

*Via Electronic Mail and Hand Delivery*

May 13, 2022

Emma Rodvien, Coordinator  
Energy Facility Siting Board  
89 Jefferson Boulevard  
Warwick, RI 02888

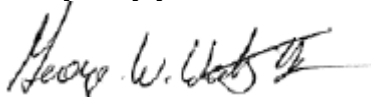
Re: **The Narragansett Electric Company**  
**(Aquidneck Island Gas Reliability Project Old Mill Lane, Portsmouth, RI)**  
**EFSB Docket No. SB-2021-04**  
**Responses to First Set of Data Requests Issued on May 10, 2022**

Dear Ms. Rodvien:

I am enclosing for filing on behalf of The Narragansett Electric Company an original and seven (7) copies of the Responses to the Energy Facility Siting Board's ("EFSB") First Set of Data Requests Issued on May 10, 2022 in the above-referenced matter.

The Company respectfully requests additional time to supplement its Response to the EFSB's Data Request 1-4 with the completed appraisals of the six identified properties. The appraisals were ordered today and are expected to be completed by June 3, 2022.

Very truly yours,



George W. Watson III

Enclosure

Copy to: Docket SB-2021-04 Service List (by electronic mail)

**SB-2021-04 The Narragansett Electric Company d/b/a National Grid Application for License to Mobilize and Operate a Liquefied Natural Gas (LNG) Vaporization Facility at Old Mill Lane (Portsmouth, RI)**

**Updated October 1, 2021**

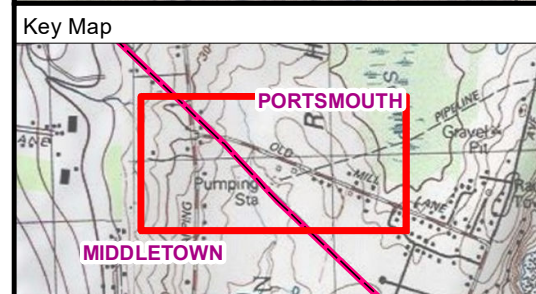
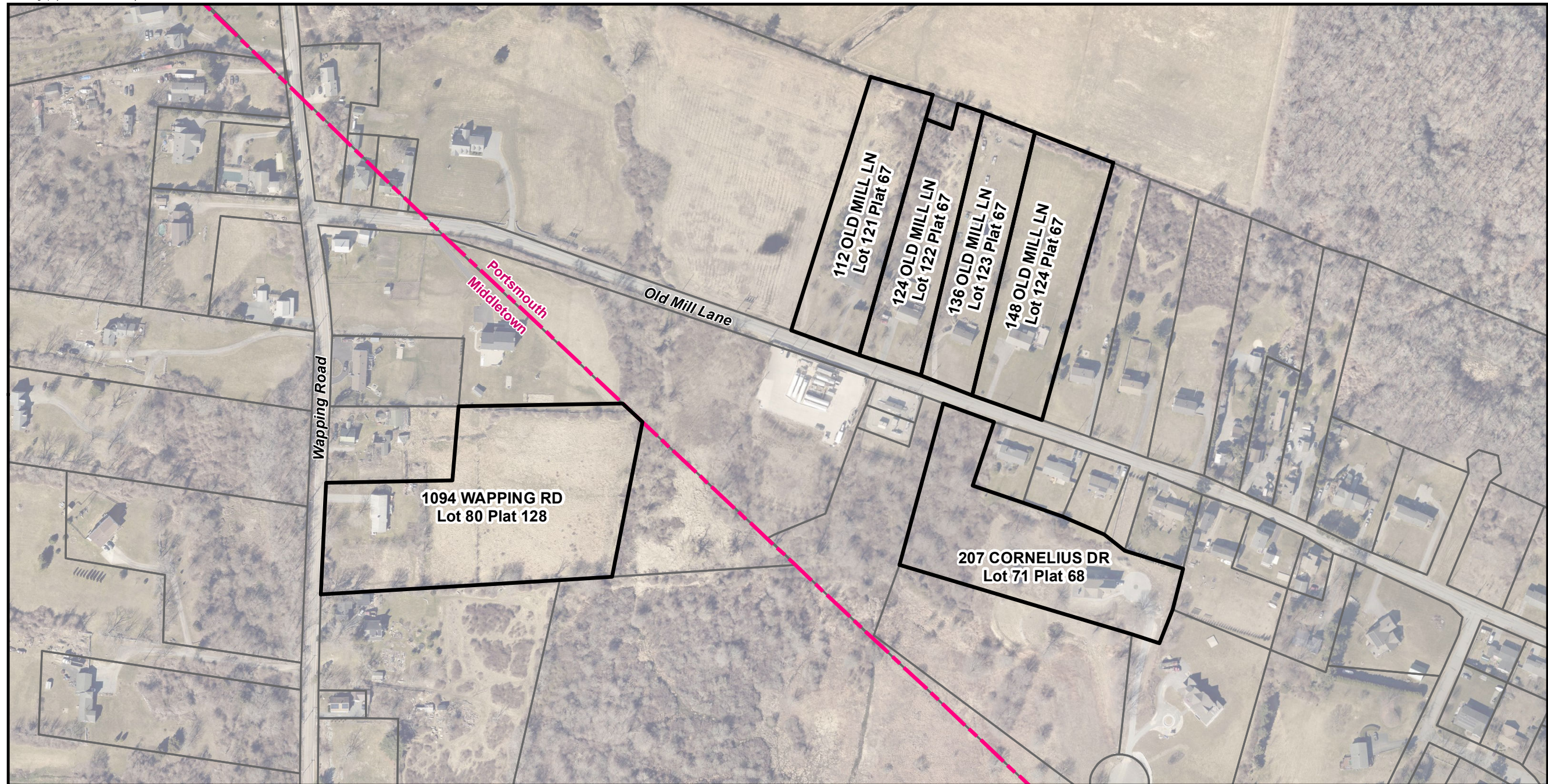
<b>Name</b>	<b>E-mail</b>
Ronald Gerwatowski (PUC)	<a href="mailto:Ronald.gerwatowski@puc.ri.gov">Ronald.gerwatowski@puc.ri.gov</a> ;
Terry Gray (DEM)	<a href="mailto:terry.gray@dem.ri.gov">terry.gray@dem.ri.gov</a> ;
Meredith Brady (DOA)	<a href="mailto:Meredith.Brady@doa.ri.gov">Meredith.Brady@doa.ri.gov</a> ;
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Suzanne Amerault (DEM)	<a href="mailto:Suzanne.amerault@dem.ri.gov">Suzanne.amerault@dem.ri.gov</a> ;
Maria Mignanelli (DOA)	<a href="mailto:Maria.mignanelli@doa.ri.gov">Maria.mignanelli@doa.ri.gov</a> ;
George Watson (Robinson Cole)	<a href="mailto:gwatson@rc.com">gwatson@rc.com</a> ;
Leticia Pimentel (Robinson Cole)	<a href="mailto:LPimentel@rc.com">LPimentel@rc.com</a> ;
Mark Rielly (National Grid)	<a href="mailto:Mark.Rielly@nationalgrid.com">Mark.Rielly@nationalgrid.com</a> ;
Linda George (DPUC)	<a href="mailto:Linda.George@dpuc.ri.gov">Linda.George@dpuc.ri.gov</a> ;
Thomas Kogut (DPUC)	<a href="mailto:thomas.kogut@dpuc.ri.gov">thomas.kogut@dpuc.ri.gov</a> ;
Christy Hetherington (DPUC)	<a href="mailto:christy.hetherington@dpuc.ri.gov">christy.hetherington@dpuc.ri.gov</a> ;
John Bell (DPUC)	<a href="mailto:john.bell@dpuc.ri.gov">john.bell@dpuc.ri.gov</a> ;
Margaret Hogan (DPUC)	<a href="mailto:Margaret.L.Hogan@dpuc.ri.gov">Margaret.L.Hogan@dpuc.ri.gov</a> ;
Al Mancini (DPUC)	<a href="mailto:al.mancini@dpuc.ri.gov">al.mancini@dpuc.ri.gov</a> ;
Tiffany Parenteau (AG)	<a href="mailto:TParenteau@riag.ri.gov">TParenteau@riag.ri.gov</a> ;
Todd Bianco (PUC)	<a href="mailto:Todd.bianco@puc.ri.gov">Todd.bianco@puc.ri.gov</a> ;
Cynthia Wilson-Frias (PUC)	<a href="mailto:Cynthia.WilsonFrias@puc.ri.gov">Cynthia.WilsonFrias@puc.ri.gov</a> ;
John Harrington (PUC)	<a href="mailto:John.Harrington@puc.ri.gov">John.Harrington@puc.ri.gov</a> ;
Alan Nault (PUC)	<a href="mailto:Alan.Nault@puc.ri.gov">Alan.Nault@puc.ri.gov</a> ;
Nicholas Vaz (AG)	<a href="mailto:NVaz@riag.ri.gov">NVaz@riag.ri.gov</a> ;
Gregory Schultz (AG)	<a href="mailto:gSchultz@riag.ri.gov">gSchultz@riag.ri.gov</a> ;
Nicholas Ucci (OER)	<a href="mailto:Nicholas.Ucci@energy.ri.gov">Nicholas.Ucci@energy.ri.gov</a> ;
Christopher Kearns (OER)	<a href="mailto:Christopher.Kearns@energy.ri.gov">Christopher.Kearns@energy.ri.gov</a> ;
Carrie Gill (OER)	<a href="mailto:Carrie.Gill@energy.ri.gov">Carrie.Gill@energy.ri.gov</a> ;
Jennifer West (Town Clerk, Portsmouth)	<a href="mailto:clerkoffice@portsmouthri.com">clerkoffice@portsmouthri.com</a> ;
Richard Rainer, Jr. (Town Administrator, Portsmouth)	<a href="mailto:rrainer@portsmouthri.com">rrainer@portsmouthri.com</a> ;
Kevin Gavin (Town Solicitor, Portsmouth)	<a href="mailto:kevingavinlaw@gmail.com">kevingavinlaw@gmail.com</a> ;

Wendy Marshall (Town Clerk, Middletown)	<a href="mailto:wmarshall@middletownri.com">wmarshall@middletownri.com</a> ;
Marisa Desautel	<a href="mailto:Marisa@desautelesq.com">Marisa@desautelesq.com</a> ;
Clarice Parsons	<a href="mailto:clarice@desautelesq.com">clarice@desautelesq.com</a> ;
Terence Tierney	<a href="mailto:Tierneylaw@yahoo.com">Tierneylaw@yahoo.com</a> ;
RI Senator Luis DiPalma	<a href="mailto:Sen-DiPalma@rilegislature.gov">Sen-DiPalma@rilegislature.gov</a> ;
Peter Horvath	<a href="mailto:Pjh11503@yahoo.com">Pjh11503@yahoo.com</a>
Meg Curran (CLF)	<a href="mailto:mcurran@clf.org">mcurran@clf.org</a> ;
James Crowley (CLF)	<a href="mailto:jcrowley@clf.org">jcrowley@clf.org</a> ;
Ellen Ullucci (AG)	<a href="mailto:EUllucci@riag.ri.gov">EUllucci@riag.ri.gov</a> ;
Sue McDonald	<a href="mailto:sue@anglesandinsights.com">sue@anglesandinsights.com</a> ;
Hank Webster (Acadia Center)	<a href="mailto:HWebster@acadiacenter.org">HWebster@acadiacenter.org</a> ;
Steven MacDonald	<a href="mailto:Semacdonald124@outlook.com">Semacdonald124@outlook.com</a> ;
Laurie MacDonald	<a href="mailto:Macdonalds6@cox.net">Macdonalds6@cox.net</a> ;

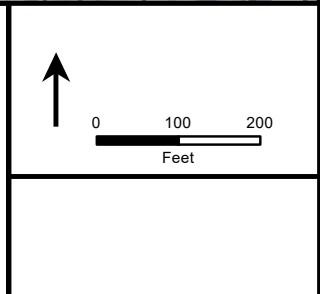
EFSB 1-1 Provide the addresses for the two properties identified in the response.

Response: The western property is 1094 Wapping Road, Middletown and the eastern property is 207 Cornelius Drive, Portsmouth. The properties are also identified on the plan attached hereto as Attachment 1-1-1.

lvhb.com\gis\proj\Providence\73195.00\Project\Abutter Lots.mxd



— Town Line



EFSB 1-2 Identify who determined the combined value of the two properties was between \$1 and \$3 million.

Response: The property valuations were obtained by George Watson using Zillow.com.

EFSB 1-3      Regarding TNEC’s representation that the values were “[b]ased on values obtained from an online real estate marketplace website,” identify the website relied upon.

Response:      The values were obtained using Zillow.com. The estimated values in April 2022 were \$645K for 1094 Wapping Road and \$2.11M for 207 Cornelius Drive. The Zillow estimate of \$2.11M for 207 Cornelius Drive is now stale as the home was just listed for sale on May 2, 2022 for \$3.25M. Attached as Attachment 1-3-1 is the property listing for 207 Cornelius Drive. Accordingly, the revised cost estimate range for the Purchase Plan is \$0, which assumes neither property owner is interested in participating in the Purchase Plan, to \$4M, which assumes that the owners of both properties within the noise impact radius are interested in participating in the Purchase Plan.

5/10/22, 12:35 PM

207 Cornelius Dr, Portsmouth, RI 02871 | MLS# 1308932 | Redfin



City, Address, Schoo...

Buy ▾ Sell ▾ Rent Mortgage ▾ Real Estate Agents ▾ Feed

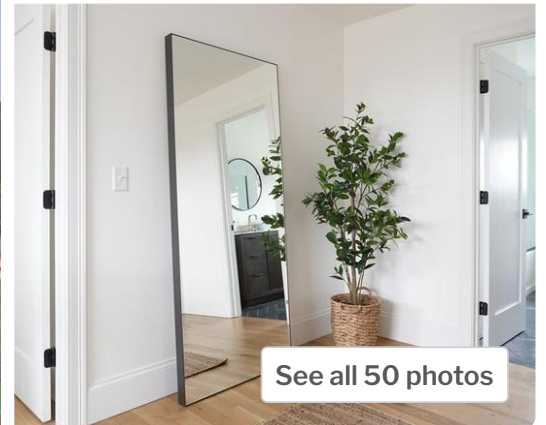
Log In

Sign Up

← Search Overview Property Details Sale & Tax History Schools



Street View



See all 50 photos

FOR SALE - ACTIVE

207 Cornelius Dr, Portsmouth, RI 02871

**\$3,250,000**

Est. \$17,179/mo [Get a custom quote](#)

**4**  
Beds

**2.5**  
Baths

**3,543**  
Sq Ft



### Go see this home

Tour with Redfin

Open Houses (0)

TUESDAY **10** MAY  
 WEDNESDAY **11** MAY  
 THURSDAY **12** MAY

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Buy with a Redfin Agent and get **\$7,080** back. ⓘ

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### About This Home

8 days on Redfin | 912 views | 22 favorites

Stunning, New Construction, Shingle-Style estate designed by Meridian Custom Homes. Sited on an exceptionally large 3-acre parcel, with beautiful, professional landscaping boarded by natural pastures and a long stone driveway. Classic New England coastal design, with clean lines and

[Continue reading](#) ▾

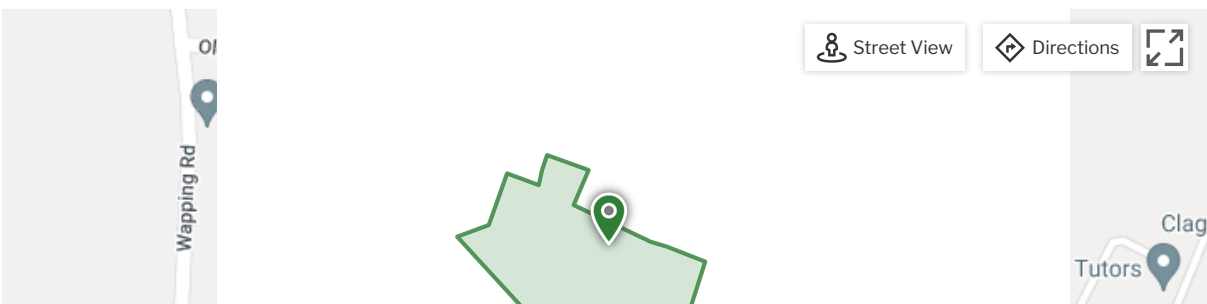
Listed by Kylie McCollough • Mott & Chace Sotheby's Intl.  
 Redfin last checked: [2 minutes ago](#) | Last updated May 9, 2022. Source: RIS #1308932

### Home Facts

Property Type	Residential, Single Family Residence	HOA Dues	\$33/month
Year Built	2020	Style	Contemporary
Community	Portsmouth	Lot Size	2.95 Acres

### Price Insights

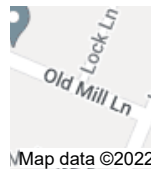
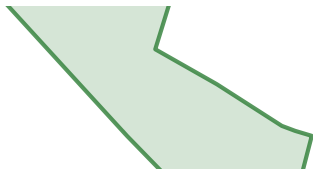
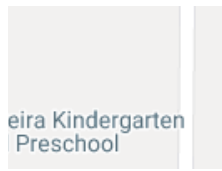
List Price	\$3,250,000	Est. Mo. Payment	\$17,179
Price/Sq.Ft.	\$917		





5/10/22, 12:35 PM

207 Cornelius Dr, Portsmouth, RI 02871 | MLS# 1308932 | Redfin



### Ask Redfin Agent Dan a Question



**Dan Driscoll**  
 Portsmouth Redfin Agent  
 Dan typically replies in about 11 minutes

I'd like to know more about 207 Cornelius Dr.

**Ask a Question**

Text or call [\(401\) 336-6086](tel:4013366086)

### Payment Calculator

**\$17,179 per month**

**Find a Lender**

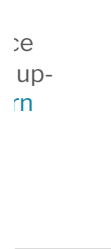
- Principal and Interest \$14,317
- Property Taxes \$1,312
- HOA Dues \$33
- Homeowners' Insurance \$1,517

Down	Home Price	Loan	
Payment	\$3,250,000	Details	...
20%		30 yr,	
(\$650,000)		5.225%	



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207 Cornelius Dr, Portsmouth, RI 02871 | MLS# 1308932 | Redfin



## Nearby Similar Homes



**\$695,000**

3 Beds 2 Baths 2,296 Sq. Ft.  
 220 Morrison Ave, Middletown, RI 02842

- Yard
- Garage
- Hardwood Floor
- Central Air



**\$539,923**

3 Beds 1 Bath 1,179 Sq. Ft.  
 34 Thurston Ave, Newport, RI 02840

- Yard
- Parking
- Hardwood Floor
- Porch

## Property Details for 207 Cornelius Dr

<b>Virtual Tour, Homeowners Association, Location Details</b>	
<b>Virtual Tour</b> <ul style="list-style-type: none"> <li><a href="#">Virtual Tour Unbranded(External Link)</a></li> </ul> <b>HOA Information</b> <ul style="list-style-type: none"> <li>Association Fee: \$400</li> <li>Annually</li> </ul>	<b>Community Information</b> <ul style="list-style-type: none"> <li>Community Features: Golf, Highway Access, Marina, Near Hospital, Near Schools, Recreation Area, Shopping, Tennis Courts</li> </ul>
<b>Interior Features</b>	
<b>Bathroom Information</b> <ul style="list-style-type: none"> <li># of Full Bathrooms: 2</li> <li># of Half Bathrooms: 1</li> </ul> <b>Room Information</b> <ul style="list-style-type: none"> <li># of Rooms (Total): 8</li> <li>Has Basement</li> <li>Basement Information: Crawl Space, Exterior Entry, Interior Entry, Unfinished</li> </ul>	<b>Fireplace Information</b> <ul style="list-style-type: none"> <li>Has Fireplace</li> <li># of Fireplaces: 1</li> <li>Features: Gas, Stone, Zero Clearance</li> </ul> <b>Equipment</b> <ul style="list-style-type: none"> <li>Appliances: Dryer, Dishwasher, Electric Water Heater, Microwave, Oven, Range, Refrigerator, Washer</li> </ul> <b>Interior Features</b> <ul style="list-style-type: none"> <li>Flooring: Ceramic Tile, Hardwood</li> <li>Other Features: Bathtub, Tub Shower</li> </ul>
<b>Parking / Garage</b>	
<b>Garage/Carport Information</b> <ul style="list-style-type: none"> <li>Has Garage</li> <li>Has Attached Garage</li> <li># of Garage Spaces: 2</li> </ul>	<b>Parking</b> <ul style="list-style-type: none"> <li>Features: Attached, Built In, Garage</li> <li># of Parking (Total): 6</li> <li># of Covered Spaces: 2</li> </ul>
<b>Exterior Features</b>	
<b>Building Information</b> <ul style="list-style-type: none"> <li>Stories: 3</li> <li>Stories (Total): 3</li> <li>Construction Details: Drywall, Masonry, Shingle Siding</li> </ul>	<b>Exterior Features</b> <ul style="list-style-type: none"> <li>Exterior Features: Porch, Sprinkler/Irrigation, Paved Driveway</li> <li>Patio And Porch Features: Porch</li> </ul>
<b>Utilities</b>	
<ul style="list-style-type: none"> <li><a href="#">Internet: High speed available</a></li> <li>Electric: 200+ Amp Service, Circuit Breakers</li> <li>Sewer: Septic Tank</li> <li>Water Source: Public</li> </ul>	<ul style="list-style-type: none"> <li>Has Cooling</li> <li>Cooling: Central Air</li> <li>Has Heating</li> <li>Heating: Forced Air, Gas, Zoned</li> </ul>
<b>Taxes / Assessments</b>	
<b>Assessment</b> <ul style="list-style-type: none"> <li>Assessed Value: \$1,044,800</li> </ul>	<b>Tax Information</b> <ul style="list-style-type: none"> <li>Annual Amount: \$15,745</li> <li>Tax Year: 2021</li> </ul>

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207 Cornelius Dr, Portsmouth, RI 02871 | MLS# 1308932 | Redfin

Property / Lot Details	
<b>Lot Information</b> <ul style="list-style-type: none"> <li>Lot Size Area: 128,502</li> <li>Lot Size Acres: 2.95</li> <li>Lot Features: Sprinkler System</li> <li>Zoning: R40</li> </ul>	<b>Property Information</b> <ul style="list-style-type: none"> <li>Is Human Modified</li> <li>Above Grade Finished Area: 3,543</li> <li>Foundation Details: Concrete Perimeter</li> </ul>

Details provided by RIS and may not match the public record. [Learn more.](#)

## Sale & Tax History for 207 Cornelius Dr

Sale History Tax History

### Today

○ May 2, 2022	Listed (Active)	\$3,250,000
Date	RIS #1308932	Price

## Schools

This home is within the Portsmouth School District.

Showing nearby schools. Please check the school district website to see all schools serving this home.

GreatSchools Summary Rating



-/10	<b>Aquidneck Island Christian A...</b> Private, K-12 • Nearby school	53 Students	1.9mi Distance	★★★★★ 8 reviews
4/10	<b>Joseph Gaudet Academy</b> Public, 4 • Nearby school	184 Students	2.0mi Distance	★★★★☆ 1 reviews
6/10	<b>Joseph H. Gaudet School</b> Public, 5-8 • Nearby school	668 Students	2.0mi Distance	★★★★☆ 10 reviews
-/10	<b>The Pennfield School</b> Private, PreK-8 • Nearby school	183 Students	2.1mi Distance	★★★★☆ 70 reviews
8/10	<b>Portsmouth High School</b> Public, 9-12 • Serves this home	919 Students	6.3mi Distance	★★★★☆ 10 reviews


School data is provided by GreatSchools, a nonprofit organization. Redfin recommends buyers and renters use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves.

Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.

## Around This Home

### Transportation in 02871

	
0 / 100	28 / 100
Car-Dependent Walk Score®	Somewhat Bikeable Bike Score®



**Places Nearby**

10 groceries, 50 restaurants, 17 parks

>

### Public Facts for 207 Cornelius Dr

Beds	4	Lot Size	2.95 Acres
Baths	2.5	Style	Single Family Residential
Finished Sq. Ft.	3,543	Year Built	2020
Unfinished Sq. Ft.	—	Year Renovated	—
Total Sq. Ft.	3,543	County	Newport County
Stories	2	APN	711867


Home facts updated by county records on Mar 29, 2022.

### Climate Risk

#### About Climate Risk

Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.


#### Flood Risk Provided by [First Street Foundation](#)



**Flood Factor**

We're working on getting current and accurate flood risk information.


#### Environmental Risks Provided by [ClimateCheck](#)



**Storm Risk**

Very High - 23 storms expected in 2050


>



**Drought Risk**

Moderate - Water stress expected to be 5% in 2050


>



**Heat Risk**

Moderate - 30 hot days expected in 2050

>



**Fire Risk**

Relatively Low - 0.3% of land expected to burn in 2050

>

Climate risk data is provided for informational purposes only by Flood Factor™ and ClimateCheck®.

Redfin does not endorse nor guarantee this information. By providing this information, Redfin and its agents are not providing advice or guidance on flood risk, flood insurance, or other climate risks. Redfin strongly recommends that consumers independently investigate the property's climate risks to their own personal satisfaction.

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207 Cornelius Dr, Portsmouth, RI 02871 | MLS# 1308932 | Redfin

independently investigate the property's climate risks to their own personal satisfaction.


Questions or feedback about this data? Get help at [floodfactor.com](https://floodfactor.com) and [climatecheck.com](https://climatecheck.com)

## Redfin Estimate for 207 Cornelius Dr

We cannot show automated home-value estimates for this home. [Learn More](#)

Nearby Homes have recently sold between **\$750,000** to **\$2,600,000**.


**SOLD APR 29, 2022**



**\$1,365,000** Sold Price A

3 Beds 2.5 Baths 2,913 Sq. Ft.  
 111 Cornelius Dr, Portsmouth, RI 02871

- \$448/sq ft
- ↓ smaller lot
- ↓ 6 years older

  
 Local rules require you to be signed in  
 to see more photos.

>

**Sign in for price** Last Sold Price |

3 Beds 2.5 Baths 2,717 Sq. Ft.  
 1140 Green End Ave, Middletown, RI 02842

Source: Public Records

- \$586/sq ft
- ↓ smaller lot
- ↓ 12 years older

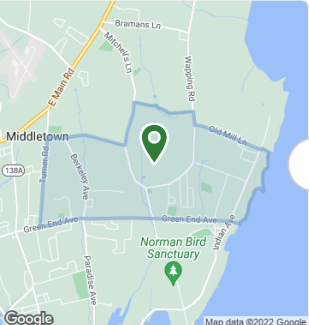
[View comparables on map](#) ▾

## Market Insights for 207 Cornelius Dr

Based on homes from MLS and/or public records

[Redfin](#) > [Rhode Island](#) > [Portsmouth](#) > [02871](#)

### Single-Family Home Sales (Last 30 days)

Whitehall Neighborhood			
<b>\$2.08M</b>	<b>41</b>	<b>3</b>	
Median List Price	Median Days on Mkt.	# Listed Homes	
<b>\$429</b>	<b>112.7%</b>	<b>2</b>	
Median \$ / Sq. Ft.	Median Sale-to-List	# Sold Homes	

### Market Competition in Whitehall

Calculated over the last 12 months

**47** Somewhat Competitive  
 Redfin Compete Score™ ⓘ

0 100

- Some homes get multiple offers.
- The average homes sell for about **2%** above list price and go pending in around **35 days**.
- **Hot homes** can sell for about **7%** above list price and go pending in around **17 days**.

[Compare to nearby Neighborhoods](#) ▾

## Nearby Similar Homes

Homes similar to this home are listed between \$375K to \$1,775K at an average of \$465 per square foot.

<p><b>\$695,000</b> 3 Beds 2 Baths 2,296 Sq. Ft. 220 Morrison Ave, Middletown, RI 02842 Yard Garage Hardwood Floor</p>	<p><b>\$539,923</b> 3 Beds 1 Bath 1,179 Sq. Ft. 34 Thurston Ave, Newport, RI 02840 Yard Parking Hardwood Floor Porch</p>	<p><b>\$769,000</b> 3 Beds 2 Baths 1,248 Sq. Ft. 3 Bedlow Pl, Newport, RI 02840 Garage Hardwood Floor</p>
<p><b>\$399,000</b> 2 Beds 1 Bath 624 Sq. Ft. 56 Grace St, Tiverton, RI 02878 Yard Low Street Noise Deck</p>	<p><b>\$669,000</b> 2 Beds 1 Bath 720 Sq. Ft. 33 Three Rod Way, Tiverton, RI 02878 Low Street Noise Hardwood Floor Porch</p>	<p><b>\$825,000</b> 2 Beds 1.5 Baths 1,450 Sq. Ft. 56 Eustis Ave, Newport, RI 02840 Yard Garage Fireplace</p>

[View More Homes](#)

## Nearby Recently Sold Homes

Nearby homes similar to this home have recently sold between \$717K to \$2,675K at an average of \$390 per square foot.

<p>SOLD DEC 10, 2021</p> <p><b>\$1,800,000</b> Last Sold Price 3 Beds 3.5 Baths 4,168 Sq. Ft. 93 Wapping Rd, Portsmouth, RI 02871 Yard Garage Fireplace</p>	<p>SOLD APR 4, 2022</p> <p><b>\$2,600,000</b> Last Sold Price 5 Beds 4.5 Baths 4,048 Sq. Ft. 43 Hoover Rd, Middletown, RI 02842 Garage Fireplace Hardwood Floor</p>	<p>SOLD DEC 10, 2021</p> <p><b>\$825,000</b> Last Sold Price 4 Beds 2.5 Baths 3,120 Sq. Ft. 42 Miller St, Middletown, RI 02842 Yard Low Street Noise Fireplace</p>
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[View More Recently Sold Homes](#)

## More Real Estate Resources

5/10/22, 12:35 PM

207 Cornelius Dr, Portsmouth, RI 02871 | MLS# 1308932 | Redfin

### New Listings in 02871

[125 Cory's Ln Unit Mischief](#)

[61 Green St](#)

[561 Boyds Ln](#)

[14 Cornell Dr](#)

[0 Briarwood Ln](#)

[0 Stonegate Dr](#)

[Show More](#) 

### Zip Codes

[02842](#) homes for sale

[02852](#) homes for sale

[02878](#) homes for sale

[02809](#) homes for sale

[02871](#) homes for sale

### Nearby Cities

[Easton](#) homes for sale

[North Attleborough](#) homes for sale

[New Bedford](#) homes for sale

[Attleboro](#) homes for sale

[Dartmouth](#) homes for sale

[Providence](#) homes for sale

[Show More](#) 

### Neighborhoods

[Island Park](#) homes for sale

[Melville](#) homes for sale

[Downtown Middletown](#) homes for sale

[Downtown Portsmouth](#) homes for sale

[South Portsmouth](#) homes for sale

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## Frequently Asked Questions for 207 Cornelius Dr

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EFSB 1-4      Since the response provided by TNEC to the EFSB Coordinator’s April 19, 2022 request was not consistent with the expectation of the Board, provide a report and analysis prepared by an independent real estate appraiser of the value of the two houses previously identified and include the houses located at 112, 124, 136, and 148 Old Mill Lane which appear to be in close proximity to the facility and as was the original intention of the Board when it issued Order 150 on September 17, 2021.

Response:      The Company has engaged an appraiser to complete the report and analysis on the 6 properties. The estimated completion date of the report is June 3, 2022. The Company will supplement this response as soon as the appraisals are completed.

The Company provided a conceptual cost estimate range in lieu of appraisals because the Company understood that any offers would reflect a determination of the fair market value of the property at the time of the offer, not now, and because it was not known which, if any, property owners would volunteer for the program. Using pricing estimates from Zillow.com or the current listed sale price, the estimated costs are as follows:

112 Old Mill Lane, Portsmouth	\$514,000
124 Old Mill Lane, Portsmouth	\$517,000
136 Old Mill Lane, Portsmouth	\$560,000
148 Old Mill Lane, Portsmouth	\$632,000
1094 Wapping Road, Middletown	\$645,000
207 Cornelius Drive, Portsmouth	\$3,250,000 (listed price as of 5/2/22) <sup>1</sup>

Only 1094 Wapping Road and 207 Cornelius Drive were included in the cost estimate because the Company used compliance with the local noise limitations as the objective criterion to establish the radius for the program. The Company believes that other impacts to neighboring properties will be mitigated by the proposed redesign. For instance, visibility of the facility would be addressed by moving the facility footprint away from Old Mill Lane and adding screening and traffic impacts would be minor and temporary since they would occur only during setup, removal, and an emergency event that requires the facility to operate.

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<sup>1</sup> Because the Company’s property appraisals could conflict with the current or future marketing of the homes listed above, the Company will submit the appraisals with a Motion for Protective Treatment of Confidential Information.