Code          | Description    | Factor%                         |           |             |
| Condo Flr                      |               |                | 100                             |           |             |
| Condo Unit                     | 3             | 3              | 365                             |           |             |
| <b>COST / MARKET VALUATION</b> |               |                |                                 |           |             |
| Building Value New             |               |                |                                 | 1,996,618 |             |
| Year Built                     |               |                |                                 | 1900      |             |
| Effective Year Built           |               |                |                                 | 2012      |             |
| Depreciation Code              |               |                |                                 | R         |             |
| Remodel Rating                 |               |                |                                 |           |             |
| Year Remodeled                 |               |                |                                 |           |             |
| Depreciation %                 |               |                |                                 | 10        |             |
| Functional Obsol               |               |                |                                 |           |             |
| External Obsol                 |               |                |                                 |           |             |
| Trend Factor                   |               |                |                                 | 1         |             |
| Condition                      |               |                |                                 |           |             |
| Condition %                    |               |                |                                 |           |             |
| Percent Good                   |               |                |                                 | 90        |             |
| Cns Sect Rcnd                  |               |                |                                 | 1,797,000 |             |
| Dep % Ovr                      |               |                |                                 |           |             |
| Dep Ovr Comment                |               |                |                                 |           |             |
| Misc Imp Ovr                   |               |                |                                 |           |             |
| Misc Imp Ovr Comment           |               |                |                                 |           |             |
| Cost to Cure Ovr               |               |                |                                 |           |             |
| Cost to Cure Ovr Comment       |               |                |                                 |           |             |

BAS  
(960 sf)

**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
|      |             |     |       |            |        |          |      |       |            |             |

**BUILDING SUB-AREA SUMMARY SECTION**

| Code                       | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------|-------------|------------|----------|-----------|----------------|
| BAS                        | First Floor | 960         | 960        | 960      | 2,079.80  | 1,996,606      |
| Ttl Gross Liv / Lease Area |             | 960         | 960        | 960      |           | 1,996,606      |

