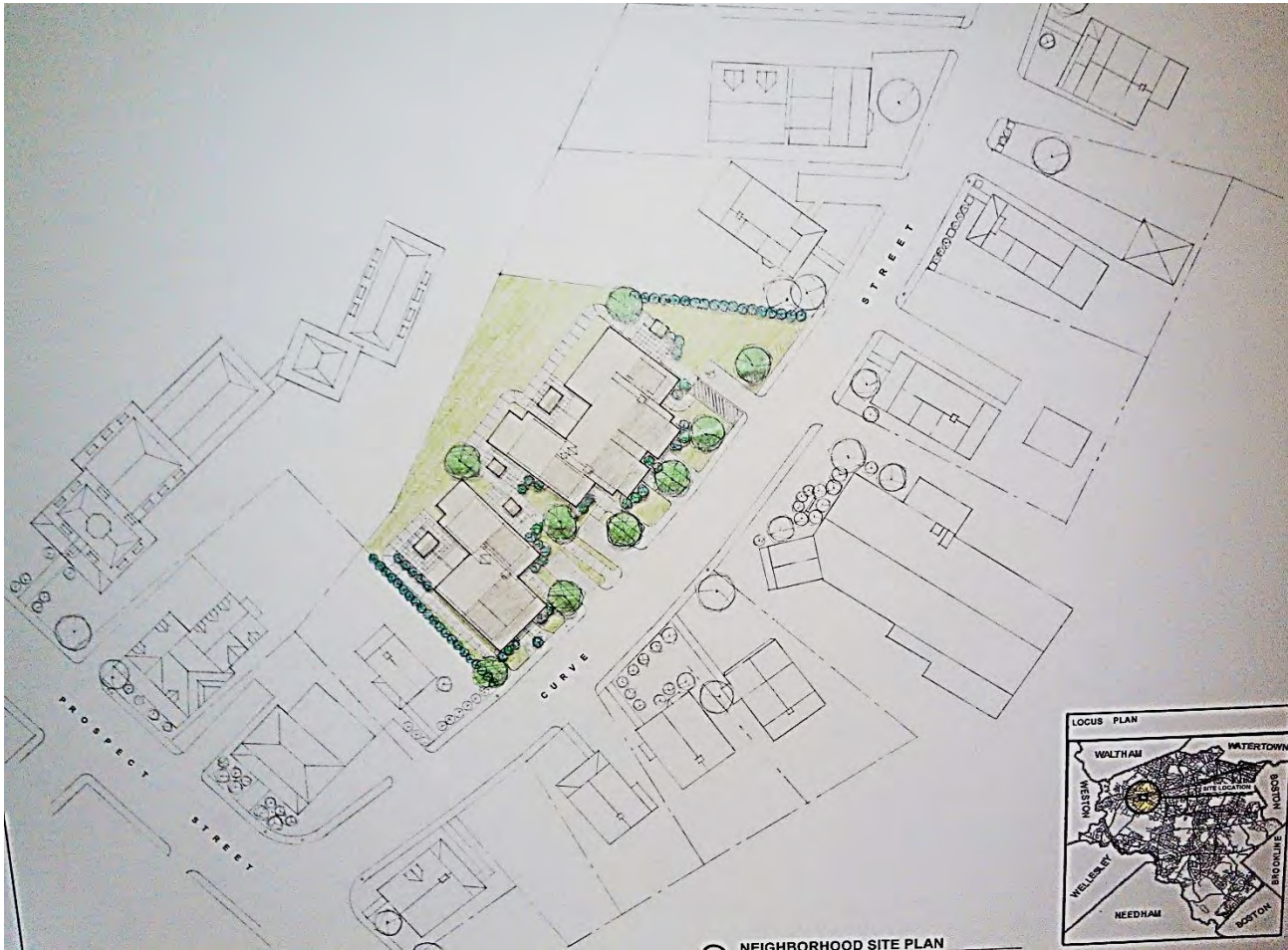
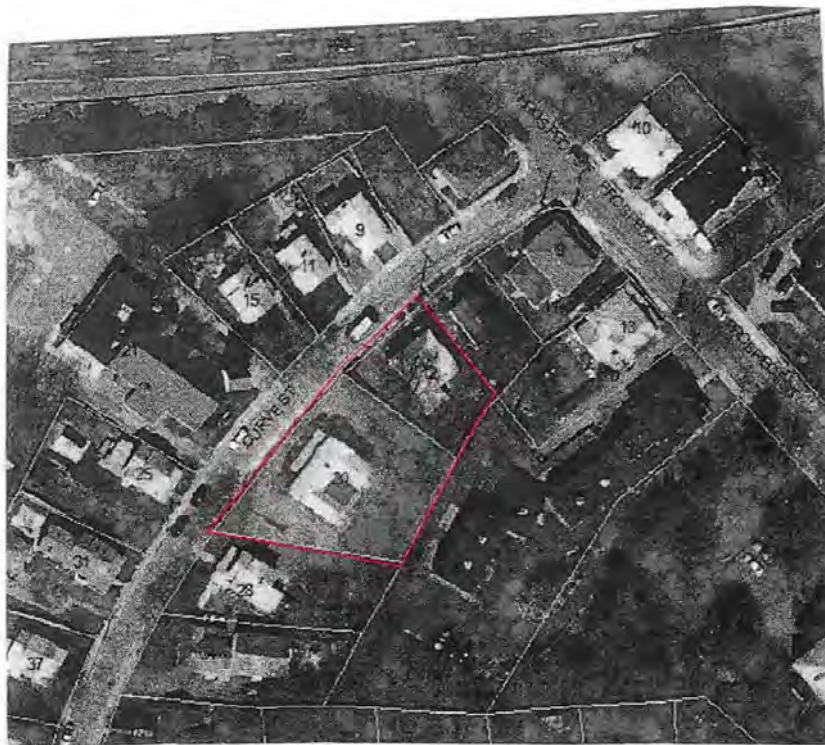


# Site Plan - Locus

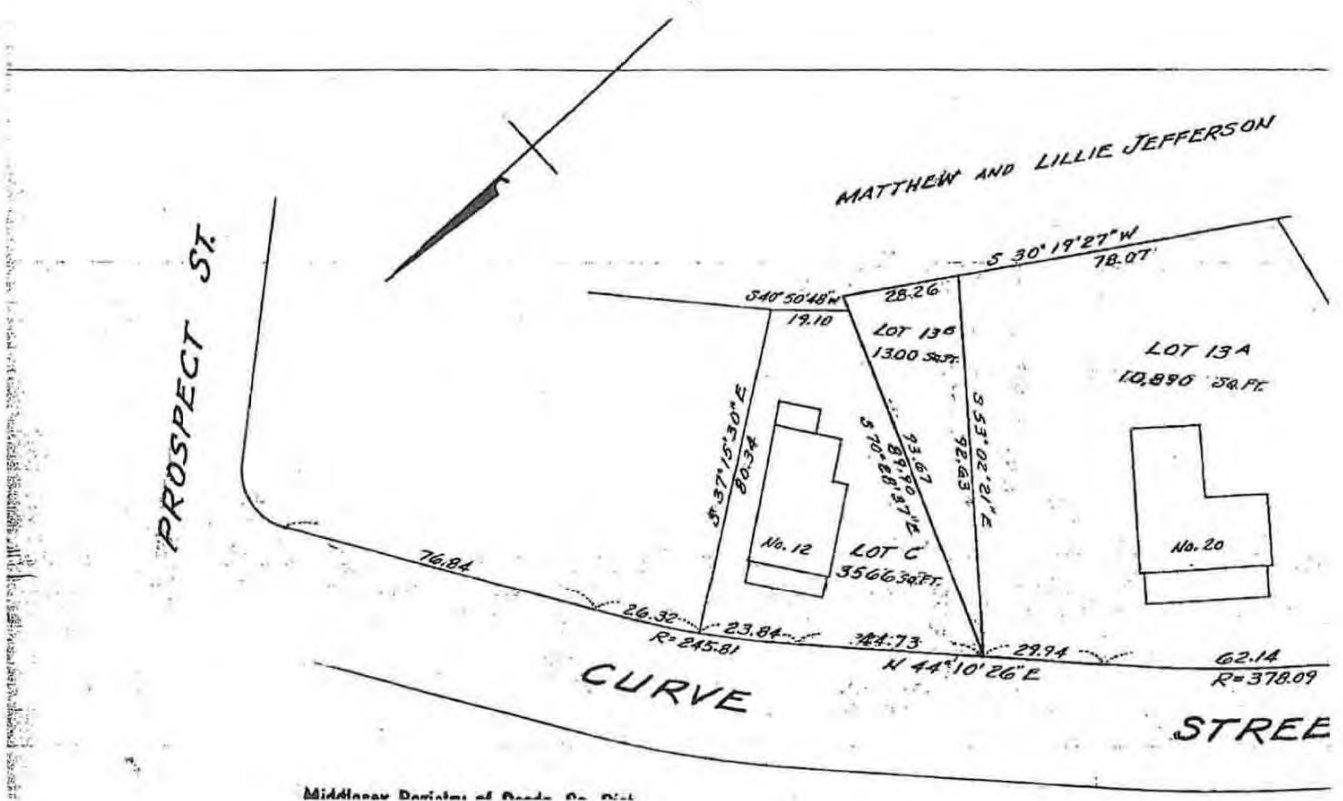






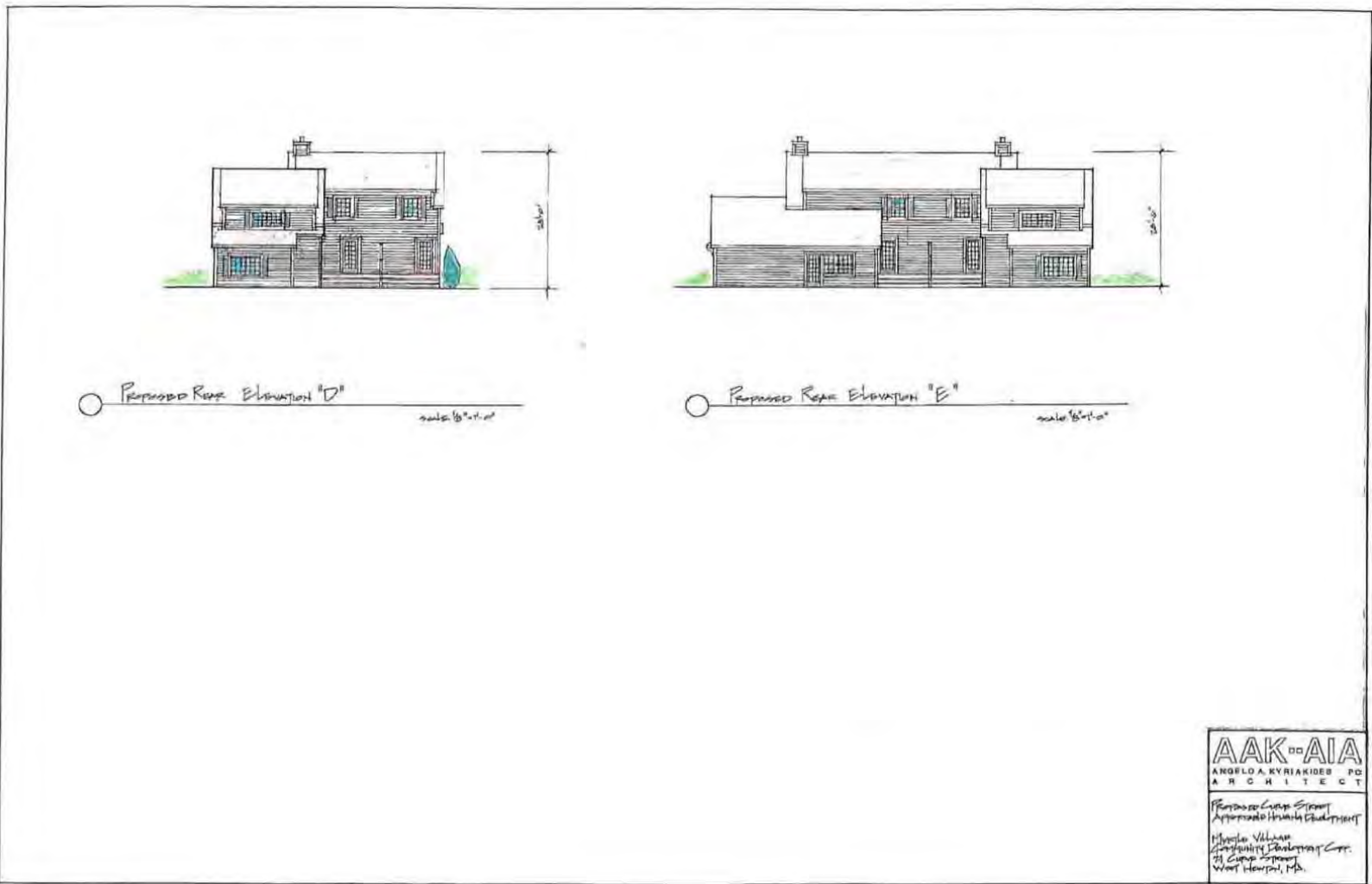


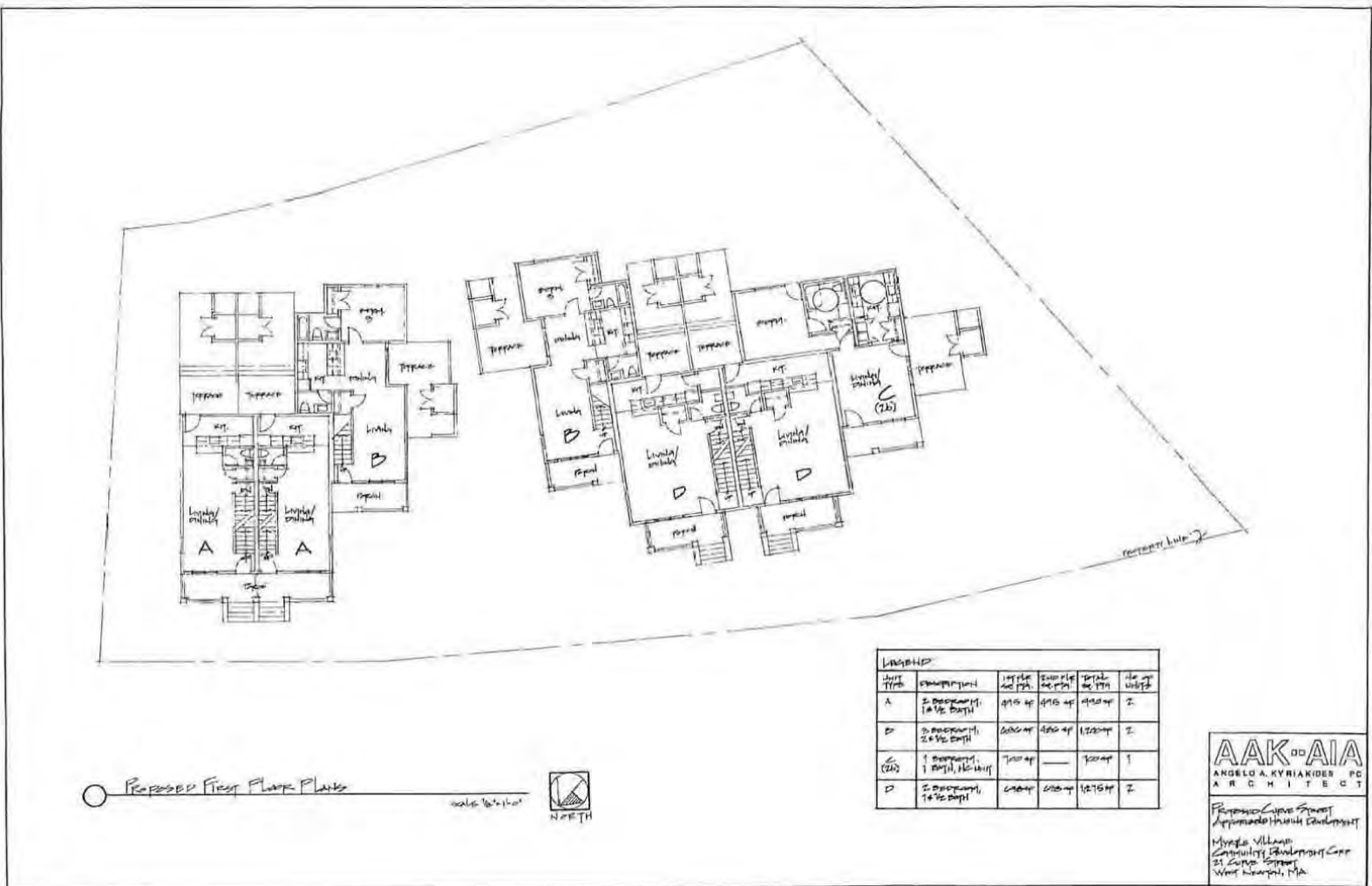




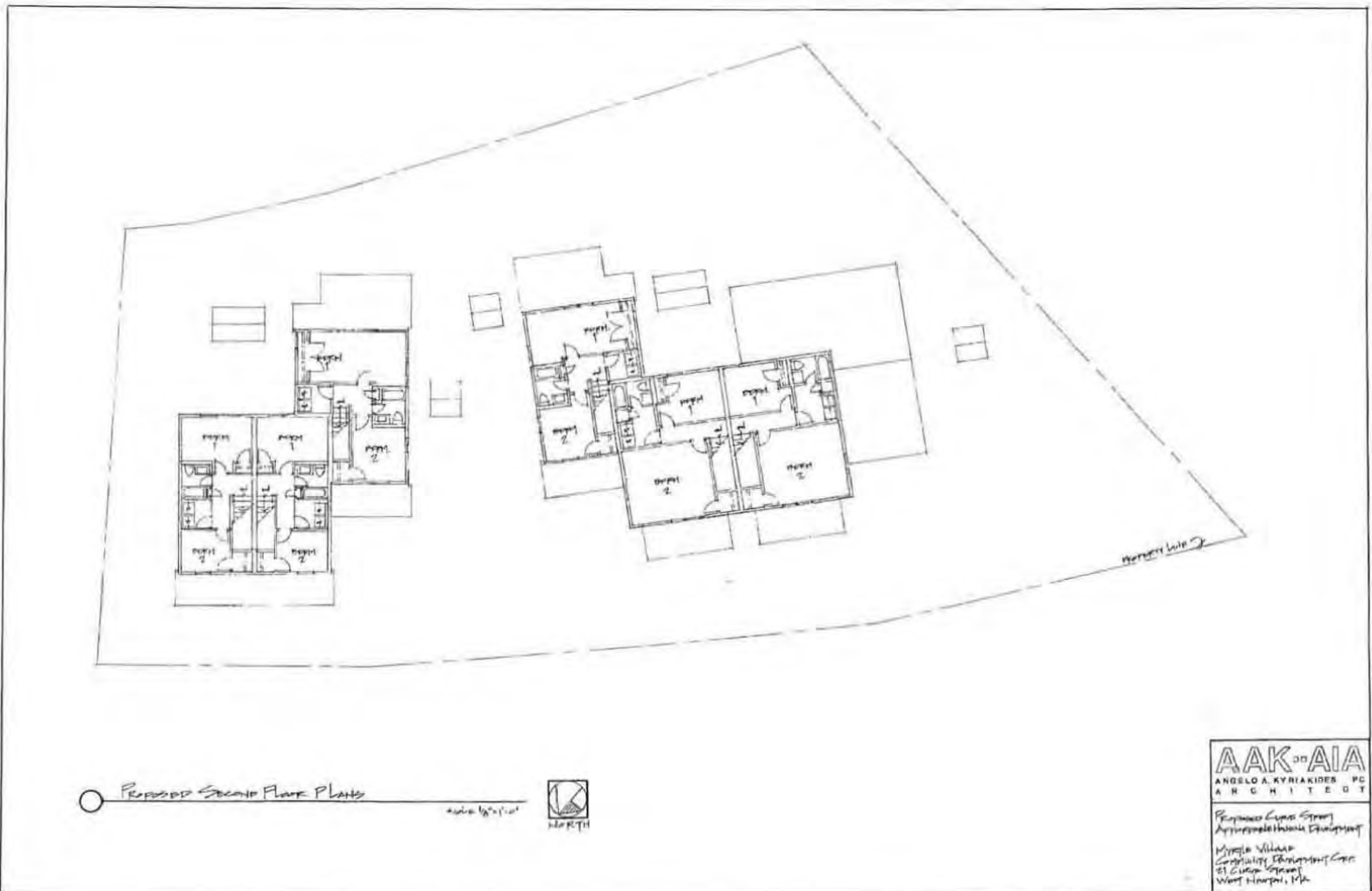
Middlesex District of Deeds, Co. Dist.











Man File No. 10383 Page #1 of 20



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

12 Curve Street  
Middlesex Reg of Deeds - Bk 31178, Pg 43, C2/11/2000  
Newton, Ma 02468

**FOR:**

Village Bank  
219 Auburn Street  
Auburndale, MA 02466

**AS OF:**

03/25/2011

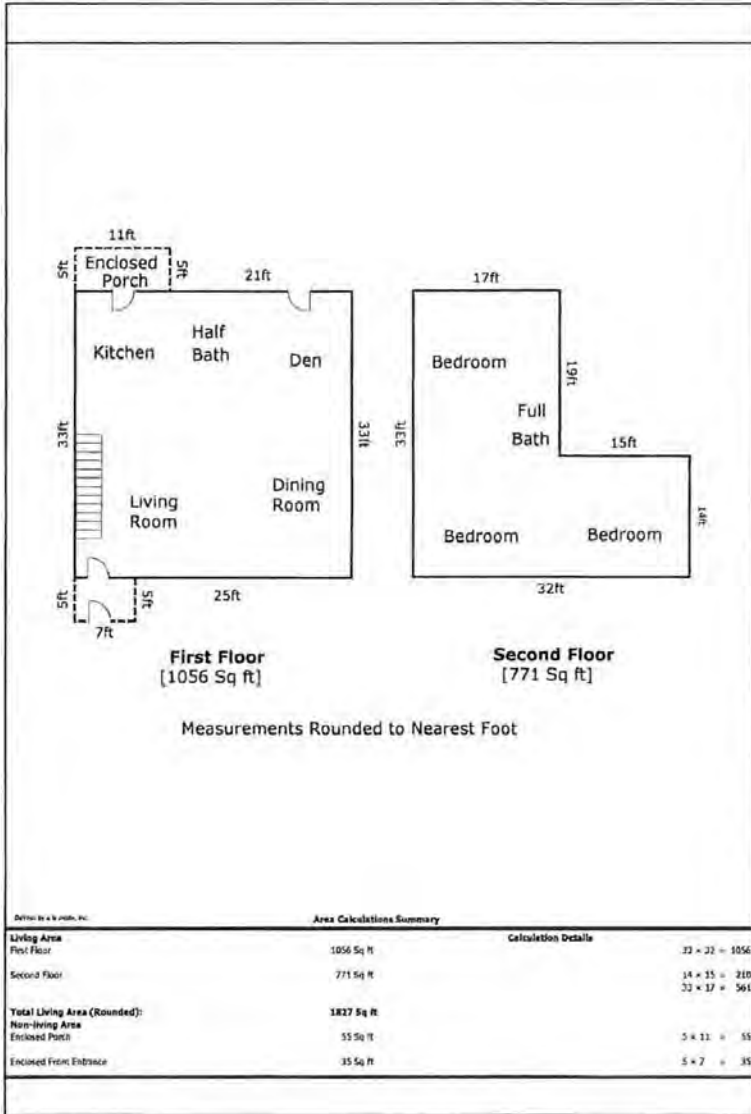
**BY:**

Jeremiah Kantra

Main File No. 100891 Page # 9 of 20

**Building Sketch**

borrower/client	Myrtle Baptist Church						
Property Address	12 Curve Street						
City	Newton	County	Middlesex	State	MA	Zip Code	02466
Lender	Village Bank						



Man File No. 10393 Page #11 of 20

**Subject Photo Page**

<b>Borrower/Client</b> Myrtle Baptist Church				
<b>Property Address</b> 12 Curve Street				
<b>City</b>	Newton	<b>County</b>	Middlesex	<b>State</b> MA <b>Zip Code</b> 02466
<b>Lender</b>	Village Bank			



**Subject Front**

12 Curve Street  
 Sales Price 400,000  
 Gross Living Area 1,827  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 1.5  
 Location Average  
 View Residential  
 Site 4,866 Sq. Ft.  
 Quality Average  
 Age 131 Years



**Subject Rear**



**Subject Street**

Mair File No. 10393 Page #12 of 20

**Subject Photograph Addendum**

Borrower/Client	Myrtle Baptist Church						
Property Address	12 Curve Street						
City	Newton	County	Middlesex	State	Ma	Zip Code	02466
Lender	Village Bank						



Living Room



Kitchen



Half Bath



Full Bath





Main File No. 10394 Page #1 of 22



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

18-20 Curve St  
MSR Registry of Deeds - bk 10455, Pg 194, Recorded 01/30/1984  
Newton, MA 02465-2207

**FOR:**

The Village Bank  
215 Auburn St  
Auburndale, MA 02466

**AS OF:**

03/22/2011

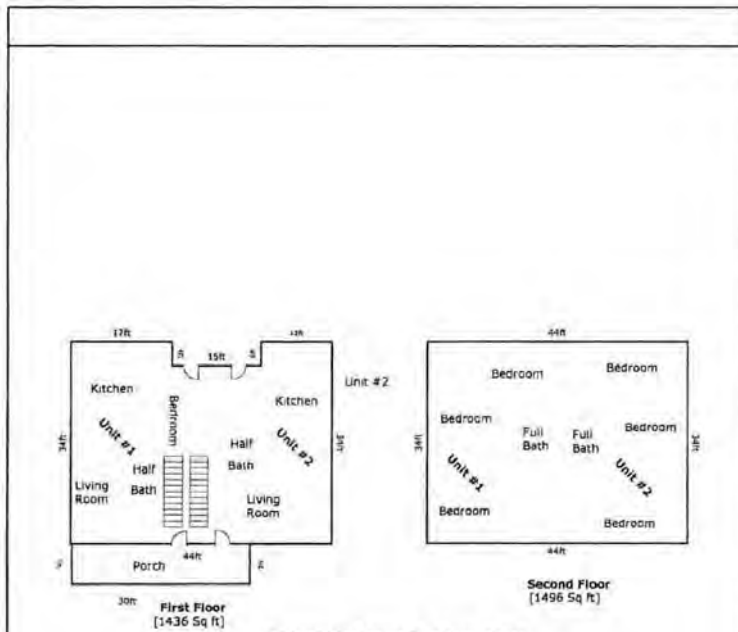
**BY:**

Jeremiah Manfra

[Main File No. 10394] Page #15 of 21

**Building Sketch**

Borrower/Client	Tom Turner				
Property Address	18-20 Curve St.				
City	Newton	County	Hiddlesex	State	MA
Zip Code	02465-2207				
Lender	The Village Bank				



Area Calculations Summary		Calculation Details
Living Area	1436 Sq ft	
First Floor		41 x 30 = 1230
		4 x 17 = 68
		4 x 12 = 48
Second Floor	1496 Sq ft	31 x 44 = 1496
<b>Total Living Area (Rounded):</b>	<b>2932 Sq ft</b>	
Non-living Area		
Open Porch	204 Sq ft	30 x 6.8 = 204

Main File No. 103941 Page #17 of 21

**Subject Photo Page**

Borrower/Client	Tom Turner				
Property Address	18-20 Curve St.				
City	Newton	County	Middlesex	State	MA
Zip Code	02455-2207				
Lender	The Village Bank				



**Subject Front**

18-20 Curve St.  
 Sales Price: Refinance  
 GBA: 2,932  
 Age: 111 Years



**Subject Rear**



**Subject Street**

(Main File No. 103881 Page #18 of 21)

**Interior Photos**

Broker/Client	Tom Turner				
Property Address	18-20 Curve St				
City	Newton	County	Middlesex	State	MA
Lender	The Village Bank				
				Zip Code	02455-2207



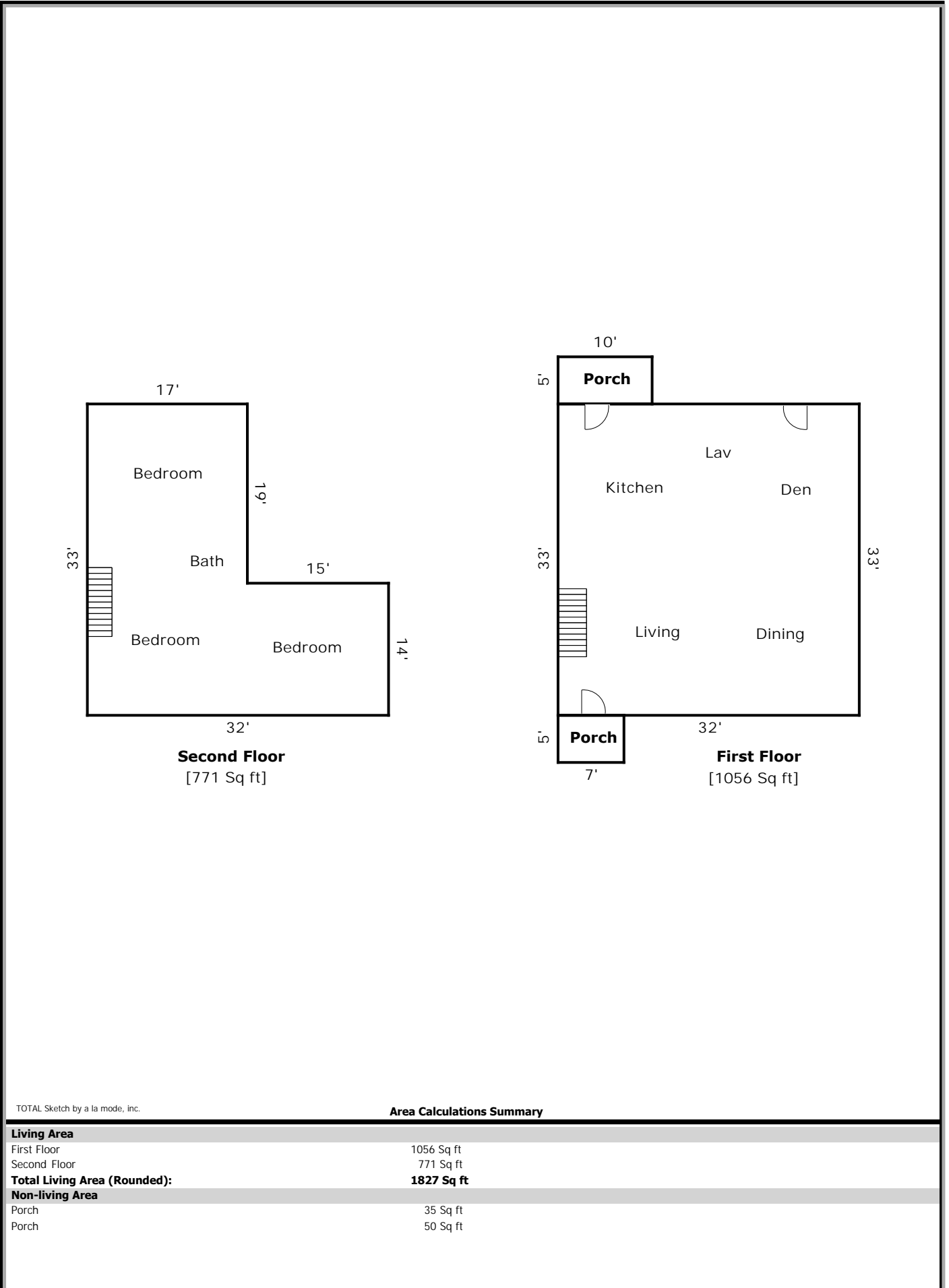
Blank

Blank

Blank

### Building Sketch

Borrower	N/A				
Property Address	12 Curve St				
City	Newton	County	Middlesex	State	MA Zip Code 02465
Lender/Client	City of Newton				



TOTAL Sketch by a la mode, inc.

**Area Calculations Summary**

Living Area	
First Floor	1056 Sq ft
Second Floor	771 Sq ft
<b>Total Living Area (Rounded):</b>	<b>1827 Sq ft</b>
Non-living Area	
Porch	35 Sq ft
Porch	50 Sq ft



**Subject Photo Page**

Borrower	N/A				
Property Address	12 Curve St				
City	Newton	County	Middlesex	State	MA Zip Code 02465
Lender/Client	City of Newton				



**Subject Front**

12 Curve St	
Sales Price	0
Gross Living Area	1,827
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1.1
Location	Average
View	Residential/Church
Site	4,866 sf
Quality	Average
Age	133 Years



**Subject Rear**



**Subject Street**



### Additional Photos

Borrower	N/A				
Property Address	12 Curve St				
City	Newton	County	Middlesex	State	MA Zip Code 02465
Lender/Client	City of Newton				



**Side View**



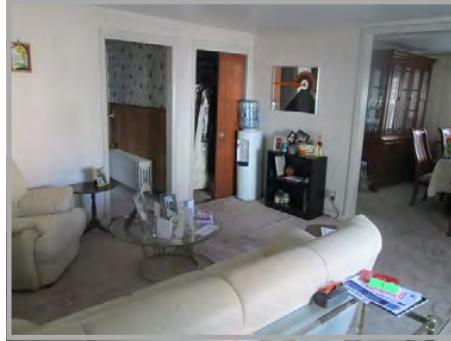
**Side View**



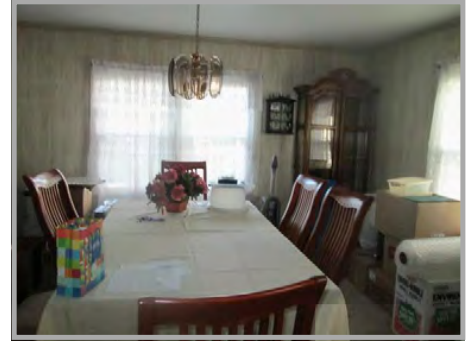
**Driveway**



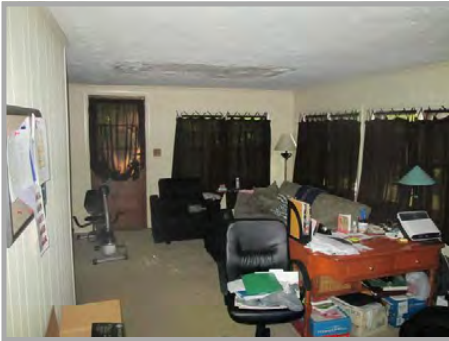
**Shed**



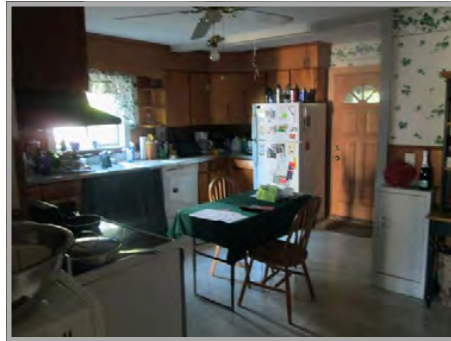
**Living Room**



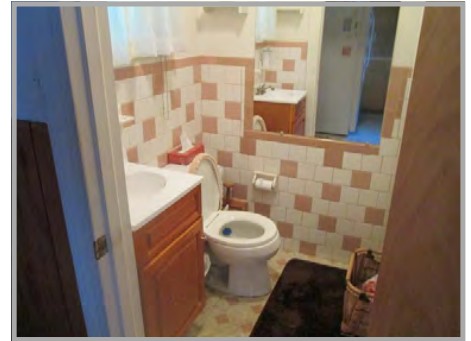
**Dining Room**



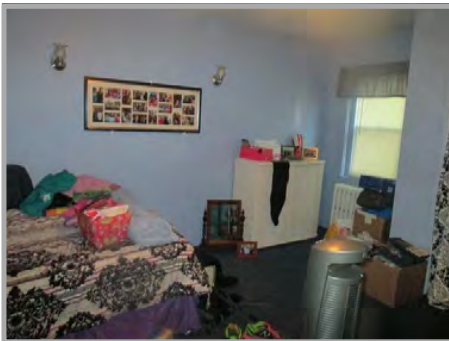
**Den**



**Kitchen**



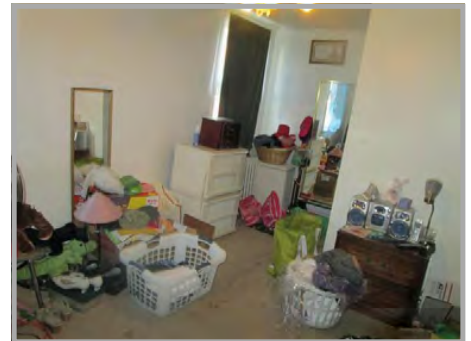
**Lav**



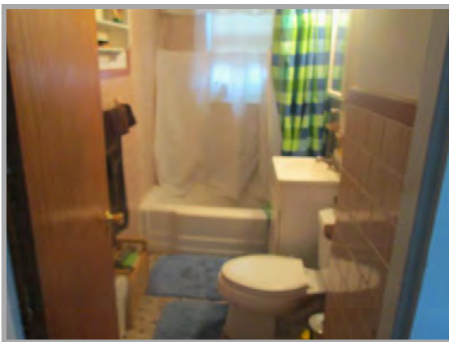
**Bedroom**



**Bedroom**



**Bedroom**



**Bathroom**



**Electrical Panel**



**Boiler**

### Additional Photos

Borrower	N/A						
Property Address	12 Curve St						
City	Newton	County	Middlesex	State	MA	Zip Code	02465
Lender/Client	City of Newton						



**Hot Water Tank**



**Porch Interior**

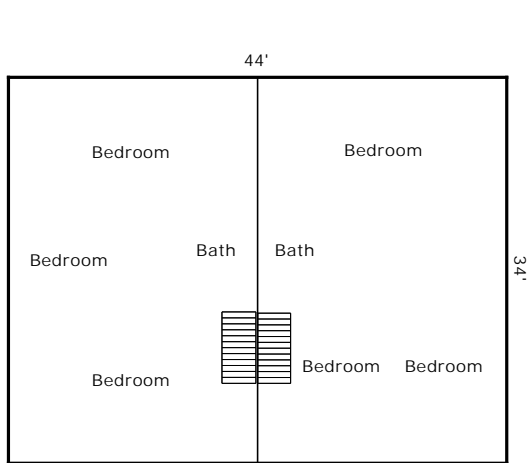


**Broken Window**

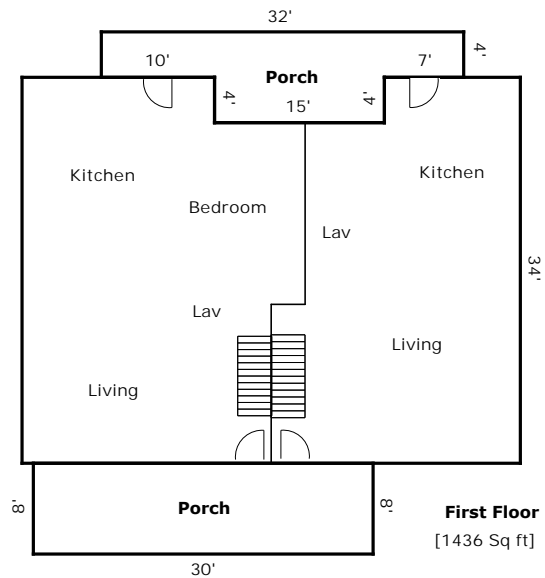


### Building Sketch

Borrower	N/A		
Property Address	18 Curve St		
City	Newton	County	Middlesex
		State	MA
		Zip Code	02465
Lender/Client	City of Newton		



**Second Floor**  
[1496 Sq ft]



**First Floor**  
[1436 Sq ft]

TOTAL Sketch by a la mode, inc.

**Area Calculations Summary**

<b>Living Area</b>	
First Floor	1436 Sq ft
Second Floor	1496 Sq ft
<b>Total Living Area (Rounded):</b>	<b>2932 Sq ft</b>
<b>Non-living Area</b>	
Porch	188 Sq ft
Porch	240 Sq ft



### Subject Photo Page

Borrower	N/A				
Property Address	18 Curve St				
City	Newton	County	Middlesex	State	MA Zip Code 02465
Lender/Client	City of Newton				

#### Subject Front

18 Curve St  
 Sales Price 0  
 Gross Building Area 2,932  
 Age 113 Years



#### Subject Rear



#### Subject Street





### Additional Photos

Borrower	N/A				
Property Address	18 Curve St				
City	Newton	County	Middlesex	State	MA
Lender/Client	City of Newton				
				Zip Code	02465



**Side View**



**Side View**



**Driveway**



**Driveway**



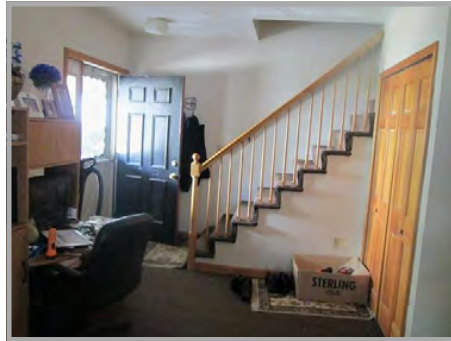
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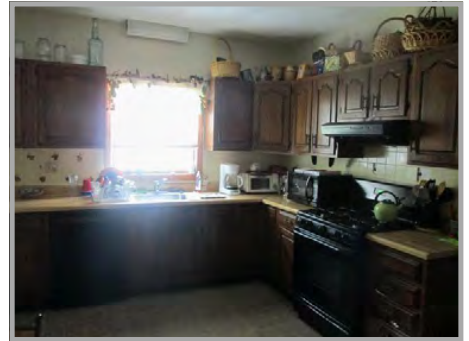
**View**



**Living Room**



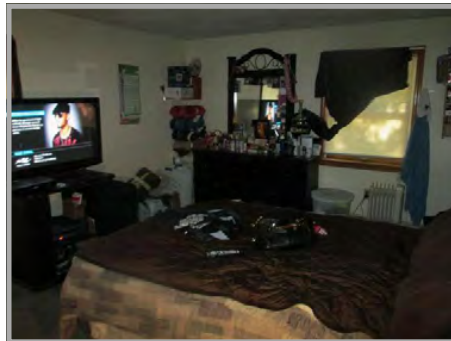
**Living Room**



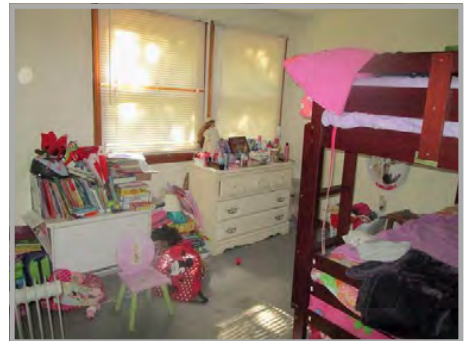
**Kitchen**



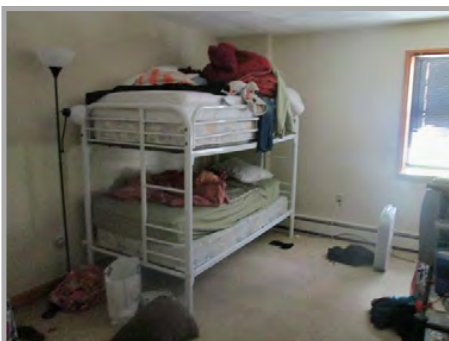
**Bedroom**



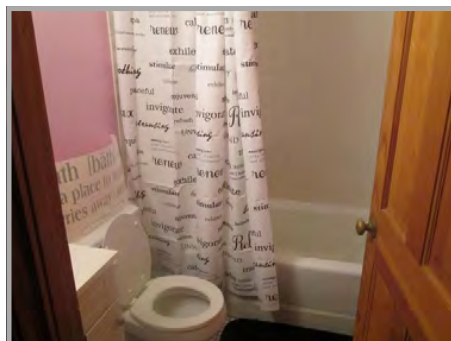
**Bedroom**



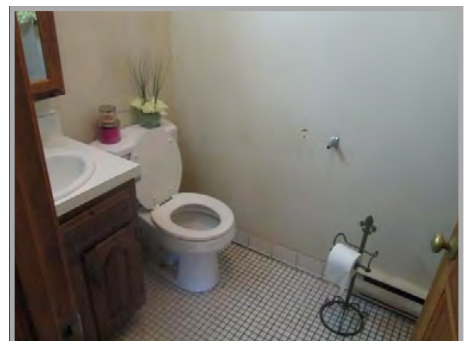
**Bedroom**



**Bedroom**



**Bathroom**

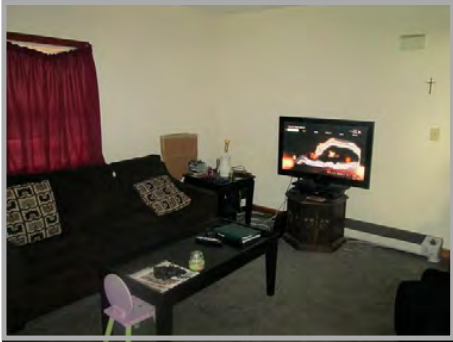


**Lav**



### Additional Photos

Borrower	N/A				
Property Address	18 Curve St				
City	Newton	County	Middlesex	State	MA Zip Code 02465
Lender/Client	City of Newton				



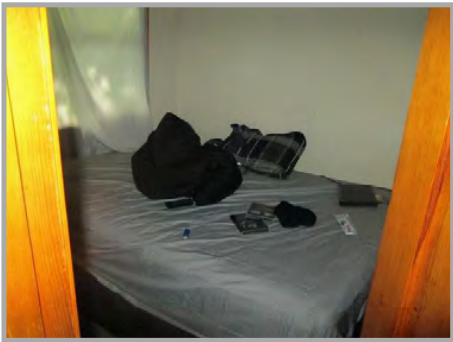
**Living Room**



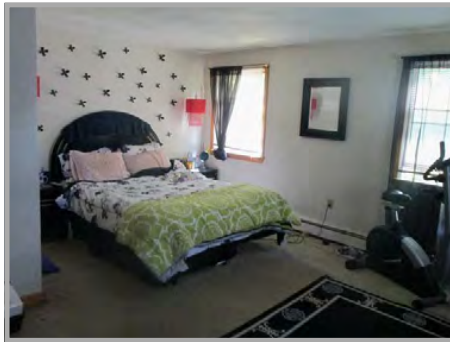
**Kitchen**



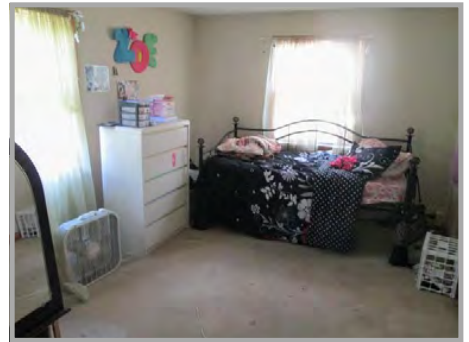
**Kitchen**



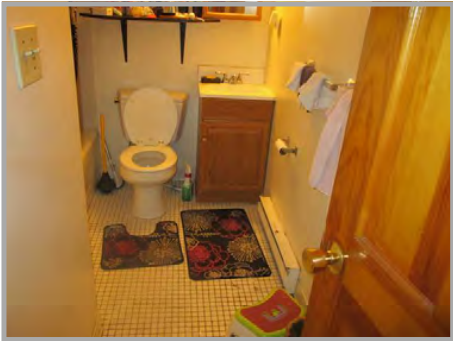
**Bedroom**



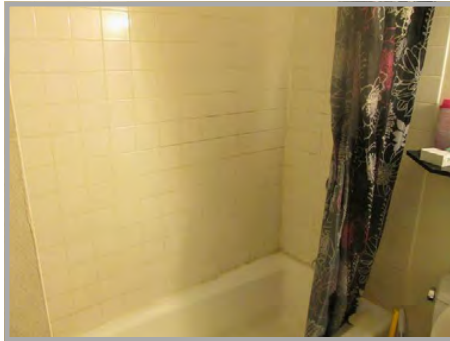
**Bedroom**



**Bedroom**



**Bathroom**



**Bathroom Shower**



**Basement**



**Electrical Panel**



**Utilities**



**Oil Tank**

