

APPRAISAL OF



LOCATED AT:

209 HOYT ST
DUNKIRK, NY 14048

CLIENT:

CHAUTAUQUA COUNTY LAND BANK
PO BOX 603
DUNKIRK, NY 14063

AS OF:

August 14, 2018

BY:

AMELIA THOMSON
REAL ESTATE APPRAISER ASSISTANT

AUGUST 16, 2018

IREM SOLUTIONS
CHAUTAUQUA COUNTY LAND BANK
PO BOX 603
DUNKIRK, NY 14063

File Number: 041489005

In accordance with your request, I have appraised the real property at:

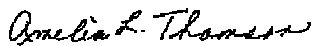
209 HOYT ST
DUNKIRK, NY 14048

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of August 14, 2018 is:

\$17,000
Seventeen Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.



AMELIA THOMSON
REAL ESTATE APPRAISER ASSISTANT
#48000051700

IREM SOLUTIONS, INC
Residential Appraisal Report

041489005
File No. 041489005

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.
Client Name/Intended User CHAUTAUQUA COUNTY LAND BANK E-mail
Client Address PO BOX 603, DUNKIRK, NY 14063 City DUNKIRK State NY Zip 14063
Additional Intended User(s)
Intended Use MARKET VALUE

SUBJECT

Property Address 209 HOYT ST City DUNKIRK State NY Zip 14048
Owner of Public Record STEPHANY ADAMEK County CHAUTAUQUA
Legal Description LIBER INFORMATION UNAVAILABLE
Assessor's Parcel # 79.16-7-36 Tax Year 2018 R.E. Taxes \$ 788
Neighborhood Name C/O DUNKIRK Map Reference 15380 Census Tract 0354.00
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date Price Source(s)
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) NO PRIOR SALE OF SUBJECT WAS NOTED IN THE LAST THREE YEARS AS PER ASSESSMENT DATA. NO PRIOR SALES OF COMPARABLE SALES WERE NOTED IN THE LAST TWELVE MONTHS AS PER ASSESSMENT DATA.
Offerings, options and contracts as of the effective date of the appraisal

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %			
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	15 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	6 Low	0	Multi-Family	5 %
Neighborhood Boundaries	NORTH BY LAKE ERIE, SOUTH BY NYS THRUWAY, EAST BY THE TOWN OF SILVER CREEK, NY, WEST BY LAKE ERIE.						300 High	200	Commercial	15 %	
							60 Pred.	80	Other	5 %	
Neighborhood Description	THE CITY OF DUNKIRK, NY IS RURAL CITY IN CHAUTAUQUA COUNTY LOCATED ABOUT FIFTY MILES SOUTH OF THE CITY OF BUFFALO, NY. APPROPRIATE SUPPORT FACILITIES ARE LOCATED IN REASONABLE PROXIMITY AND ARE 2-7 MILES DISTANT. "OTHER" LAND USE ARE AS VACANT LAND, PARKS, AND AGRICULTURAL										
Market Conditions (including support for the above conclusions)	THE CHAUTAUQUA REGION IS CURRENTLY EXPERIENCING A STABLE MARKET BASED ON RECENT STATISTICS FOR MEDIAN VALUES AS MEASURED BY NATIONAL ASSOCIATION OF REALTORS. INTEREST RATES ARE GENERALLY STABLE AND ARE IN THE LOW RANGE OF HISTORICAL VALUES.										

SITE

Dimensions 70X100 Area 0.16 ac Shape RECTANGLE View RESIDENTIAL
Specific Zoning Classification R3 Zoning Description MULTI FAMILY RESIDENTIAL
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	ASPHALT	<input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	NONE	<input type="checkbox"/> <input type="checkbox"/>

Site Comments THE SUBJECT'S SITE IS OF TYPICAL SIZE FOR THE NEIGHBORHOOD. NO ADVERSE SITE CONDITIONS WERE OBSERVED. THE SUBJECT HAS ACCESS TO AND IS CONNECTED TO PUBLIC UTILITES AND SERVICES.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR	
	materials		materials				
Units <input type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input checked="" type="checkbox"/> 2	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	STONE/AVG	Floors	Vin/Crpt/Poor		
# of Stories 2	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	ASPHALT/AVG	Walls	Plaster/Poor		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 318 sq. ft.	Roof Surface	ASPHALT/POOR	Trim/Finish	Wood/Avg		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	ALUMINUM/AVG	Bath Floor	Vin/Poor		
Design (Style) MULTI FAMILY	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DBLHNG/AVG	Bath Wainscot	None		
Year Built 1910		Storm Sash/Insulated	WOOD/AVG	Car Storage	<input checked="" type="checkbox"/> None		
Effective Age (Yrs) 108		Screens	NONE	<input checked="" type="checkbox"/> Driveway	# of Cars 4		
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	gravel		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other SpcHtr Fuel GAS	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> Fence None	<input type="checkbox"/> Garage	# of Cars		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck None	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport	# of Cars		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other NONE	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in	
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
Finished area above grade contains: 9 Rooms 4 Bedrooms 2.0 Bath(s) 1,706 Square Feet of Gross Living Area Above Grade							
Additional Features NONE NOTED							
Comments on the Improvements SUBJECT HAS A COVERED PORCH. EXTENSIVE DEFERRED MAINTENANCE NOTED, SEE ATTACHED ADDENDA.							

gpar™

general purpose appraisal report

Produced using ACI software, 800.234.8727 www.aciweb.com

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(gPAR™) General Purpose Appraisal Report 05/2010

GPAR1004_10 05262010

IREM SOLUTIONS, INC
Residential Appraisal Report

041489005
File No. 041489005

SALES COMPARISON APPROACH

FEATURE	SUBJECT		COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3				
209 HOYT ST			69 E FRONT ST			627 DEER ST			118 MULLET ST				
Address	DUNKIRK, NY 14048		DUNKIRK, NY 14048			DUNKIRK, NY 14048			DUNKIRK, NY 14048				
Proximity to Subject			0.47 miles NW			0.58 miles SW			1.33 miles NW				
Sale Price	\$			\$ 35,000			\$ 40,000			\$ 40,000			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.		\$ 19.17 sq. ft.			\$ 17.73 sq. ft.			\$ 23.22 sq. ft.				
Data Source(s)			WNYMLS#R1110870;DOM3			WNYMLS#R1096428;DOM51			WNYMLS#1042184;DOM158				
Verification Source(s)			MLS/ASSESSMENT/CLERK			MLS/ASSESSMENT/CLERK			MLS/ASSESSMENT/CLERK				
VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment			
Sale or Financing			ArmsLgth	0		ArmsLgth	0		ArmsLgth	0			
Concessions			CASH;0	0		CASH;0	0		CASH;0	0			
Date of Sale/Time			05/15/2018	0		04/27/2018	0		10/13/2017	0			
Location	Urban		Urban			Urban			Urban				
Leasehold/Fee Simple	Fee Simple		Fee Simple			Fee Simple			Fee Simple				
Site	0.16 ac		0.14 ac	0		0.08 ac	0		0.30 ac	0			
View	RESIDENTIAL		RESIDENTIAL			RESIDENTIAL			RESIDENTIAL				
Design (Style)	MULTI FAMILY		MULTI FAM			MULTI FAM			MULTI FAM				
Quality of Construction	AVERAGE		AVERAGE			AVERAGE			AVERAGE				
Actual Age	108+/- Years		121	0		113	0		128	0			
Condition	POOR		AVERAGE	-20,000		AVERAGE	-20,000		AVERAGE	-20,000			
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	
Room Count	9	4	2.0	8	4	2.0	10	4	2.0	9	5	2.0	
Gross Living Area	1,706 sq. ft.		1,826 sq. ft.		-600	2,256 sq. ft.		-2,800	1,723 sq. ft.		0		
Basement & Finished	FUNC FULL		FUNC FULL			FUNC FULL			FULL BASE			0	
Rooms Below Grade	UNFINISHED		UNFINISHED			UNFINISHED			UNFINISHED				
Functional Utility	AVG/4BDR		AVG/4BDR			AVG/4BDR			AVG/5BDR				
Heating/Cooling	SpcHeatrs/NoAC		BB/NoAC			FHA/NoAC			BB/NoAC			0	
Energy Efficient Items	NONE		NONE			NONE			NONE				
Garage/Carport	0CG		1CG			0CG			2CG			-2,000	
Porch/Patio/Deck	Porch		Porch			2Porch			Porch				
AMENITIES	FENCE		NONE			NONE			NONE			1,000	
Net Adjustment (Total)			<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 20,600		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 22,800		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 21,000			
Adjusted Sale Price			Net Adj. -58.9%			Net Adj. -57.0%			Net Adj. -52.5%				
of Comparables			Gross Adj. 64.6%			Gross Adj. 62.0%			Gross Adj. 57.5%			\$ 19,000	

Summary of Sales Comparison Approach COMPARABLE SALES ARE NOT WITHIN TYPICAL GUIDELINES FOR ADJUSTED SALE PRICE DUE TO THE SUBJECT'S POOR CONDITION AND DEFERRED MAINTENANCE. SUBJECT IS IN POOR CONDITION WITH EXTENSIVE DEFERRED MAINTENANCE. SEE ADDENDUM. SUBJECT AND COMPARABLE SALES 3 AND 4'S SQUARE FOOTAGE ARE WITHIN 100 SQUARE FEET WITH NO ADJUSTMENT WARRANTED. SUBJECT AND COMPARABLE SALES HAVE SIMILAR EFFECTIVE AGE WITH NO ADJUSTMENT WARRANTED. COMPARABLE SALES 1-5 HAVE BEEN GIVEN EQUAL WEIGHT IN THE FINAL OPINION OF VALUE.

COST APPROACH

COST APPROACH TO VALUE				
Site Value Comments THE OPINION OF SITE VALUE IS BASED ON SIMILAR CLOSED SALES IN THE SUBJECT'S DEFINED AND COMPETING NEIGHBORHOOD. SALES RANGE FROM \$2,000-15,000				
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE = \$ 5,000		
Source of cost data		Dwelling Sq. Ft. @ \$ = \$		
Quality rating from cost service Effective date of cost data		Sq. Ft. @ \$ = \$		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
		Garage/Carport Sq. Ft. @ \$ = \$		
		Total Estimate of Cost-New = \$		
		Less Physical	Functional	External
		Depreciation		= \$ ()
		Depreciated Cost of Improvements = \$		
		"As-is" Value of Site Improvements = \$		
		INDICATED VALUE BY COST APPROACH = \$ 5,000		

INCOME

INCOME APPROACH TO VALUE		
Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) SEE BELOW		

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$	Cost Approach (if developed) \$ 5,000	Income Approach (if developed) \$
THE SALES COMPARISON APPROACH IS THE MOST RELIABLE INDICATOR AND THEREFORE GIVEN THE MOST WEIGHT DUE TO SALES AVAILABLE IN THE COMPETITIVE MARKET. THE COST APPROACH IS GIVEN LITTLE WEIGHT DUE TO THE SUBJECT'S AGE AND THE INCOME APPROACH WAS NOT DEVELOPED.		
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following:		
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 17,000 as of 08/14/2018 , which is the effective date of this appraisal.		

IREM SOLUTIONS, INC
Residential Appraisal Report

041489005
File No. 041489005

SALES COMPARISON APPROACH

FEATURE		SUBJECT			COMPARABLE SALE NO. 4				COMPARABLE SALE NO. 5				COMPARABLE SALE NO. 6			
209 HOYT ST					610 CANARY ST				261 LAKE SHORE DRIVE							
Address		DUNKIRK, NY 14048			DUNKIRK, NY 14048				DUNKIRK, NY 14048							
Proximity to Subject					0.98 miles SW				0.58 miles NW							
Sale Price		\$			\$ 35,000				\$ 38,500				\$			
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.			\$ 21.10 sq. ft.				\$ 24.46 sq. ft.				\$ 0.00 sq. ft.			
Data Source(s)					WNYMLS#1041277;DOM18				WNYMLS#1043328;DOM40							
Verification Source(s)					MLS/ASSESSMENT/CLERK				MLS/ASSESSMENT/CLERK							
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sale or Financing					ArmsLgth		0		ArmsLgth		0					
Concessions					CASH;0		0		CASH;0		0					
Date of Sale/Time					12/07/2017		0		08/25/2017		0					
Location		Urban			Urban				Urban							
Leasehold/Fee Simple		Fee Simple			Fee Simple				Fee Simple							
Site		0.16 ac			0.11 ac		0		0.20 ac		0					
View		RESIDENTIAL			RESIDENTIAL				TRAFFIC		1,000					
Design (Style)		MULTI FAMILY			MULTI FAM				MULTI FAM							
Quality of Construction		AVERAGE			AVERAGE				AVERAGE							
Actual Age		108+/- Years			146		0		87		0					
Condition		POOR			AVERAGE		-20,000		AVERAGE		-20,000					
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
Room Count		9	4	2.0	8	4	2.0	0	8	4	2.0	0				
Gross Living Area		1,706 sq. ft.			1,659 sq. ft.			0	1,574 sq. ft.			700	sq. ft.			
Basement & Finished		FUNC FULL			FUNC FULL				FULL BASE			0				
Rooms Below Grade		UNFINISHED			UNFINISHED				UNFINISHED							
Functional Utility		AVG/4BDR			AVG/4BDR				AVG/4BDR							
Heating/Cooling		SpcHeatrs/NoAC			FHA/AC			-1,000	FHA/NoAC			0				
Energy Efficient Items		NONE			NONE				NONE							
Garage/Carport		0CG			1CG			-1,000	2CG			-2,000				
Porch/Patio/Deck		Porch			Porch				Porch							
AMENITIES		FENCE			NONE			1,000	NONE			1,000				
Net Adjustment (Total)					<input type="checkbox"/> +	<input checked="" type="checkbox"/> -	\$ 21,000		<input type="checkbox"/> +	<input checked="" type="checkbox"/> -	\$ 19,300		<input checked="" type="checkbox"/> +	<input type="checkbox"/> -	\$ 0	
Adjusted Sale Price					Net Adj. -60.0%				Net Adj. -50.1%				Net Adj. 0.0% %			
of Comparables					Gross Adj. 65.7%			\$ 14,000	Gross Adj. 64.2%			\$ 19,200	Gross Adj. 0.0% %			\$ 0

Summary of Sales Comparison Approach																

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: ☒ Market Value ☐ Other Value: _____
Source of Definition: _____

ADDRESS OF THE PROPERTY APPRAISED:
209 HOYT ST
DUNKIRK, NY 14048
EFFECTIVE DATE OF THE APPRAISAL: 08/14/2018
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 17,000

APPRAISER

Signature: Amelia L. Thomson
Name: AMELIA THOMSON
State Certification # 48000051700
or License # _____
or Other (describe): _____ State #: _____
State: NY
Expiration Date of Certification or License: _____
Date of Signature and Report: 08/17/2018
Date of Property Viewing: 08/14/2018
Degree of property viewing:
☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

SUPERVISORY APPRAISER

Signature: D-P-G-JR
Name: DANIEL GASTLE JR
State Certification # 45000039785
or License # _____
State: NY
Expiration Date of Certification or License: 10/14/2019
Date of Signature: 08/17/2018
Date of Property Viewing: _____
Degree of property viewing:
☐ Interior and Exterior ☐ Exterior Only ☒ Did not personally view

ADDENDUM

Client: CHAUTAUQUA COUNTY LAND BANK	File No.: 041489005
Property Address: 209 HOYT ST	Case No.: 041489005
City: DUNKIRK	State: NY Zip: 14048

Extra Comments

Extra Comments

NO PRIOR SALES OF SUBJECT WAS NOTED IN LAST THREE YEARS AS PER ASSESSMENT RECORDS.
NO PRIOR SALES OF COMPARABLE SALES WAS NOTED IN THE LAST TWELVE MONTHS AS PER ASSESSMENT RECORDS.

OWNERSHIP/PAST SALES

THE SUBJECT PROPERTY IS CURRENTLY OWNED BY STEPHANY ADAMEK BASED ON ASSESSMENT DATA. DUE TO THE GOVERNMENTAL PROCESSES OF THE LOCAL COUNTY AND TOWN/VILLAGE RECORDING AND FILING SYSTEMS FOR NEW DEEDS AND TRANSFERS, ANY NEW FILINGS OR TRANSFERS ARE NOT AVAILABLE TO THE LOCAL GOVERNMENTAL OFFICES AND THEREFOR E ARE NOT AVAILABLE FOR PUBLIC DISSEMINATION FOR A PERIOD OF 1-3 WEEKS FROM THE DATE OF FILING/TRANSFER DEPENDING ON WORK LOAD OR BACK LOGS TO PHYSICALLY RECORD AND DISSEMINATE THIS INFORMATION. THE APPRAISER HAS PERFORMED DUE DILIGENCE IN HIS/HER SEARCH FOR THIS INFORMATION AND HAS REPORTED THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THIS REPORT WAS PREPARED. THE READER IS ADVISED TO EXAMINE ANY TITLE REPORTS OR DOCUMENTS TO VERIFY ANY TRANSFERS/FILINGS THAT WERE POTENTIALLY MADE DURING THIS INTERIM PERIOD. NO TITLE REPORTS OR TITLE WORK WAS SUPPLIED TO THE APPRAISER.

PREDOMINANT VALUE

THERE ARE NO FACTORS NOTED THAT WOULD NEGATIVELY AFFECT THE SUBJECT'S VALUE. THERE ARE NO APPARENT NEGATIVE AFFECTS ON THE SUBJECT FROM AREA LAND USES. THE SUBJECT'S VALUE IS LESS THAN THAT OF THE TYPICAL HOME IN THE NEIGHBORHOOD AND THIS DOES CONSTITUTE AN UNDER IMPROVEMENT IN TERMS OF SQUARE FOOTAGE.

UTILITIES AND MECHANICAL SYSTEMS

APPRAISER WAS UNABLE TO ASCERTAIN THE FUNCTIONALITY OF THE UTILITIES AND MECHANICAL SYSTEMS WERE AT TIME OF INSPECTION. SUBJECT'S UTILITIES WERE TURNED OFF.

TAXES

THE SUBJECT TAXES WERE OBTAINED FROM THE CHAUTAUQUA COUNTY REAL PROPERTY SERVICES. THE TAXES REPORTED ARE THE TRUE TAXES WITHOUT EXEMPTIONS. THE TAXES WERE OBTAINED ON 08/16/2018. THE SUBJECT'S TAX BILLS WERE NOT SUPPLIED TO THE APPRAISER.

NO ADVERSE ENVIRONMENTAL CONDITIONS WERE NOTED BY THE APPRAISER.

COMMENTS ON SALES COMPARISON

THE APPRAISER HAS UTILIZED COMPARABLES THAT ARE THE MOST SIMILAR,RECENT, PROXIMATE SALES REASONABLY AVAILABLE. THIS IS IN COMPLIANCE WITH THE FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA) AND OTHER APPROPRIATE GUIDELINES. DUE TO THE LACK OF SUFFICIENT MORE SIMILAR, RECENT, PROXIMATE SALES, THE APPRAISER DEEMED IT NECESSARY TO EXPAND IDEAL PARAMETERS IN THE FOLLOWING:

A) THE USE OF SALES IN EXCESS OF 3 MONTHS (>12). THE SUBJECT AND COMPARABLES ARE LOCATED IN A STABLE MARKET AND NO ADJUSTMENT IS WARRANTED

B) THE USE OF SALES WHOSE VALUE EXCEEDED \$10,000 DIFFERENCE AND/OR \$5 PER SQUARE FOOT DIFFERENCE WITH THE SUBJECT PROPERTY AND/OR EACH OTHER.

C) THE USE OF SALE(S) EXCEEDING 1 MILE FROM THE SUBJECT DUE TO THE RELATIVELY LOW DENSITY OF SIMILAR PROPERTIES IN THE IMMEDIATE NEIGHBORHOOD. THE COMPARABLES USED ARE LOCATED IN SIMILAR NEIGHBORHOODS TO THE SUBJECT.

ADJUSTMENTS IN THE SALES GRID WERE DERIVED VIA MARKET ANALYSIS AND PAIRED SALES ANALYSIS OF SIMILAR HOME WITHIN THE NEIGHBORHOOD.

AIR STATEMENT

NO EMPLOYEE, DIRECTOR, OFFICER, OR AGENT OF THE LENDER, OR ANY OTHER THIRD PARTY ACTING AS A JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE LENDER HAS INFLUENCES OR ATTEMPTED TO INFLUENCE THE DEVELOPMENT, REPORTING, RESULT, OR REVIEW OF THIS ASSIGNMENT THOROUGH

ADDENDUM

Client: CHAUTAUQUA COUNTY LAND BANK	File No.: 041489005
Property Address: 209 HOYT ST	Case No.: 041489005
City: DUNKIRK	State: NY Zip: 14048

COERCION, EXTORTION, COLLUSIONS, COMPENSATION, INSTRUCTION, INDUCEMENT, INTIMIDATION, BRIBERY, OR IN ANY OTHER MANNER.

I HAVE NOT BEEN CONTACTED BY ANYONE OTHER THAN THE INTENDED USE (LENDER/CLIENT AS IDENTIFIED ON THE FIRST PAGE OF THE REPORT), BORROWER, OR DESIGNATED CONTACT TO MAKE AN APPOINTMENT TO ENTER THE PROPERTY. I AGREE TO IMMEDIATELY REPORT ANY UNATHORIZED CONTACTS EITHER PERSONALLY BY PHONE OR ELECTRONIC MEANS.

PRIOR APPRAISER INVOLVEMENT

THE APPRAISER HAS HAD NO PRIOR INVOLVEMENT WITH THE SUBJECT PROPERTY IN THE PRIOR 3 YEARS. THIS INCLUDES AS AN APPRAISER OR IN ANY OTHER CAPACITY.

VARYING BEDROOM

IT WAS NECESSARY TO USE SALES WITH DIFFERENT NUMBERS OF BEDROOMS THAN THE SUBJECT DWELLING. THIS IS DUE TOLACK OF SUFFICIENT MORE APPROPRIATE SALES WITH THE SAME NUMBER OF BEDROOMS AS THE SUBJECT. HOMES WITH THESAME NUMBER OF BEDROOMS EXIST IN THE SUBJECT NEIGHBORHOOD, AND ARE READILY MARKETABLE, BUT THE APPRAISER HAD OTHER MORE CRITICAL CRITERIA FOR COMPARABLE SELECTION.

NO GARAGE

SUBJECT DOES NOT HAVE A GARAGE. THERE IS AMPLE PARKNG BOTH ON AND OFF SITE. THIS DOES NOT AFFECT THE MARKETABILITY OF THE SUBJECT.

SPACE HEATERS

THE SUBJECT DWELLING IS HEATED VIA SPACE HEATERS. IN THIS MARKET SPACE HEAT IS COMMON AND ACCEPTED IN THE MARKET. THE SUBJECT'S SPACE HEAT APPEARS ADEQUATE FOR HEATING NEEDS, PERMANENTLY INSTALLED, PROPERLY VENTED AND THERMOSTATICALLY CONTROLLED.

REMAINING PHYSICAL LIFE

THE ESTIMATED REMAINING PHYSICAL LIFE OF THE SUBJECT IS 30 YEARS

APPRAISED VALUE IS BELOW THE UNADJUSTED SALES PRICES OF THE COMPARABLE SALES. THIS IS DUE TO THE SUBJECT'S DEFERRED MAINTENANACE AND THE LACK OF COMPARABLE SALES THAT BRACKET THIS FEATURE. THE LOCAL MLS DOES NOT TRACK DEFERRED MAINTENANCE OR ANY POTENTIAL REPAIRS COSTS ASSOCIATED.

EXPOSURE TIME

THERE IS A LACK OF AN EFFECTIVE NUMBER OF COMPETING PROPERTIES ON THE MARKET IN THIS AREA. THIS INDICATES THAT SUPPLY AND DEMAND ARE IN SHORTAGE DUE TO THE POOR CONDITION OF THE SUBJECT. REASONABLE EXPOSURE TIME IS ESTIMATED TO BE UNDER 3 MONTHS (90 DAYS). TYPICAL HOLDING PERIOD IS 5-7 YEARS.

DEFERRED MAINTENANCE/COST TO CURE

THE SUBJECT HAS SOME PEELING PAINT ON EXTERIOR WINDOWS, CRACKED/FALLING CEILING PLASTER, WATER DAMAGE TO FIRST FLOOR BEDROOM WALL, LIFTING ROOF SHINGLES, AND DAMAGED FLOORING. SUBJECT NEEDS EXTERIOR WINDOW PAINT, DRYWALL/PAINT CEILINGS, DRYWALL/PAINT WATER DAMAGED WALL, REPAIR/REPLACE DAMAGED FLOORING, REPLACE/REPAIR ROOF, INSPECT ALL MECHANICAL SYSTEMS AFTER UTILITIES ARE OPERATIONAL AND INSPECT INDIVIDUAL HEATERS. HEATERS MUST BE YEAR ROUND THERMOSTATICALLY CONTROLLED. COST TO CURE \$20,000.

AERIAL MAP

Client: CHAUTAUQUA COUNTY LAND BANK

File No.: 041489005

Property Address: 209 HOYT ST

Case No.: 041489005

City: DUNKIRK

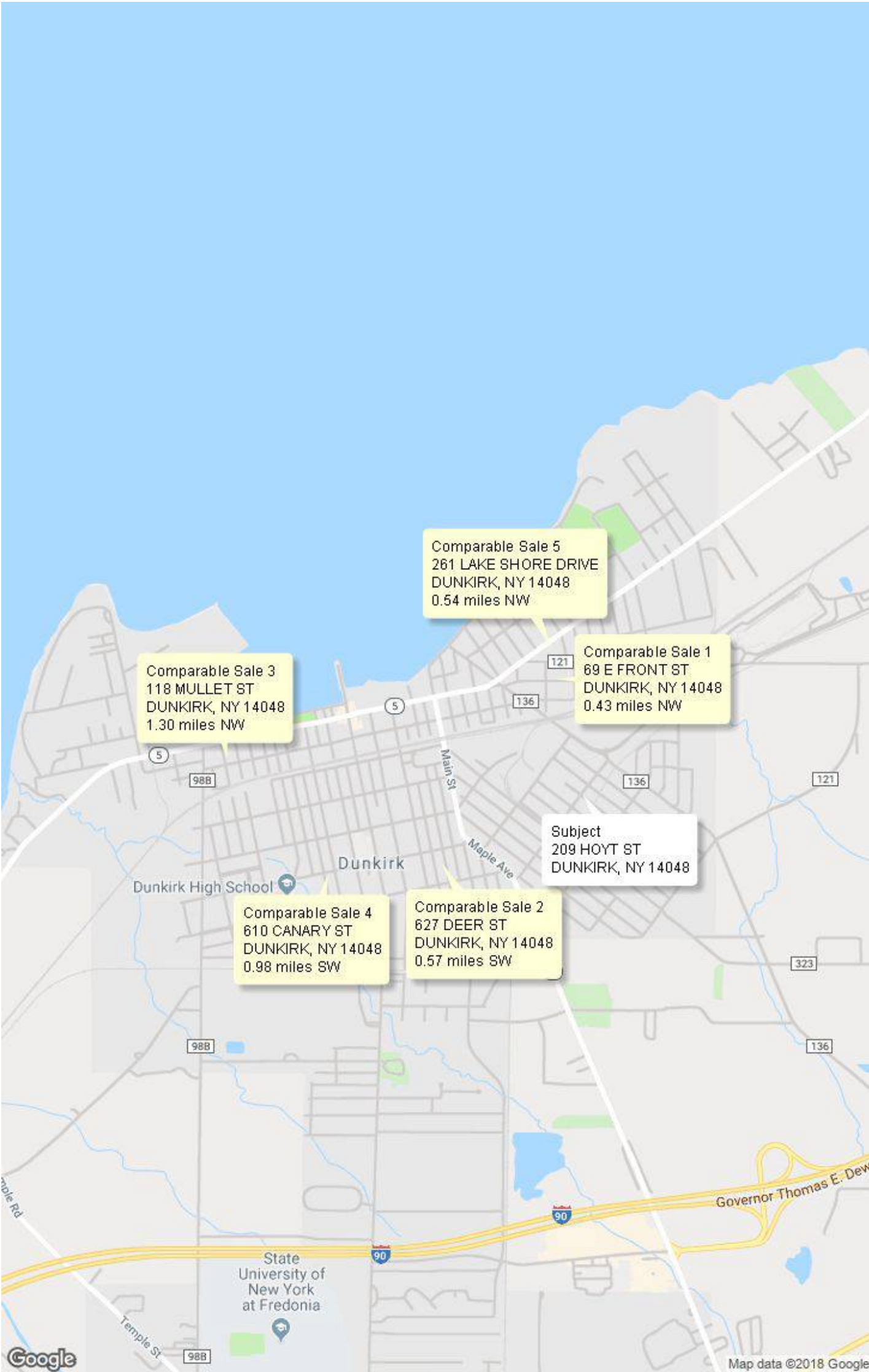
State: NY

Zip: 14048



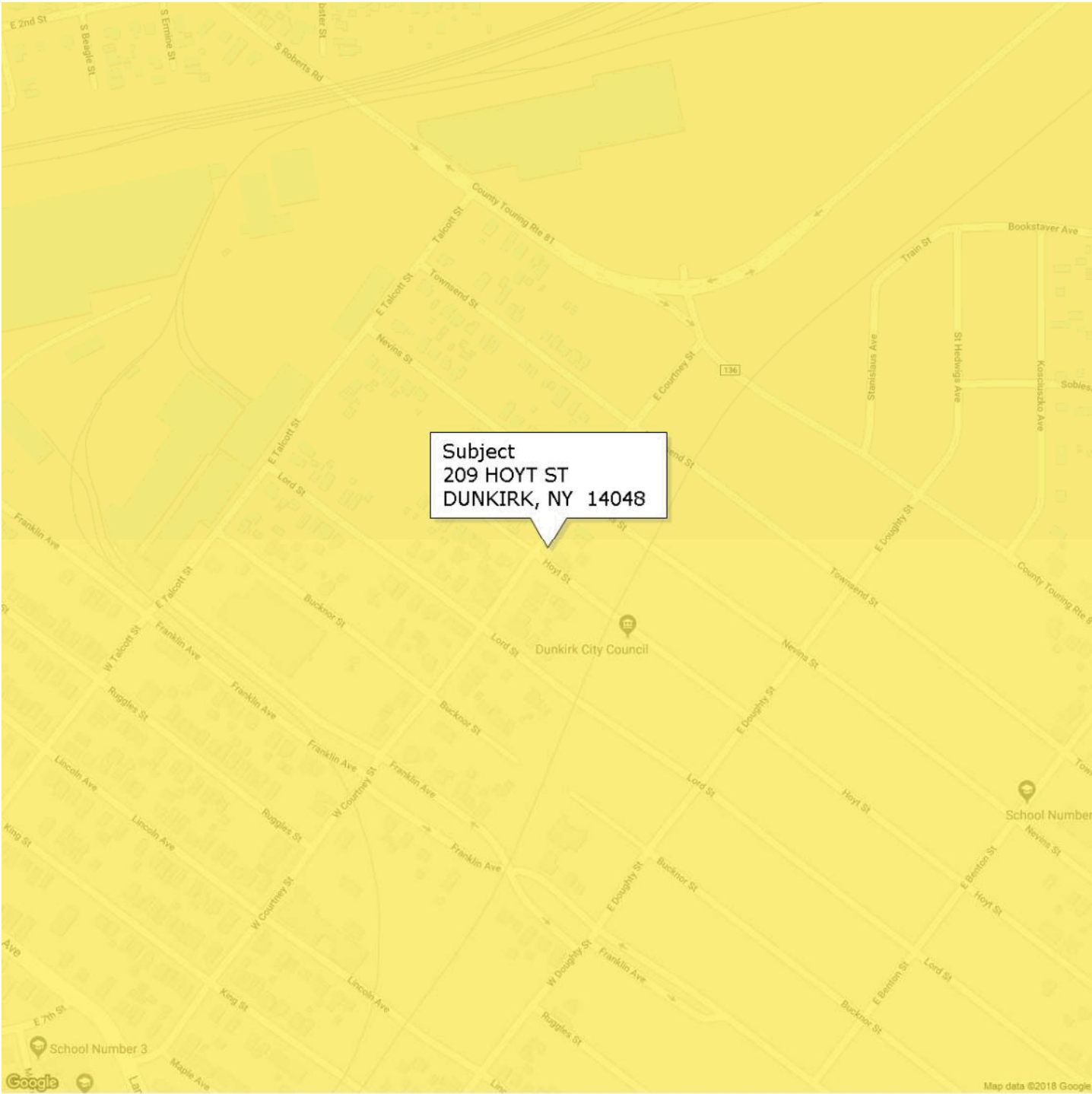
LOCATION MAP

Client: CHAUTAUQUA COUNTY LAND BANK	File No.: 041489005
Property Address: 209 HOYT ST	Case No.: 041489005
City: DUNKIRK	State: NY Zip: 14048



FLOOD MAP

Client: CHAUTAUQUA COUNTY LAND BANK	File No.: 041489005
Property Address: 209 HOYT ST	Case No.: 041489005
City: DUNKIRK	State: NY Zip: 14048



FLOOD INFORMATION

Community: 360137
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 3601370005B
Panel: 0005B
Zone: X
Map Date: 02-04-1981
FIPS: 36013
Source: FEMA
Note: Source utilizes updated FEMA Map Zones
Zone X is updated designation for Zones B and C
Zone AE is used in place of A1-A30

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

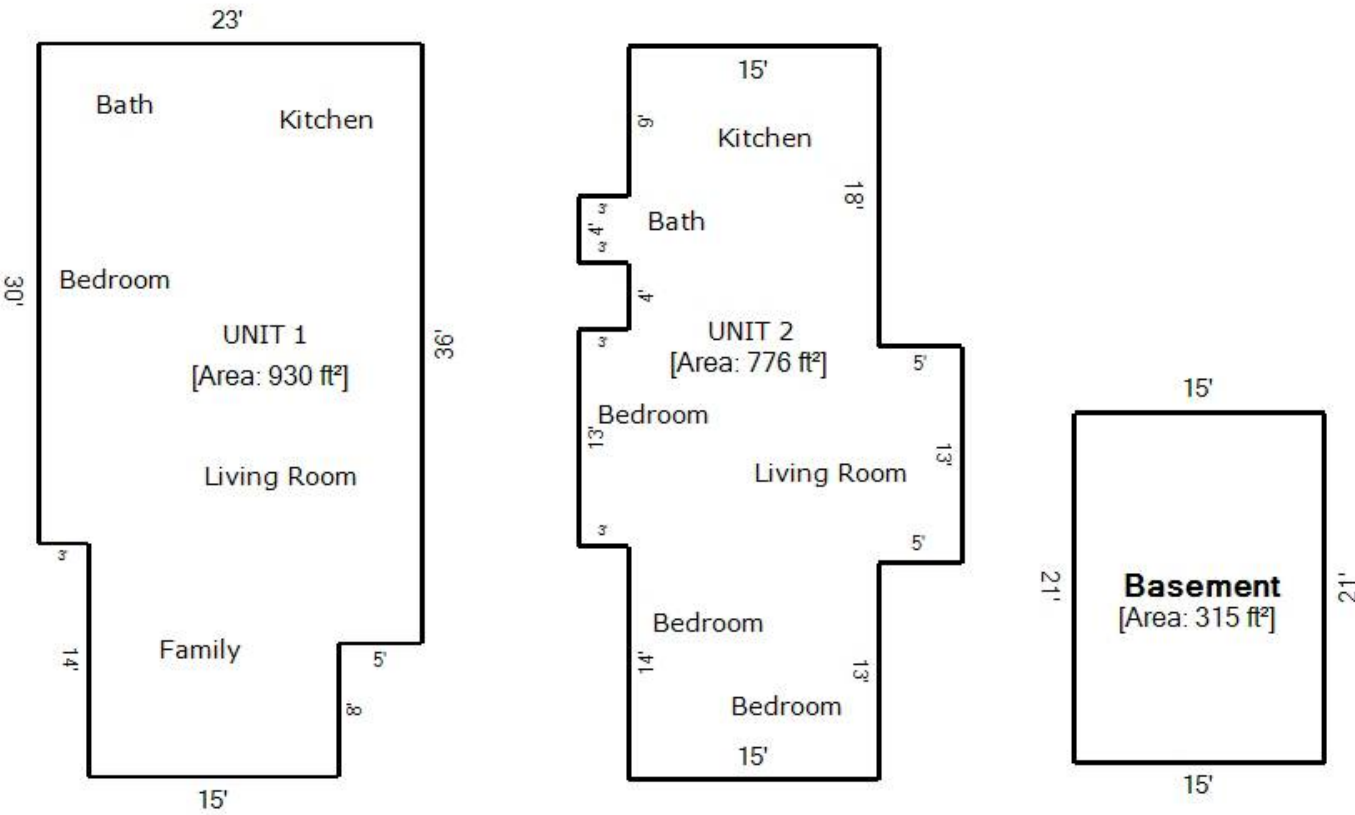
Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

FLOORPLAN SKETCH

Client: CHAUTAUQUA COUNTY LAND BANK	File No.: 041489005
Property Address: 209 HOYT ST	Case No.: 041489005
City: DUNKIRK	State: NY Zip: 14048

Sketch



Living Area		Area Calculation			
First Floor	930 ft²	First Floor			x 1.00 = 930 ft²
Second Floor	776.00 ft²		30' x 23' x 1.00 =	690 ft²	
Nonliving Area			5' x 6' x 1.00 =	30 ft²	
Basement	315 ft²		15' x 14' x 1.00 =	210 ft²	
		Second Floor			x 1.00 = 776.00 ft²
			3' x 13' x 1.00 =	39 ft²	
			5' x 13' x 1.00 =	65 ft²	
			3' x 4' x 1.00 =	12 ft²	
Total Living Area (rounded):			44' x 15' x 1.00 =	660.00 ft²	

DIMENSION LIST ADDENDUM

Client: CHAUTAUQUA COUNTY LAND BANK	File No.: 041489005
Property Address: 209 HOYT ST	Case No.: 041489005
City: DUNKIRK	State: NY Zip: 14048

GROSS BUILDING AREA (GBA)		<u>1,706</u>
GROSS LIVING AREA (GLA)		<u>1,706</u>
Area(s)	Area	% of GLA % of GBA
Living	<u>1,706</u>	<u>100.00</u>
Level 1	<u>930</u>	<u>54.51</u> <u>54.51</u>
Level 2	<u>776</u>	<u>45.49</u> <u>45.49</u>
Level 3	<u>0</u>	<u>0.00</u> <u>0.00</u>
Other	<u>0</u>	<u>0.00</u> <u>0.00</u>
GBA		
Basement <input type="checkbox"/>	<u> </u>	<u> </u>
Garage <input type="checkbox"/>	<u> </u>	<u> </u>
Other <input type="checkbox"/>	<u>315</u>	<u> </u>

Area Measurements					Area Type						
Measurements		Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage	
<u>30.00</u>	x	<u>23.00</u>	x	<u>1.00</u> = <u>690.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>5.00</u>	x	<u>6.00</u>	x	<u>1.00</u> = <u>30.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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<u>3.00</u>	x	<u>13.00</u>	x	<u>1.00</u> = <u>39.00</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>5.00</u>	x	<u>13.00</u>	x	<u>1.00</u> = <u>65.00</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>3.00</u>	x	<u>4.00</u>	x	<u>1.00</u> = <u>12.00</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>44.00</u>	x	<u>15.00</u>	x	<u>1.00</u> = <u>660.00</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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SUBJECT PROPERTY PHOTO ADDENDUM

Client: CHAUTAUQUA COUNTY LAND BANK	File No.: 041489005
Property Address: 209 HOYT ST	Case No.: 041489005
City: DUNKIRK	State: NY Zip: 14048



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: August 14, 2018
Appraised Value: \$ 17,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE



STREET SCENE



SIDE



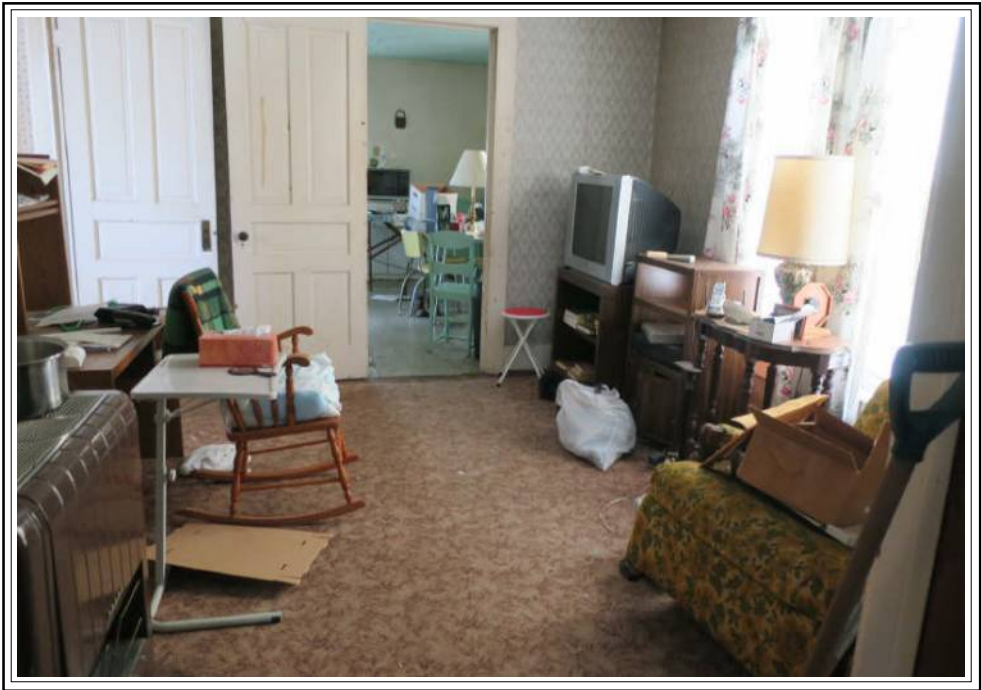
SIDE



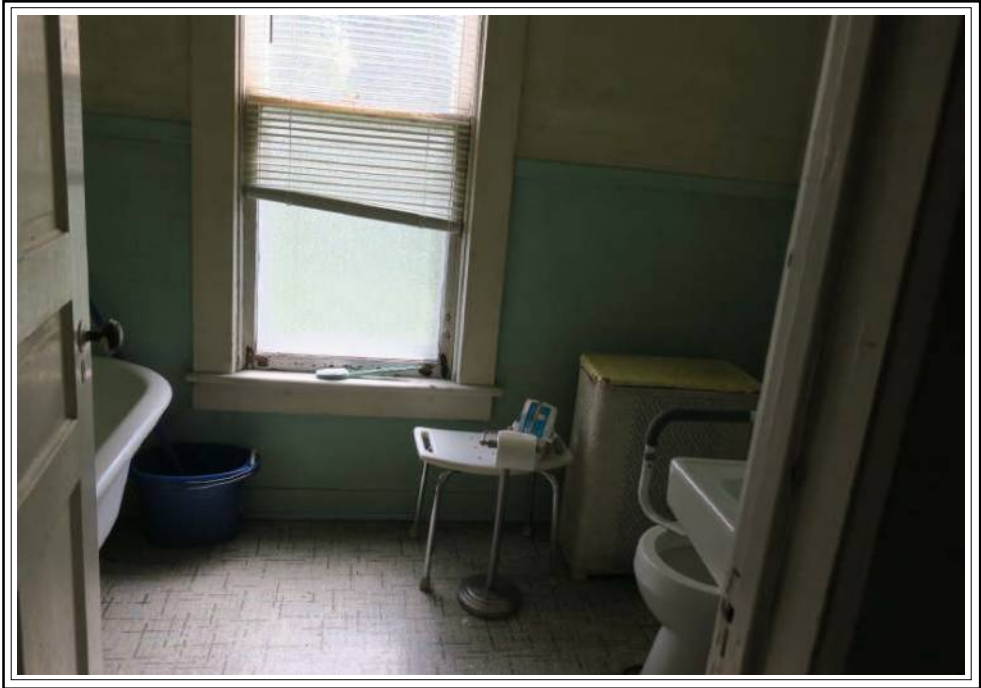
UNIT 1
LIVING ROOM



UNIT 1
KITCHEN



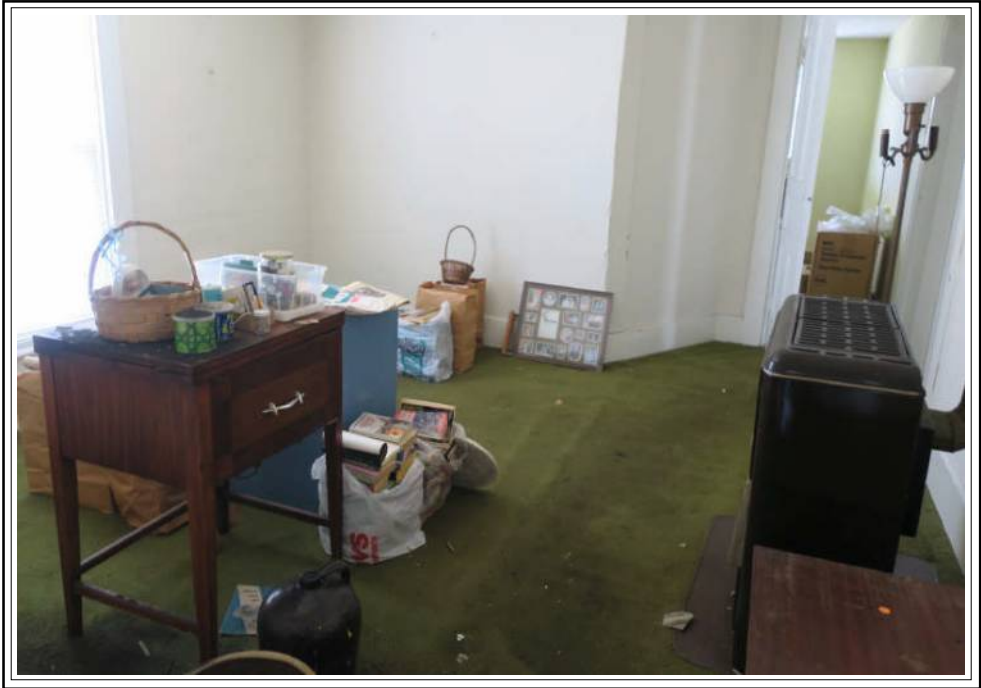
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DINING ROOM



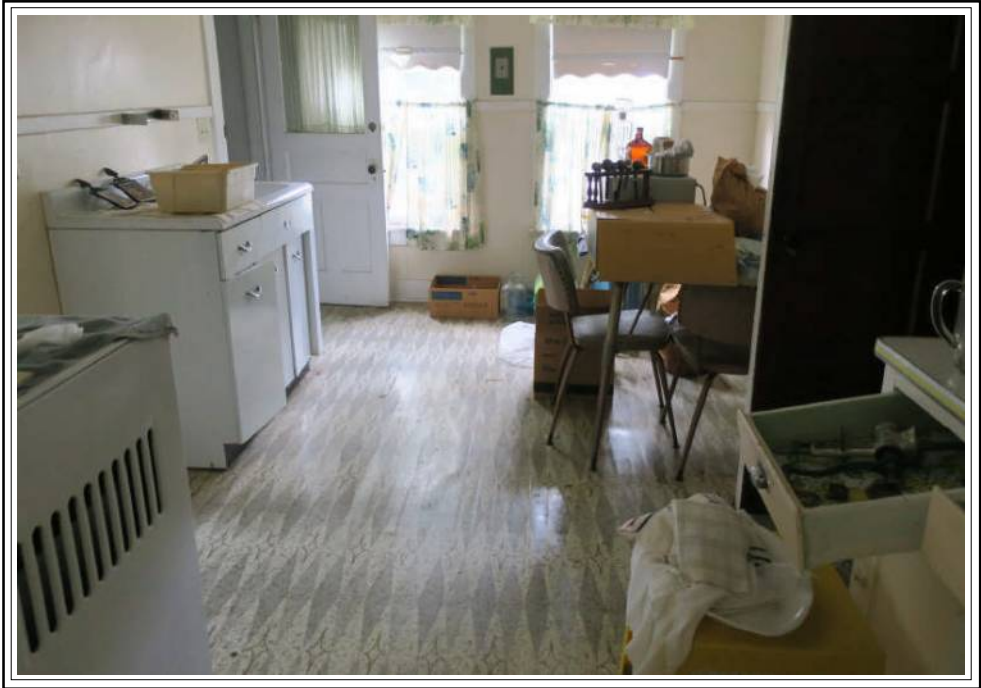
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BATHROOM



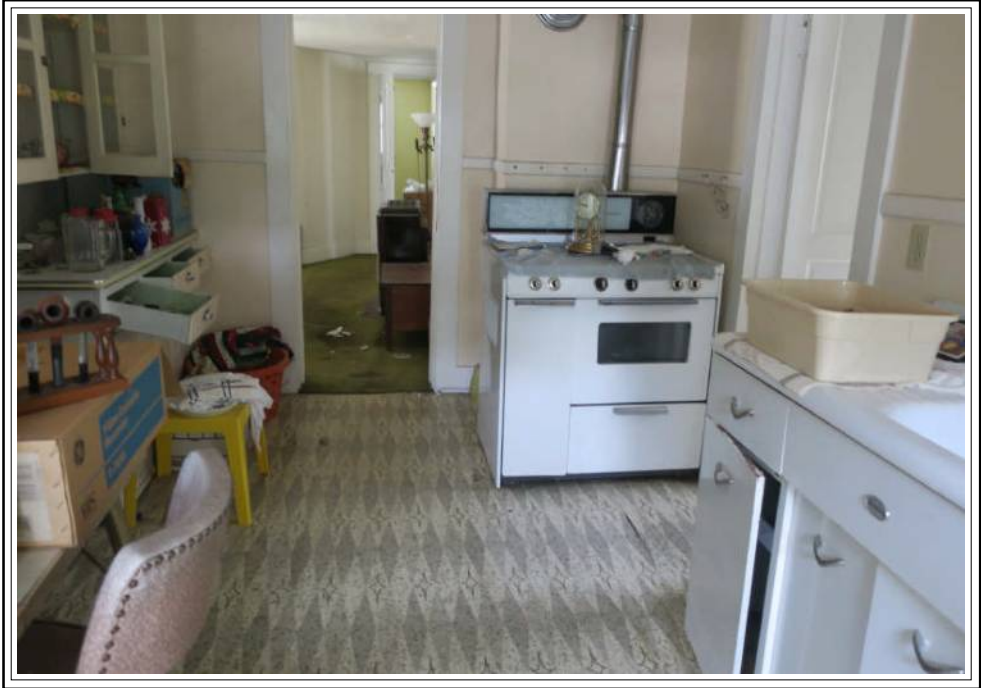
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BEDROOM



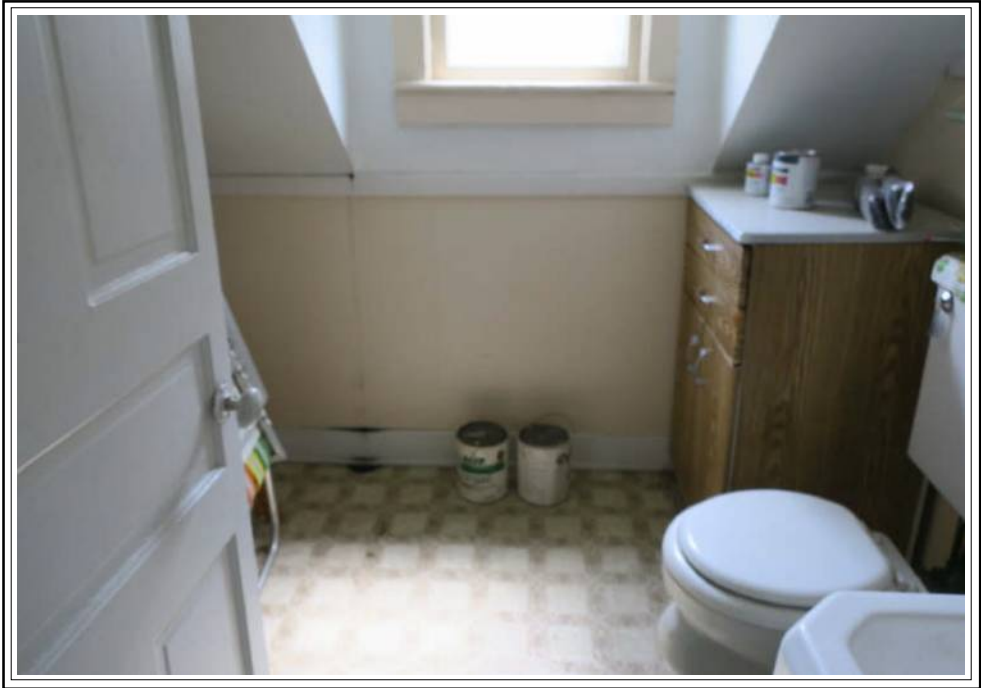
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LIVING ROOM



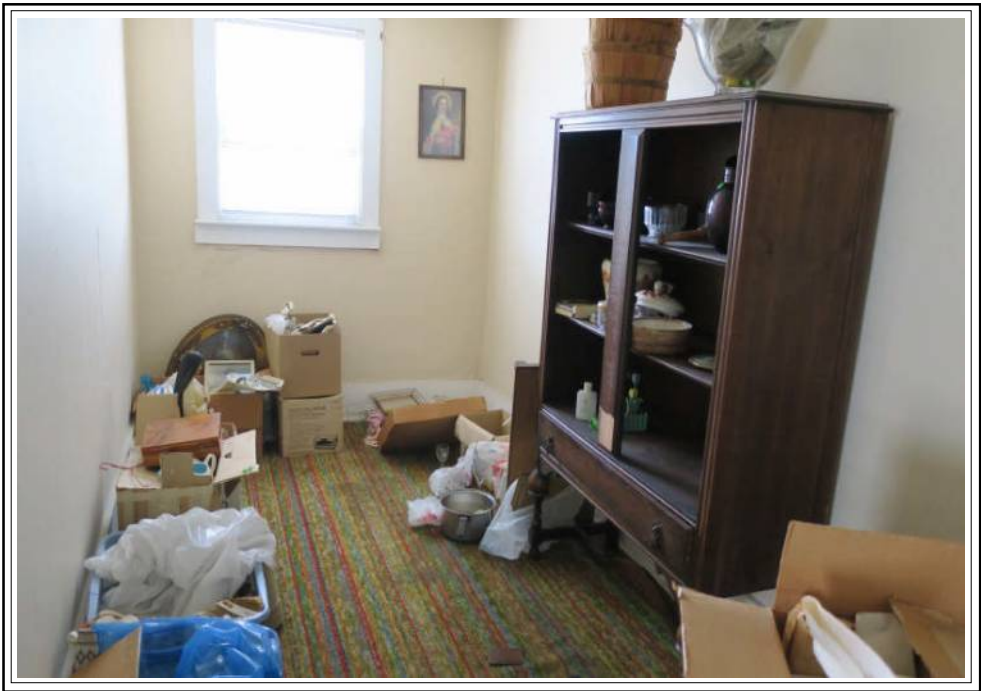
UNIT 2
KITCHEN



UNIT 2
KITCHEN CONTINUED



UNIT 2
BATHROOM



UNIT 2
BEDROOM



UNIT 2
BEDROOM



UNIT 2
BEDROOM



BASEMENT



ELECTRICAL SYSTEMS



DEFERRED MAINTENANCE

PEELING EXTERIOR PAINT



DEFERRED MAINTENANCE

CRACKED CEILING
UNIT 1



DEFERRED MAINTENANCE

CRACKED CEILING
UNIT 1



DEFERRED MAINTENANCE

WATER DAMAGED WALL
UNIT 1



DEFERRED MAINTENANCE

CRACKED CEILING
UNIT 2



DEFERRED MAINTENANCE

LISTING ROOF SHINGLES



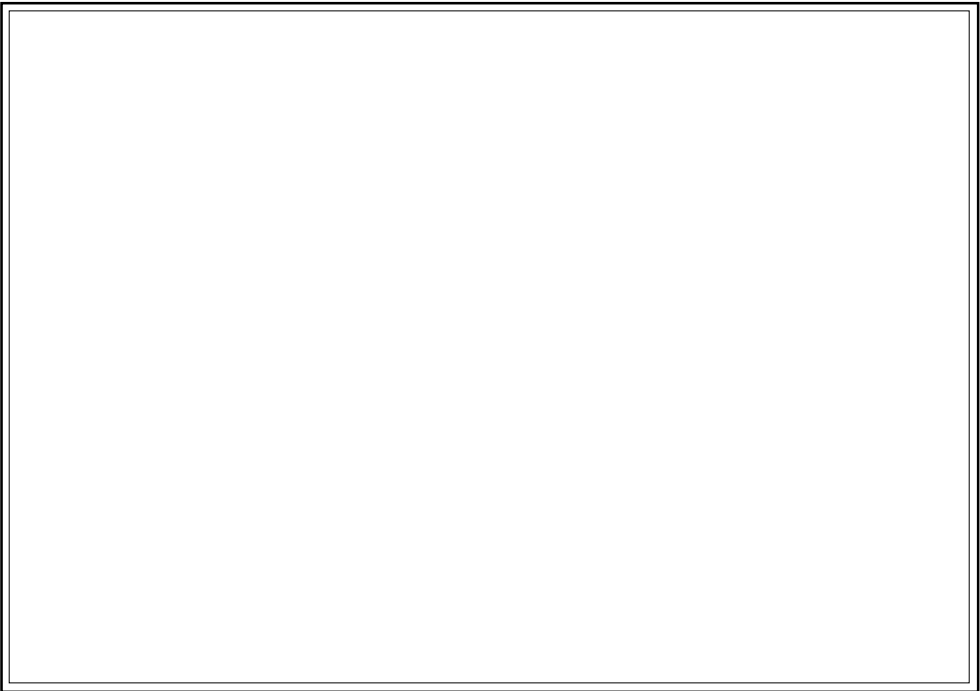
DEFERRED MAINTENANCE

DAMAGED FLOOR TILE



DEFERRED MAINTENANCE

DAMAGED CARPET



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: CHAUTAUQUA COUNTY LAND BANK	File No.: 041489005
Property Address: 209 HOYT ST	Case No.: 041489005
City: DUNKIRK	State: NY Zip: 14048



COMPARABLE SALE #1

69 E FRONT ST
DUNKIRK, NY 14048
Sale Date: 05/15/2018
Sale Price: \$ 35,000



COMPARABLE SALE #2

627 DEER ST
DUNKIRK, NY 14048
Sale Date: 04/27/2018
Sale Price: \$ 40,000



COMPARABLE SALE #3

118 MULLET ST
DUNKIRK, NY 14048
Sale Date: 10/13/2017
Sale Price: \$ 40,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: CHAUTAUQUA COUNTY LAND BANK	File No.: 041489005
Property Address: 209 HOYT ST	Case No.: 041489005
City: DUNKIRK	State: NY Zip: 14048



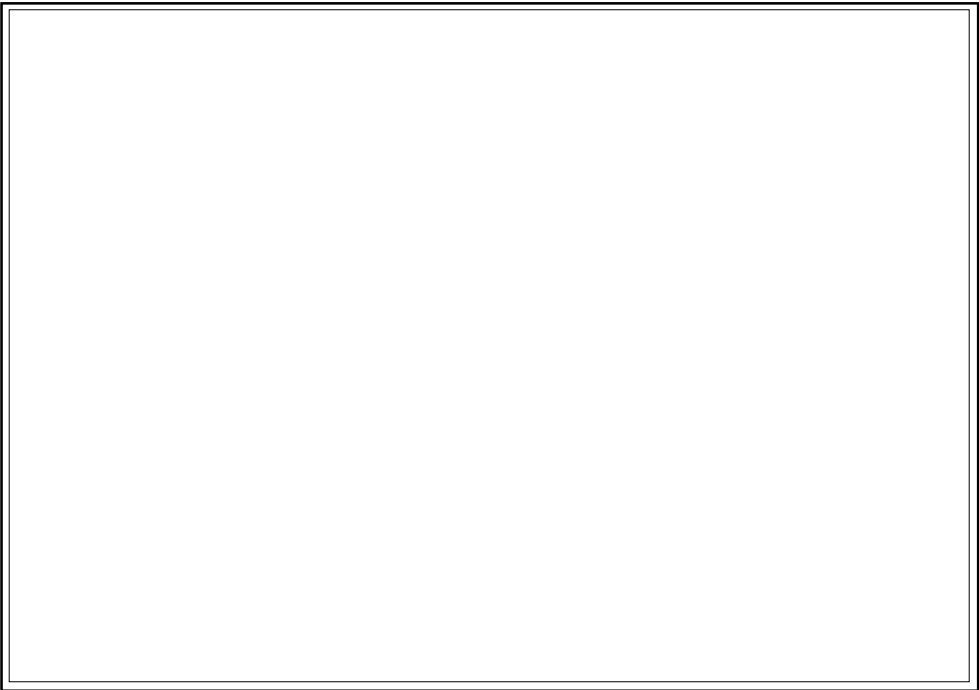
COMPARABLE SALE #4

610 CANARY ST
DUNKIRK, NY 14048
Sale Date: 12/07/2017
Sale Price: \$ 35,000



COMPARABLE SALE #5


261 LAKE SHORE DRIVE
DUNKIRK, NY 14048
Sale Date: 08/25/2017
Sale Price: \$ 38,500



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

UNIQUE ID NUMBER 48000051700	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 108806
KNOW ALL MEN BY THESE PRESENTS THAT PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO REAL ESTATE APPRAISERS.		EFFECTIVE DATE MO. 07 DAY 07 YR. 18
THOMSON AMELIA L C/O IREM SOLUTIONS INC 586 NORTH FRENCH ROAD SUITE 1 AMHERST, NY 14228		EXPIRATION DATE MO. 07 DAY 06 YR. 20
HAS BEEN DULY LICENSED AS A REAL ESTATE APPRAISER ASSISTANT		
In Witness Whereof, The Department of State has caused its official seal to be herunto affixed.		ROSSANA ROSADO SECRETARY OF STATE
DOS-1098 (Rev. 3/01)		



CERTIFICATE OF LIABILITY INSURANCE

DATE 5/10/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Floss Agency Inc
PO Box 370

East Amherst, NY 14051

CONTACT NAME: Diane Ventresca

PHONE (A/C, No, Ext): (716)688-5115

FAX (A/C, No): (716)688-2172

E-MAIL ADDRESS: diane@flossins.com

INSURED

IREM Solutions Inc
586 N French Rd Ste 1
Amherst, NY 14228

INSURERS AFFORDING COVERAGE

INSURER A: Underwriters At Lloyds

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

NAIC#

EC145

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INST LTR	TYPE OF INSURANCE	ADD'L NSRD	SUBR WVD	POLICY NUMBER	POLICY EFF DATE (MM/DD/YY)	POLICY EXP DATE (MM/DD/YY)	LIMITS
	<div>COMMERCIAL GENERAL LIABILITY</div> <div><input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR</div> <div>GEN'L AGGREGATE LIMIT APPLIES PER:</div> <div><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC</div> <div>OTHER:</div>						<div>EACH OCCURRENCE \$</div> <div>DAMAGE TO RENTED PREMISES (Ea Occurrence) \$</div> <div>MED EXP (Any one person) \$</div> <div>PERSONAL & ADV INJURY \$</div> <div>GENERAL AGGREGATE \$</div> <div>PRODUCTS-COMP/OP AGG \$</div>
	<div>AUTOMOBILE LIABILITY</div> <div><div><input type="checkbox"/> ANY AUTO</div><div><input type="checkbox"/> ALL OWNED AUTOS</div><div><input type="checkbox"/> HIRED AUTOS</div><div><input type="checkbox"/> SCHEDULED AUTOS</div><div><input type="checkbox"/> NON-OWNED AUTOS</div></div>						<div>COMBINED SIGNED LIMIT (Ea accident) \$</div> <div>BODILY INJURY (Per person) \$</div> <div>BODILY INJURY (Per accident) \$</div> <div>PROPERTY DAMAGE (Per accident) \$</div> <div>\$</div>
	<div>UMBRELLA LIAB</div> <div><input type="checkbox"/> EXCESS LIAB</div> <div><input type="checkbox"/> OCCUR</div> <div><input type="checkbox"/> CLAIMS MADE</div> <div>DED RETENTION \$</div>						<div>EACH OCCURRENCE \$</div> <div>AGGREGATE \$</div> <div>\$</div>
	<div>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</div> <div>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N</div> <div>(Mandatory in NH)</div> <div>IF yes, describe under DESCRIPTION OF OPERATIONS below</div>		N/A				<div>PER STATUTE</div> <div>OTH-ER</div> <div>EL EACH ACCIDENT \$</div> <div>EL DISEASE - EA EMPLOYEE \$</div> <div>EL DISEASE - POLICY LIMIT \$</div>
A	Miscellaneous Errors & Omissions			MPL128795718	5/28/2018	5/28/2019	<div>\$1,000,000 Each Claim</div> <div>\$1,000,000 Aggregate</div>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

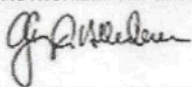
Amelia Thomson
586 N French Rd, Ste 1

Amherst NY 14228

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Client: CHAUTAUQUA COUNTY LAND BANK	File No.: 041489005
Property Address: 209 HOYT ST	Case No.: 041489005
City: DUNKIRK	State: NY Zip: 14048

