

September 21, 2009

Joseph DeStefano
Desco Associates, Inc.
38 Lexington Street, Suite F
Belmont, MA 02478

Re: The former Benton Library.

Dear Joe,

Thank you for taking me on a tour of the former Benton Library. The building is unique and full of character, but it will probably only appeal to a somewhat narrow spectrum of users.

One limitation is its position in a residential neighborhood and limited off street parking. One obvious option for the town would be for the property to be converted to a residential use.

From a commercial rental perspective, the property may be suitable for a day care center. However, such uses typically require a certain amount of outside play space per student. To meet that requirement the town may have to allow additional on street parking for staff, etc.

In my opinion I think the property could be leased to a day care center for about \$2,500.00 a month, nnn, provided the fore mentioned exemptions were allowed. This is equivalent to \$21.42/s.f., nnn, which is a decent rent in this economy.

Please let me know if you have any other questions or concerns.

Sincerely,

William P. Dillon

C. Brendan Noonan & Company, Inc.
Real Estate Services
2130 Massachusetts Avenue, Cambridge, MA 02140

(617) 868-3200 FAX (617) 864-1362
www.NoonanRealEstate.com

Andy Rojas
Benton Library Committee
72 Drew Rd.
Belmont, MA 02478

August 6, 2009

Hi Andy,

It was nice to talk with you the other day concerning the possible uses of the old Benton Library. As we discussed, I think that building would be a perfect fit for a Day Care/Preschool use. The parking would be the only issue that would need to be examined. That being said, I feel a fair market rent for that type of use would be somewhere from \$18.00- \$20.00 NNN per square foot per year, in as is condition with the tenant responsible for any or all updates to the building. That is roughly \$2800.00/month +/- We recently signed leases of this type in Belmont for \$30.00 per foot, but the landlord built and paid for major renovations to the space and we signed long term agreements. Without building to suit a tenants needs, the above \$18-\$20 range would be appropriate. You should also be looking for a 3-5 year lease term at a minimum.

Hope this is helpful to you.

Sincerely,

Tino Azzone
C.Brendan Noonan and Co.

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TO: Richard W. Cheek
Oakley Neighborhood Association
FROM: Nancy Richards, Realtor
Coldwell Banker Residential Brokerage
DATE: August 3, 2009
SUBJ: Opinion of Fair Market Value for
75 Oakley Road, Belmont

Dear Richard,

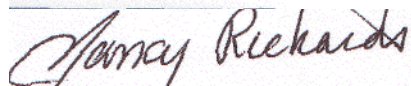
The purpose of this Letter is to provide an estimate of the Fair Market Value (FMV) for 75 Oakley Road, Belmont formerly known as the Benton Branch Library, done at your request. In my opinion, the FMV is in the range of \$475-605,000 with a "high confidence" interval of \$490-510,000. This latter value range is the most likely price the Town of Belmont could expect for selling this property taking into account such factors as current market conditions, sales histories of comparable properties - or lack thereof, potential or possible future uses, zoning, ownership, marketing and conveyance implications, etc.

The FMV represents the convergence of results from three different methods of valuation used: two are market-based or derived and the third is a modified replacement cost calculation. A brief explanation and schedule of supporting data/values for each are found in Attachments A and B respectively.

The objective of the approach used above was to capture the value "as is" value seen through the eyes of a prospective Buyer. Excepting the use of current market professional office rental rates, this estimate of FMV did not consider the post-renovation market value of the properties or any other aspect of project, development, marketing/selling and conveyance costs.

Sincerely,
Nancy Richards, Realtor

Coldwell Banker Residential Brokerage



The estimated Fair Market Value (FMV) represents the convergence of results using three different methods of valuation: two are market-based or derived and the third is a modified replacement cost calculation. In all cases, the objective of this approach was to capture the value as seen through the eyes of a prospective Buyer. The values and brief explanation for each are summarized below.

Valuation Method (‘000s)	Price		Range		High	Confidence
	Low	High	Low	High		
Market-based						
Residential	\$450	600	\$475	525		
Commercial	455	635	490	510		
Replacement Cost	450	540	490	510		

The market-based approaches are specific to whether future use will be residential or "commercial", i.e., non-residential. In the former, the basis for the analysis is sales of Town-owned properties over the last few years (refer to Attachment B). The properties consisted of small, well located lots improved by municipal buildings, namely obsolete or surplus fire stations. They were purchased by developers essentially for their structural shells with the intent to renovate and convert to residential units or commercial space, the former being dominant. This is inferred from statements taken from the respective Applications for Building Permits. No other access to the Buyers' rationale was available.

Thus, for this estimate the common denominator or value-driver in each case was the price paid for the amount of useable floor space available at the time of sale/purchase on top of the value of the land. This is the rough equivalent to how a Current Market Analyses (CMAs) would be done for a residential properties, either single-family or condominium types although with few hedonic variables used. For non-residential or "commercial" use, the value is based on capitalized rentals for equivalent moderate to mid-ranged priced professional office space on top of the value of the land.

The replacement cost approach uses the assessed values for each comparable property; again using the amount of useable floor space available at the time of sale/purchase on top of the value of the land pro-rated to the size of the Subject Property. The ranges were obtained via sensitivity analysis adjusting for construction rates (1), capitalization rates, etc. From these the "confidence intervals" were extrapolated primarily by inspection of the resulting price/cost ranges from stressing certain variables as mentioned above.

Excepting the use of current market professional office rental rates, this estimation of FMV did not consider the market value of the renovated properties or any other aspect of project or development costs. The description and values for the Engine I project - the Trapelo Road fire station conversion (2) - are shown for informational purposes only. There are no similar data available for the Leonard Street(3) and Fairview Avenue conversion projects(4).

1. Building Assessment valuations were used as proxies in concert with a series of market/adjusted cost value on a per-square-foot basis.
 2 Project completed by Engine I LLC (Quadro Property Group LLC) as conversion to residential condominium units.
 3 Project being done by The Burke Company as conversion to commercial space with major additions.
 4. To be converted privately in 2010 to a single-family residence. Plans, estimates and Permits already approved and on file with Town.