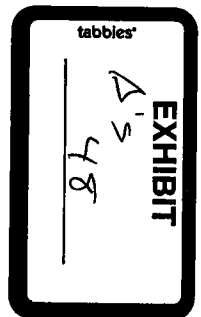


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Nov. 2010 Settlement

Address	Lot	Assessed	Colliers		Lincoln		LandVest		Dec. 2004	Lachance	Price Before
		Land Value	Tier	Tier Value	Tier	Tier Value	Tier	Tier Value	Lachance	Tier Value ¹	Adjustments ²
6 Bay Rd	120	176,200	N. Int.	170,000	5	175,000	8	220,000	160,000	170,000	160,710
8 Bay Rd	99	229,200	N. Int.	170,000	5	175,000	8	220,000	175,000	170,000	163,490
12 Bay Rd	84	230,300	N. Int.	210,000	5	175,000	8	220,000	200,000	230,000	164,843
15 Bay Rd	68	239,800	Wat. E	190,000	3	325,000	4	230,000	225,000	230,000	178,517
16 Bay Rd	70	230,900	N. Int.	190,000	5	175,000	8	220,000	220,000	230,000	165,519
17 Bay Rd	67	236,100	Wat. E	190,000	3	325,000	4	230,000	195,000	230,000	178,367
18 Bay Rd	71	230,700	N. Int.	170,000	5	175,000	8	220,000	235,000	230,000	165,256
19 Bay Rd	66	260,500	Wat. E	190,000	3	325,000	4	230,000	225,000	230,000	179,719
23 Bay Rd	65	222,800	Wat. E	240,000	3	325,000	4	230,000	190,000	230,000	177,766
25 Bay Rd	64	222,800	Wat. E	190,000	3	325,000	4	230,000	180,000	230,000	177,766
27 Bay Rd	63	183,400	Wat. E	240,000	3	325,000	4	230,000	215,000	230,000	176,038
29 Bay Rd	62	178,200	Wat. E	240,000	3	325,000	4	230,000	190,000	230,000	175,812
31 Bay Rd	61	160,400	Wat. E	190,000	3	325,000	3	240,000	185,000	230,000	175,024
33 Bay Rd	60	178,200	Wat. E	240,000	3	325,000	3	240,000	195,000	230,000	175,812
35 Bay Rd	59	262,800	Int. B	210,000	3	325,000	8	220,000	190,000	230,000	182,837
3 Baycrest Rd	108	310,500	Int. B	325,000	4	225,000	7	250,000	265,000	230,000	200,907
6 Baycrest Rd	24	222,800	Int. B	275,000	4	225,000	7	250,000	290,000	375,000	177,766
9 Baycrest Rd	105	186,000	S. Int.	200,000	4	225,000	8	220,000	150,000	170,000	158,043
17 Baycrest Rd	102A	195,800	N. Int.	215,000	5	175,000	9	135,000	200,000	230,000	161,537
18 Baycrest Rd	93	195,800	N. Int.	195,000	5	175,000	8	220,000	200,000	230,000	161,537
21 Baycrest Rd	102	195,800	N. Int.	170,000	5	175,000	9	135,000	165,000	170,000	161,537
22 Baycrest Rd	94	195,800	N. Int.	215,000	5	175,000	9	135,000	170,000	170,000	161,537
23 Baycrest Rd	101A	195,800	N. Int.	170,000	5	175,000	9	135,000	145,000	170,000	161,537
24 Baycrest Rd	95	195,800	N. Int.	170,000	5	175,000	9	135,000	170,000	170,000	161,537
25 Baycrest Rd	101	195,800	N. Int.	195,000	5	175,000	9	135,000	175,000	170,000	161,537
26 Baycrest Rd	96	195,800	N. Int.	190,000	5	175,000	9	135,000	165,000	170,000	161,537
27 Baycrest Rd	100	195,800	N. Int.	215,000	5	175,000	9	135,000	195,000	230,000	161,537
28 Baycrest Rd	97	195,800	N. Int.	190,000	5	175,000	9	135,000	185,000	230,000	161,537
30 Baycrest Rd	98	229,500	N. Int.	170,000	5	175,000	8	220,000	185,000	230,000	163,829
2 Cliff Rd	169	312,600	Wat. B	440,000	1	425,000	2	325,000	245,000	230,000	200,982
4 Cliff Rd	170	367,200	Wat. B	340,000	1	425,000	2	325,000	235,000	230,000	208,346
6 Cliff Rd	171	362,800	Wat. B	390,000	1	425,000	2	325,000	285,000	375,000	203,086
8 Cliff Rd	172	363,400	Wat. B	340,000	1	425,000	2	325,000	265,000	375,000	203,800
10 Cliff Rd	173	251,500	Wat. B	340,000	1	425,000	2	325,000	270,000	375,000	198,541
3 Cove Rd	90	195,800	N. Int.	230,000	5	175,000	9	135,000	145,000	170,000	161,537
4 Cove Rd	79	232,200	N. Int.	215,000	5	175,000	9	135,000	170,000	170,000	167,097



Nov. 2010 Settlement

Address	Lot	Assessed Land Value	Colliers Tier	Tier Value	Lincoln Tier	Tier Value	LandVest Tier	Tier Value	Dec. 2004 Lachance	Lachance Tier Value¹	Price Before Adjustments²
5 Cove Rd	89	195,800	N. Int.	195,000	5	175,000	9	135,000	140,000	170,000	161,537
6 Cove Rd	80	195,800	N. Int.	170,000	5	175,000	9	135,000	135,000	170,000	161,537
8 Cove Rd	81	195,800	N. Int.	190,000	5	175,000	9	135,000	145,000	170,000	161,537
9 Cove Rd	87	195,800	N. Int.	195,000	5	175,000	9	135,000	175,000	170,000	161,537
10 Cove Rd	82	195,800	N. Int.	210,000	5	175,000	9	135,000	165,000	170,000	161,537
12 Cove Rd	83	232,200	N. Int.	215,000	5	175,000	8	220,000	160,000	170,000	167,059
15 Cove Rd	86	195,800	N. Int.	170,000	5	175,000	9	135,000	130,000	170,000	161,537
17 Cove Rd	85	195,800	N. Int.	170,000	5	175,000	9	135,000	125,000	170,000	161,537
5 Gala Way	72	195,800	N. Int.	170,000	5	175,000	8	220,000	190,000	230,000	161,537
1 Hilltop Rd	37	126,800	S. Int.	200,000	4	225,000	9	135,000	140,000	170,000	152,558
7 Hilltop Rd	57	229,000	S. Int.	200,000	4	225,000	9	135,000	200,000	230,000	163,265
8 Hilltop Rd	75	195,800	N. Int.	170,000	4	225,000	8	220,000	210,000	230,000	161,537
9 Hilltop Rd	55	228,400	S. Int.	200,000	4	225,000	9	135,000	175,000	170,000	162,852
10 Hilltop Rd	76	195,800	N. Int.	210,000	4	225,000	8	220,000	165,000	170,000	161,537
11 Hilltop Rd	54	237,200	S. Int.	225,000	4	225,000	8	220,000	200,000	230,000	173,220
12 Hilltop Rd	77	195,800	N. Int.	190,000	4	225,000	8	220,000	175,000	170,000	161,537
15 Hilltop Rd	53	229,700	S. Int.	200,000	4	225,000	9	135,000	145,000	170,000	164,016
16 Hilltop Rd	91	116,100	N. Int.	170,000	4	225,000	9	135,000	175,000	170,000	158,306
18 Hilltop Rd	92	204,900	N. Int.	190,000	4	225,000	8	220,000	200,000	230,000	161,875
19 Hilltop Rd	52	228,800	S. Int.	200,000	4	225,000	8	220,000	175,000	170,000	163,040
20 Hilltop Rd	103	195,800	N. Int.	235,000	4	225,000	8	220,000	200,000	230,000	161,537
21 Hilltop Rd	51	225,100	S. Int.	180,000	4	225,000	8	220,000	190,000	230,000	162,702
22 Hilltop Rd	115	195,800	N. Int.	210,000	4	225,000	8	220,000	265,000	230,000	161,537
23 Hilltop Rd	50	228,900	S. Int.	200,000	4	225,000	8	220,000	180,000	170,000	163,077
24 Hilltop Rd	127	195,800	N. Int.	210,000	4	225,000	9	135,000	215,000	230,000	161,537
25 Hilltop Rd	49	230,300	S. Int.	220,000	4	225,000	8	220,000	320,000	375,000	164,768
26 Hilltop Rd	141	195,800	N. Int.	195,000	4	225,000	8	220,000	225,000	230,000	161,537
33 Hilltop Rd	104	195,800	S. Int.	180,000	4	225,000	8	220,000	200,000	230,000	161,537
35 Hilltop Rd	114	195,800	S. Int.	220,000	4	225,000	8	220,000	260,000	230,000	161,537
37 Hilltop Rd	128	195,800	S. Int.	200,000	4	225,000	8	220,000	225,000	230,000	161,537
43 Hilltop Rd	163	222,800	Int. A	300,000	4	225,000	8	220,000	245,000	230,000	177,766
3 Kings Way	133	310,500	Wat. B	390,000	2	375,000	8	220,000	265,000	230,000	200,907
4 Kings Way	110	222,800	Int. B	225,000	4	225,000	7	250,000	215,000	230,000	177,766
5 Kings Way	132	222,800	Int. B	225,000	4	225,000	8	220,000	210,000	230,000	177,766
8 Kings Way	112	195,800	S. Int.	220,000	4	225,000	8	220,000	245,000	230,000	161,537
10 Kings Way	113	186,000	S. Int.	220,000	4	225,000	8	220,000	190,000	230,000	158,043

Nov. 2010 Settlement

Address	Lot	Assessed Land Value	Colliers Tier	Tier Value	Lincoln Tier	Tier Value	LandVest Tier	Tier Value	Dec. 2004 Lachance	Lachance Tier Value¹	Price Before Adjustments²
11 Kings Way	129	186,000	S. Int.	160,000	4	225,000	8	220,000	180,000	170,000	158,043
16 Kings Way	116	195,800	N. Int.	215,000	5	175,000	8	220,000	170,000	170,000	161,537
17 Kings Way	126	195,800	N. Int.	190,000	5	175,000	9	135,000	160,000	170,000	161,537
18 Kings Way	116A	195,800	N. Int.	190,000	5	175,000	8	220,000	180,000	170,000	161,537
19 Kings Way	125	195,800	N. Int.	170,000	5	175,000	9	135,000	170,000	170,000	161,537
20 Kings Way	117	195,800	N. Int.	190,000	5	175,000	8	220,000	180,000	170,000	161,537
21 Kings Way	124	195,800	N. Int.	215,000	5	175,000	9	135,000	170,000	170,000	161,537
22 Kings Way	118	195,800	N. Int.	190,000	5	175,000	8	220,000	175,000	170,000	161,537
24 Kings Way	118A	195,800	N. Int.	195,000	5	175,000	9	135,000	175,000	170,000	161,537
25 Kings Way	123	195,800	N. Int.	215,000	5	175,000	8	220,000	170,000	170,000	161,537
27 Kings Way	122	195,800	N. Int.	150,000	5	175,000	8	220,000	195,000	230,000	161,537
29 Kings Way	121	230,700	N. Int.	170,000	5	175,000	8	220,000	170,000	170,000	165,256
3 Middle Rd	35	261,100	Int. B	325,000	4	225,000	8	220,000	160,000	170,000	180,621
4 Middle Rd	38	145,500	S. Int.	180,000	4	225,000	9	135,000	140,000	170,000	159,471
5 Middle Rd	34	261,100	Int. B	375,000	4	225,000	8	220,000	180,000	170,000	180,621
6 Middle Rd	39	156,600	S. Int.	220,000	4	225,000	8	220,000	160,000	170,000	159,922
7 Middle Rd	33	261,100	Int. B	325,000	4	225,000	8	220,000	175,000	170,000	180,621
8 Middle Rd	40	230,300	S. Int.	200,000	4	225,000	8	220,000	210,000	230,000	164,805
9 Middle Rd	32	261,500	Int. B	225,000	4	225,000	7	250,000	190,000	230,000	181,109
10 Middle Rd	56	199,000	S. Int.	220,000	4	225,000	9	135,000	170,000	170,000	158,569
11 Middle Rd	31	206,400	Int. B	325,000	4	225,000	7	250,000	235,000	230,000	177,052
12 Middle Rd	41	229,400	S. Int.	180,000	4	225,000	7	250,000	190,000	230,000	163,753
14 Middle Rd	41A	231,700	S. Int.	205,000	4	225,000	7	250,000	235,000	230,000	166,533
16 Middle Rd	42	232,600	S. Int.	245,000	4	225,000	7	250,000	215,000	230,000	167,623
19 Middle Rd	29	222,800	Int. B	325,000	4	225,000	7	250,000	240,000	230,000	177,766
20 Middle Rd	43	230,600	S. Int.	180,000	4	225,000	7	250,000	265,000	230,000	165,106
21 Middle Rd	28	222,800	Int. B	375,000	4	225,000	7	250,000	235,000	230,000	177,766
22 Middle Rd	44	230,400	S. Int.	200,000	4	225,000	7	250,000	230,000	230,000	164,918
24 Middle Rd	45	228,900	S. Int.	200,000	4	225,000	7	250,000	255,000	230,000	163,077
26 Middle Rd	46	219,900	S. Int.	200,000	4	225,000	8	220,000	230,000	230,000	162,514
28 Middle Rd	47	211,400	S. Int.	200,000	4	225,000	8	220,000	235,000	230,000	162,138
29 Middle Rd	26	260,300	Int. B	325,000	4	225,000	7	250,000	240,000	230,000	179,532
30 Middle Rd	48	195,800	S. Int.	200,000	4	225,000	7	250,000	240,000	230,000	161,537
31 Middle Rd	25	221,300	Int. B	275,000	4	225,000	7	250,000	240,000	230,000	177,691
32 Middle Rd	106	195,800	S. Int.	200,000	4	225,000	8	220,000	265,000	230,000	161,537
35 Middle Rd	107	222,800	Int. B	275,000	4	225,000	7	250,000	250,000	230,000	177,766

Nov. 2010 Settlement

Address	Lot	Assessed Land Value	Colliers Tier	Tier Value	Lincoln Tier	Tier Value	LandVest Tier	Tier Value	Dec. 2004 Lachance	Lachance Tier Value¹	Price Before Adjustments²
36 Middle Rd	130	195,800	S. Int.	200,000	4	225,000	8	220,000	245,000	230,000	161,537
37 Middle Rd	111	222,800	Int. B	325,000	4	225,000	7	250,000	215,000	230,000	177,766
38 Middle Rd	138	195,800	Int. A	350,000	4	225,000	8	220,000	235,000	230,000	161,537
39 Middle Rd	131	222,800	Int. B	275,000	4	225,000	8	220,000	235,000	230,000	177,766
40 Middle Rd	154	195,800	Int. A	350,000	4	225,000	9	135,000	205,000	230,000	161,537
41 Middle Rd	137	222,800	S. Int.	300,000	4	225,000	8	220,000	225,000	230,000	177,766
42 Middle Rd	161	195,800	Int. A	300,000	4	225,000	8	220,000	240,000	230,000	161,537
43 Middle Rd	155	222,800	Int. A	300,000	4	225,000	8	220,000	205,000	230,000	177,766
45 Middle Rd	160	222,800	Wat. B	340,000	4	225,000	7	250,000	280,000	375,000	177,766
2 Plum Snd Rd.	134	310,500	Wat. B	390,000	2	375,000	6	265,000	270,000	375,000	200,907
3 Plum Snd Rd.	157	310,500	Int. A	300,000	4	225,000	8	220,000	250,000	230,000	200,907
4 Plum Snd Rd.	135	222,800	Int. A	300,000	4	225,000	7	250,000	235,000	230,000	177,766
5 Plum Snd Rd.	156	222,800	Int. A	250,000	4	225,000	8	220,000	195,000	230,000	177,766
6 Plum Snd Rd.	136	222,800	Int. A	300,000	4	225,000	8	220,000	235,000	230,000	177,766
12 Plum Snd Rd	139	195,800	S. Int.	180,000	4	225,000	8	220,000	170,000	170,000	161,537
13 Plum Snd Rd	153	195,800	Int. A	400,000	4	225,000	8	220,000	225,000	230,000	161,537
14 Plum Snd Rd	140	195,800	S. Int.	180,000	4	225,000	8	220,000	190,000	230,000	161,537
15 Plum Snd Rd	152	195,800	Int. A	300,000	4	225,000	9	135,000	235,000	230,000	161,537
19 Plum Snd Rd	151	229,200	Int. A	300,000	4	225,000	8	220,000	210,000	230,000	163,490
20 Plum Snd Rd	142	195,800	N. Int.	200,000	5	175,000	8	220,000	195,000	230,000	161,537
21 Plum Snd Rd	150	195,800	Int. A	300,000	5	175,000	8	220,000	210,000	230,000	161,537
22 Plum Snd Rd	143	195,800	N. Int.	190,000	5	175,000	8	220,000	195,000	230,000	161,537
23 Plum Snd Rd	149	195,800	Int. A	300,000	5	175,000	8	220,000	225,000	230,000	161,537
24 Plum Snd Rd	144	195,800	N. Int.	190,000	5	175,000	8	220,000	195,000	230,000	161,537
25 Plum Snd Rd	148	366,800	Int. A	300,000	1	425,000	2	325,000	260,000	230,000	207,857
27 Plum Snd Rd	147	262,700	Int. A	250,000	1	425,000	2	325,000	250,000	230,000	182,612
28 Plum Snd Rd	145	195,800	N. Int.	215,000	5	175,000	8	220,000	215,000	230,000	161,537
30 Plum Snd Rd	146	229,700	N. Int.	190,000	5	175,000	8	220,000	235,000	230,000	164,016
2 River Rd	164	362,300	Wat. A	490,000	1	425,000	1	420,000	350,000	375,000	202,973
3 River Rd	162	195,800	Int. A	300,000	2	375,000	8	220,000	230,000	230,000	161,537
6 River Rd	165	255,600	Wat. A	540,000	1	425,000	1	420,000	160,000	170,000	198,728
10 River Rd	166	344,100	Wat. A	490,000	1	425,000	1	420,000	355,000	375,000	202,260
11 River Rd	159	310,500	Wat. B	440,000	2	375,000	7	250,000	295,000	375,000	200,907
12 River Rd	167	310,500	Wat. A	490,000	1	425,000	7	250,000	360,000	375,000	200,907
15 River Rd	158	310,500	Wat. B	390,000	2	375,000	6	265,000	290,000	375,000	200,907
16 River Rd	168	377,600	Wat. A	540,000	1	425,000	1	420,000	365,000	375,000	220,894

Nov. 2010 Settlement

Address	Lot	Assessed Land Value	Colliers Tier Tier Value	Lincoln Tier Tier Value	LandVest Tier Tier Value	Dec. 2004 Lachance	Lachance Tier Value ¹	Price Before Adjustments ²
21 River Rd	109	310,500	Wat. B 390,000	2 375,000	6 265,000	295,000	375,000	200,907
25 River Rd	23	248,400	Wat. C 300,000	2 375,000	6 265,000	295,000	375,000	198,428
27 River Rd	22	286,700	Wat. C 250,000	2 375,000	6 265,000	280,000	375,000	199,968
29 River Rd	21	336,400	Wat. C 250,000	2 375,000	6 265,000	285,000	375,000	201,959
31 River Rd	20	310,500	Wat. C 300,000	2 375,000	6 265,000	285,000	375,000	200,907
35 River Rd	18	258,800	Wat. C 300,000	2 375,000	6 265,000	270,000	375,000	198,841
37 River Rd	17	269,100	Wat. C 250,000	2 375,000	6 265,000	290,000	375,000	199,254
39 River Rd	16	248,400	Wat. C 250,000	2 375,000	6 265,000	293,000	375,000	198,428
41 River Rd	15	243,200	Wat. C 300,000	2 375,000	6 265,000	285,000	375,000	198,240
43 River Rd	14	242,200	Wat. C 300,000	4 225,000	6 265,000	270,000	375,000	198,165
44 River Rd	9	296,000	Wat. D 300,000	2 375,000	5 365,000	300,000	375,000	200,344
45 River Rd	13	193,100	Wat. C 250,000	4 225,000	8 220,000	260,000	230,000	176,451
46 River Rd	10	350,000	Wat. A 490,000	2 375,000	5 365,000	320,000	375,000	209,848
47 River Rd	8	147,000	Wat. C 250,000	4 225,000	9 135,000	250,000	230,000	174,422
48 River Rd	11	363,500	Wat. A 360,000	2 375,000	5 365,000	370,000	375,000	203,913
49 River Rd	7	248,400	Wat. C 350,000	2 375,000	6 265,000	260,000	230,000	198,428
50 River Rd	12	347,800	Wat. A 360,000	2 375,000	5 365,000	300,000	375,000	202,410
53 River Rd	6	357,900	Wat. C 350,000	2 375,000	6 265,000	250,000	230,000	202,823
55 River Rd	5	332,200	Wat. C 250,000	2 375,000	6 265,000	245,000	230,000	201,771
57 River Rd	4	351,900	Wat. C 300,000	2 375,000	6 265,000	235,000	230,000	202,560
59 River Rd	3	344,300	Wat. C 250,000	2 375,000	6 265,000	220,000	230,000	202,260
61 River Rd	2	294,300	Wat. C 300,000	2 375,000	6 265,000	215,000	230,000	200,269
63 River Rd	1	316,700	Wat. C 250,000	2 375,000	6 265,000	200,000	230,000	201,170
		38,748,100	42,325,000	42,475,000	37,675,000	36,468,000	39,565,000	29,150,000 ²

¹Lachance tier values assigned based on using 27 highest 2004 values as Tier 1, next 94 highest as Tier 2 and lowest 46 values as Tier 3

²Stated price is not reduced on account of rent forgiveness to tenants of approximately \$2,473,000 as of 11/1/11, refunds of rent paid by lessees of approximately \$730,000, or wastewater assessment refunds of \$101,500.