



Woods Hole, Martha's Vineyard and Nantucket Steamship Authority

Posted September 3, 2026 8:45 AM

STEAMSHIP AUTHORITY CAPITAL PROJECTS COMMITTEE

Tuesday, September 8, 2026 – 9:00 AM

VIRTUAL MEETING ONLY

NOTE: This meeting will be virtual only; however, the public may participate virtually in the meeting, including Public Comment, by going to <https://us02web.zoom.us/j/85445758618> or by going to zoom.us and using meeting ID 854 4575 8618. Participants can also use the same meeting ID and join telephonically by calling one of the following numbers: (305) 224-1968, (309) 205-3325, (646) 931-3860, (929) 436-2866, (301) 715-8592.

AGENDA

- Item No. 1.** Public comment
- Item No. 2.** Committee mission statement
- Item No. 3.** Review of current capital plan
- Item No. 4.** Review fleet useful life report
- Item No. 5.** Review the Authority's real estate assessment
- Item No. 6.** Discuss freight vessel conversion project
- Item No. 7.** Public comment

Our mission is to operate a safe, efficient, and reliable transportation system for the islands of Martha's Vineyard and Nantucket with a commitment to sustainability, accessibility, our port communities, and public engagement.

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Falmouth, MA 02540
(508) 548-5011

**Steamship Authority
Capital Projects Steering Committee
Terms of Reference**

Purpose

The SSA routinely invests in major capital projects in order to deliver its services. Projects include infrastructure such as vessels, terminals, vehicles, large equipment, structural repairs and replacement, and support facilities, as well as new business systems and upgrades. The SSA also has significant real estate holdings, the use and needs for which evolve as the business evolves.

Recent experience with the new Woods Hole Terminal, the Barnstable-class ferries and the development of a new reservations system have led the SSA Board of Governors to establish a capital projects steering committee comprised of representatives of the Board and the Port Council. *The purpose of the committee is to focus and advise on the long-term planning and execution of major projects with a reliable process so that the Board has the best information in a timely manner to make the most informed decisions.* Although it will review and analyze material from a variety of sources and of varying detail, the committee shall focus on supporting the strategic and fiduciary governance roles of the Board.

Portfolio

Projects valued at over \$1 million or valued at less than \$X million but deemed to be of strategic importance shall define the purview of the committee. Example projects that might fit these criteria include:

- Acquisition of new vessels
- Acquisition of vehicle fleets, plant and equipment
- Disposition of assets
- Major energy conservation initiatives
- Rationalization of SSA real estate portfolio
- Consideration of the facilities and infrastructure required to accommodate a cost-effective supplemental freight route from New Bedford to Martha's Vineyard
- Cooperation with the Cape Cod Regional Transit Authority

The Board of Governors, with advice from the Port Council and the committee, shall determine what projects shall comprise the committee's portfolio.

Methods

The work of the committee shall include the following general categories:

Planning: The committee will be available to management and staff as medium- and long-term capital plans are developed, to provide input on prioritization and support for the implementation of the Capital Plan.

Review: The committee shall review pertinent materials, including reports, trade studies, pros and cons analyses, business cases and data prepared or assembled by staff or by third parties.

Analyze: The committee shall analyze the project material, paying particular attention to project fit with overall strategy; cost, scope and schedule realism; potential funding sources; potential impacts on the community and community engagement considerations; regulatory and legal considerations; the role of federal, state and local governments; and management structure and organizational ability to deliver the projects, among others.

Advice and Recommendations: Based on their analysis, the committee shall advise the Board about next steps, potentially to include a recommendation to move forward, to recommend further study, or to table the project.

Monitor: The committee shall be briefed periodically on the project by staff in order to track progress against the approved plan and to obtain lessons learned in a timely manner.

After-Action: The committee shall review projects after they are delivered or put into service for the purpose of lessons learned related to elements including but not limited to fulfillment of original project goals, adherence to budget, contract delivery/contractor performance, and schedule.

Staff Support: SSA staff shall support the committee's efforts herein outlined. Such efforts shall include research, reports, data, feasibility studies, briefings, etc.

A rigorous process shall be developed by the Committee with the support of staff in order to systemize the approach to each project.

Time Horizon

The committee's work shall generally focus on medium (1 to 3 years) to longer term (3 to 5 years) projects. The committee will also be a resource to, but not replace, the SSA's strategic planning process, which may have time horizons longer than 5 years.

Founding Members

Rob Munier Chair

Gordon Carr Co-Chair

Bob Jones

Nat Lowell

Ted Gavin

WOODS HOLE, MARTHA'S VINEYARD AND NANTUCKET STEAMSHIP AUTHORITY

CAPITAL PROJECT STEERING COMMITTEE
2026 CAPITAL PROECTS STATUS

AS OF 08/31/2026

FUNDS TO BE PROVIDED FOR CAPITAL PROJECTS

	AMOUNT AVAILABLE AS OF 08/31/2026	ESTIMATED ADD'L TRANSFERS AND/OR DEPOSITS	ESTIMATED ADD'L BONDS AND/OR GRANT AWARDS	ESTIMATED AMOUNT NEEDED TO COMPLETE CURRENT AUTHORIZED CAPITAL PROJECTS (FROM PAGE 2)	AMOUNT FOR PROPOSED NEW CAPITAL PROJECTS (FROM PAGE 3)	REMAINING AMOUNT FOR CONTINGENCIES AND / OR FUTURE PROJECTS
<u>FUNDS TO BE PROVIDED:</u>						
Replacement Fund	\$ 4,465,163 ①	\$ 6,888,774 ③	\$ 13,114,000 ⑤	\$ 20,478,501	\$ 250,000	\$ 3,739,436
Bond Redemption Account	217,807	1,700,000 ④	-	-	-	\$ 1,917,807
Capital Improvement Fund	22,129 ②	-	-	-	-	\$ 22,129
TOTAL FUNDS TO BE PROVIDED	4,705,099	8,588,774	13,114,000	20,478,501	250,000	\$ 5,679,372

① Net of current commitments or accruals to be paid from the Replacement Fund.

② Net of current commitments or accruals to be paid from the Capital Improvement Fund.

③ Additional transfers consist of \$6,888,774 which is expected to be transferred to the Replacement Fund during 2026. (Per Estimate)

④ Additional transfers include some \$1,700,000 which is expected to be transferred to the Bond Redemption Account during 2026. (Per Estimate)

⑤ Additional deposit of \$13,114,000 from Federal Grant Programs which is expected to be received during 2026/2027.

	BOND AUTHORIZATION FOR FUTURE PROJECTS - AS OF 08/31/2026	BOND PRINCIPAL PAYMENT DUE 03/01/2026	BOND / NOTE ISSUE	BOND AUTHORIZATION FOR FUTURE PROJECTS - AS OF 08/31/2026
<u>AVAILABLE BOND AUTHORIZATION:</u>				
Current Authorization	150,000,000			150,000,000
Bonds Outstanding	81,790,000	-	-	81,790,000
Bond or Bond Anticipation Notes	-	-	-	-
TOTAL AVAILABLE BOND AUTHORIZATION	68,210,000	-	-	68,210,000

Debt Schedule as of September 2, 2026

DATE	PRINCIPAL	INTEREST	TOTAL
03/01/2027	11,560,000	1,840,350	13,400,350
09/01/2027	-	1,581,325	1,581,325
03/01/2028	11,050,000	1,581,325	12,631,325
09/01/2028	-	1,336,375	1,336,375
03/01/2029	11,150,000	1,336,375	12,486,375
09/01/2029	-	1,101,725	1,101,725
03/01/2030	8,335,000	1,101,725	9,436,725
09/01/2030	-	909,925	909,925
03/01/2031	8,420,000	909,925	9,329,925
09/01/2031	-	716,075	716,075
03/01/2032	5,160,000	716,075	5,876,075
09/01/2032	-	587,075	587,075
03/01/2033	5,240,000	587,075	5,827,075
09/01/2033	-	456,075	456,075
03/01/2034	5,315,000	456,075	5,771,075
09/01/2034	-	323,200	323,200
03/01/2035	5,100,000	323,200	5,423,200
09/01/2035	-	209,200	209,200
03/01/2036	2,480,000	209,200	2,689,200
09/01/2036	-	159,600	159,600
03/01/2037	2,570,000	159,600	2,729,600
09/01/2037	-	108,200	108,200
03/01/2038	2,660,000	108,200	2,768,200
09/01/2038	-	55,000	55,000
03/01/2039	2,750,000	55,000	2,805,000
09/01/2039	-	-	-
TOTAL	81,790,000	16,927,900	98,717,900

ESTIMATED AMOUNT NEEDED TO COMPLETE CURRENT CAPITAL PROJECTS AS OF 08/31/2026

Project Title	Est. Cost	Amount Paid to Date	Est. Cost to Complete
Woods Hole Terminal Site Construction Administration and Management			
Woods Hole Terminal & Utility Buildings - Phase 6A (2024)	\$ 963,354	\$ 963,354	\$ 0
Woods Hole Terminal & Utility Buildings - Phase 6B (2025)	1,026,835	1,026,835	0
Woods Hole Terminal & Utility Buildings - Phase 6C (2026)	637,773	463,955	173,818
Woods Hole Terminal & Utility Buildings - Phase 6D (2027)	553,889		553,889
Woods Hole Terminal Site Improvements and Solar Canopies (2028)	301,112		301,112
Woods Hole Terminal & Utility Buildings - Phase 6C (2026)	11,696,011	11,670,360	25,651
Woods Hole Bike Staging & Cahoon Park - Construction (2026 - 2028)	17,809,278	0	17,809,278
Reservation System Replacement Project (2025)	1,925,555	963,707	961,848
Networking Equipment for Resn System	200,000	1,050	198,950
Firewall Appliances	175,000	0	175,000
Travel Alert Notification Integration	125,000	62,008	62,992
Website Phase II Integration	120,000	63,570	56,430
Personal Computer Replacements (2026)	400,000	340,468	59,532
Miscellaneous Projects less than \$50,000	100,000	0	100,000
TOTAL	<u>\$ 155,985,379</u>	<u>\$ 135,506,878</u>	<u>\$ 20,478,501</u>

September 8, 2026, Capital Projects Committee meeting - Review of current capital plan

CAPITAL IMPROVEMENT PLAN 2026 - 2036												
PROJECT TITLE	Proposed 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTAL
2 Shuttle Bus Replacements (Electric) - Woods Hole & Hyannis	\$ -	\$ 2,310,000	\$ 2,427,500	\$ 2,550,000	\$ 2,677,500	\$ 2,812,500	\$ 2,955,000	\$ 3,105,000	\$ 3,262,500	\$ 3,427,500	\$ 3,600,000	\$ 29,127,500
Motor Vehicle Replacements		175,000	184,000	194,000	204,000	215,000	226,000	238,000	250,000	263,000	277,000	2,226,000
Information Technologies Equipment		500,000	525,000	552,000	580,000	609,000	640,000	672,000	706,000	742,000	780,000	6,306,000
Capital Requests		5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	50,000,000
Proposed Projects												-
												-
Misc. Projects (less than \$50,000 each)	250,000											250,000
												-
Nantucket Terminal Climate Resiliency Feasibility Study - Construction			1,000,000				25,000,000	25,000,000	25,000,000			76,000,000
Vineyard Haven Terminal Climate Resiliency Feasibility Study - Construction									1,000,000			1,000,000
												-
Vessel Replacement - Design and Engineering (New)		-					1,000,000					1,000,000
Vessel Replacement - Construction (New)		65,000,000						75,000,000				140,000,000
Vessel Replacement - Hybrid Costs		13,000,000						15,000,000				28,000,000
												-
High-Speed Vessel Replacement - Design and Engineering (New)												-
High-Speed Vessel Replacement - Construction (New)				30,000,000								30,000,000
High-Speed Vessel Replacement - Hybrid Costs												-
												-
Mv Island Home Mid-Life - Design and Engineering												-
Mv Island Home Mid-Life Construction												-
												-
												-
												-
Misc. Projects (\$50,000 or less)		250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Conditional Projects from Page 3	-	-										-
												-
TOTAL	250,000	86,235,000	9,386,500	38,546,000	8,711,500	8,886,500	35,071,000	124,265,000	35,468,500	9,682,500	9,907,000	366,409,500
FUNDS TO BE PROVIDED (ESTIMATE):												
Amounts Available as of 04/30/2026	4,705,099											4,705,099
Issuance of Bonds / Notes	-	68,000,000		30,000,000				75,000,000				173,000,000
Est. Additional Transfers to the Replacement Fund	6,888,774	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	156,888,774
Est. Transfers to the Bond Redemption Account from Revenue	1,700,000	-	-	-	-	-	-	-	-	-	-	1,700,000
Needed to Complete Current Projects	(20,478,501)											(20,478,501)
Sale of Surplus Property	-											-
Redemption of Bonds / Notes	-											-
Federal and / or Commonwealth Grants	13,114,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000 #	4,250,000 #	4,250,000 #	4,250,000 #	4,250,000	72,614,000
TOTAL FUNDS TO BE PROVIDED (ESTIMATE)	5,929,372	87,250,000	19,250,000	49,250,000	19,250,000	19,250,000	19,250,000	94,250,000	19,250,000	19,250,000	19,250,000	388,429,372
(Decrease) / Increase in Funds		1,015,000	9,863,500	10,704,000	10,538,500	10,363,500	(15,821,000)	(30,015,000)	(16,218,500)	9,567,500	9,343,000	
ESTIMATED NET FUNDS AVAILABLE	5,679,372	6,694,372	16,557,872	27,261,872	37,800,372	48,163,872	32,342,872	2,327,872	(13,890,628)	(4,323,128)	5,019,872	



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Fleet Condition Useful Life, Functional Obsolescence Report

ULFO

April 2022

Submitted to:

Woods Hole, Martha's Vineyard & Nantucket
Steamship Authority



Table of Contents

Contents

<u>1 INTRODUCTION</u>	<u>3</u>
<u>2 OBSERVATIONS AND RECOMMENDATIONS.....</u>	<u>4</u>
<u>3 USEFUL LIFE & FUNCTIONAL OBSOLESCENCE SURVEYS</u>	<u>6</u>
<u>4 OBSERVATION SURVEY REPORTS.....</u>	<u>9</u>
<u>M/V EAGLE.....</u>	<u>9</u>
<u>M/V GAY HEAD</u>	<u>12</u>
<u>M/V GOVERNOR.....</u>	<u>15</u>
<u>M/V ISLAND HOME.....</u>	<u>18</u>
<u>M/V IYANOUGH</u>	<u>20</u>
<u>M/V KATAMA</u>	<u>25</u>
<u>M/V SANKATY.....</u>	<u>28</u>
<u>M/V NANTUCKET.....</u>	<u>31</u>
<u>M/V MARTHA's VINEYARD.....</u>	<u>34</u>
<u>M/V WOODS HOLE.....</u>	<u>37</u>
<u>DISCLAIMER</u>	<u>40</u>

1 INTRODUCTION

Passenger vessels sailing the salt waters of Nantucket Bay and Vineyard Sound have a time-tested limited life expectancy. Historically documented factors that affect a vessel's life expectancy are, but not limited to:

- (1) Vessel's age.
- (2) Construction materials and method.
- (3) Scantlings, including the size and thickness of constructions materials.
- (4) Machinery
- (5) Area of service
- (6) Sustainability of consistent and age escalation maintenance costs and,
- (7) Regulatory constraints,

The average lifespan of an ocean commercial vessel averages 25-30 years. Beyond this, vessel maintenance costs escalate to the point where the cost to operate may outweigh operational commercial advantages. At some point of extended usage, the risks and costs may outweigh vessels useful life.

Never ending regulations are frequently promulgated by local, federal, and international organizations all of which have an impact on vessel operations, documentation, certification, and useful life. Changing technology, repair, maintenance costs and patron expectation, all factor into determining a vessels functional obsolescence.

Increasing a vessel longevity rests solely with vessel management's ability to support operations with an adequate maintenance budget, repair supplies and engineering technical proficiency.

The scope of our vessel surveys was established by SSA management in order to determine the approximate useful life and functional obsolescence of the Steamship's fleet of vessels within their present operation system.

As a major component to this report, we attended each vessel, conducting vessel surveys, interviewed crew members and Steamship management personnel. We have researched present and pending regulations pertaining to the passenger and freight hauling industry.

Logistical obstacles of vessels being crewed while operating, dry docked or unmanned at the time of surveys curbed our ability to conduct in-depth inspections. However, the level of cooperation from vessel crew members and management personnel proved effective, enabling the surveyor to have access to the majority of compartments and spaces on all the vessels.

Useful Life for this report is defined as an engineering and operational estimate used for fleet planning purposes, in an estimated number of years remaining in a vessels ability to function in the capacity in which originally designed for. This estimate is adjusted to reflect design and construction particulars, impending market opportunities, projected changes in regulatory requirements, technical, and market factors involved in vessel operation, maintenance and repair.

Functional Obsolescence for this report is defined as when the cost of repairs or replacement parts is higher than the cost of new or when the vessels is no longer able to provide the service for which it was originally designed. This may be due to natural wear and tear or due to intervening acts such as regulatory or technological advances. Equipment may become obsolete when parts are no longer available for repair or the need to rely on availability of “vintage parts.”

“Obsolescence appears when changes in requirements or anticipations considering the utility of the vessel are registered. In most cases, vessels continue to function but at levels below standards. One of the defining characteristics of a ship is the long service life, of many decades. There is a large number of obstacles faced, trying to predict vessels design life including uncertainties on climate and variables influencing deterioration, our limited knowledge of mechanisms of ships’ degradation, lack of sufficient information and inherent complexities of the problem. In mathematical terms, vessels performance may be represented in equation”. (IOP- Institute of Physics Conference Paper-Maritime vessel obsolescence, life cycle cost and design service life 2015)

A key element in prolonging the useful life of any vessel is the effective cleaning, coating and preservation program which minimizes the corrosive effects of operating in a salt water marine environment.

A company’s ability to maintain its vessels and the cost of doing so is proportionate to a financial line of diminishing return. The cost of maintaining or the cost of a new vessel is dependent upon many factors including, but not limited, to the scope of work a vessel is engaged within, the company’s ability to maintain its own vessels, the increasing cost of maintenance as a vessel gets older through normal wear and tear, and a company’s revenues, which may or may not justify new builds. Adding to the formula is the regulatory environment which also may affect a vessel obsolescence.

Within our report are individual snap shots of each vessel, their general condition, discussing suspect or problem areas found during individual surveys.

From discussions with SSA management, the USCG and research, we illustrate the regulatory environment and technical advances that affect Steamship Authority vessels presently and discuss future regulatory and operational challenges.

2 OBSERVATIONS AND RECOMMENDATIONS

The Steamship Authority (SSA) operates a computerized maintenance management system (CMMS), [REDACTED] designed to be used throughout the fleet for asset management, maintenance management, tracking and record keeping. [REDACTED] is embedded in [REDACTED] the larger software system utilized by the SSA for procurement, expenditures, and payroll processing. The integration allows the fleet additional capabilities such as requisitioning purchase orders for parts and services directly from maintenance requests and viewing available stock to place orders with the SSA’s warehouse and stockroom.

The system appears to be adequate for its intended purpose however, presently under-utilized. As the system becomes better understood by vessel crews, the system's capabilities and implementation of additional programs, CMMS will become be an indispensable asset for overall vessel and shoreside operations.

During our surveys we identified a need for the implementation and transition into the SQMS to be as smooth as possible for all users. As previously mentioned, connectivity plays a vital role in operations. A system that allows users to have confidence that the work/data entered is received effectively and that the workflow loop is closed when completed, will ultimately be successful.

SSA is utilizing a consultant development team to connect the programs together by working with vendors such as the [REDACTED] program and the Marine Learning System (MLS). The consultant, CBIZ also assists with system issues, inexperienced users, etc.

Another key factor for the success of any new program is that users require time and training to become familiar with the process and gain confidence in its use. Data entry while a vessel is underway for a 45-minute trip does not allow concentrated time to perform numerous data inputs for preventative maintenance (PM) issues and maintain a proper watch.

During the surveys we spoke with vessel senior deck and engineering officers as well as some of the crew members. SSA fleet personnel operate under a rotation of 24 hours on and 48 hours off. With the present rotation onboard, engineering staff and vessel crews find it difficult to perform everyday PM's and repairs at a consistent level necessary to operate vessels at peak performance. This fact illustrates the importance of strong and efficient shore-side support for fleet operations.

It was noted in the HMS Comprehensive Review that a need for more training was needed for some of the recently installed components being used aboard SSA vessels. Additional training was found to be needed for vessel crews to SSA policies and/or safety initiatives. With the implementation of a SQMS these lapses should be eliminated, or at the very least minimized. We recommend that all personnel coming from the hiring hall, without benefit of prior knowledge of any of the vessels or SSA policies complete an orientation specific to their job description and the systems within their responsibilities. It is understood that training does occur, however, our observations indicated that orientation training is not formalized in a consistent manner.

As noted in the HMS Review, it recommended adding strategic positions in the engineering department to augment existing positions. Our survey observed there is a concentrated effort to add those additional, qualified professionals to fill the gaps for project management.

Senior SSA vessel management personnel are professionally qualified, dependable, and hard-working, however, observed at times over-extended. It is well understood that being on-call is part of the process in this industry, however being overextended for lengthy periods of time promotes burn out. Although not frequent, the possible loss of established, seasoned professionals may be the result of burn out. With the introduction of a new Director of Marine Operations, as recommended by the HMS Comprehensive Review, there is a noted change to overall vessel performance, preventative maintenance and appearances. A notable observation was the re-installation of the fuel purifiers coupled with a new fuel filtration system. These systems have

proved well worth their cost to install, resulting in enhanced machinery performance and endurance.

The useful life and functional obsolescence of any vessel is subjective and completely dependent upon the level of attention paid by vessel crews, management support team and repair funds afforded to each vessel. SSA's management staff and Fairhaven Maintenance Facility have been providing the high degree of effort needed to preserve the present fleet however, as vessels within the fleet age, focus and effort must increase, stretching workforce and repair budgets.

Within the next 3-5 years public pressure is going to increase for the marine transportation segment, in particular passenger ferries to build or convert vessels to be operated by environmentally friendly propulsion systems. This is a vital component of functional obsolescence.

It is recommended the SSA embrace research to replace 50-year-old technology with advanced hybrid, or environmentally friendly (Green) propulsion systems. There are ferry operators presently operating, designing, building or converting vessels to meet public demand for cleaner, greener and more cost-effective propulsion systems. We recommend that this be an immediate consideration for the SSA.

The average age of the fleet is above 34 years old. As the fleet grows older the port engineers become overtaxed in their attempts to maintain very tight and strict operating schedules with minimal down-time. That said, the trend as observed appears to be working towards stemming the flow of unintended expenditures while at the same time focusing on the SSA's mission.

3 USEFUL LIFE & FUNCTIONAL OBSOLESCENCE SURVEYS

Table 4

VESSEL	YEAR BUILT	YR RE-Built/Half Life Refit	ULFO	COMMENTS
1) M/V EAGLE	1987	Acquired 1987 Midlife 2012 Recent dry-docking 12/31/2020	12-14 years, Considering a major re-fit and probable re-power on or about 2024/25 (35 years old)	A robustly build vessel. Age of some of her machinery, generators require vintage (possibly hard to get) parts. More time and expense necessary to maintain this vessel. Useful life can be extended through a rigorous maintenance program.
2) M/V GAY HEAD	1981	Acquired/converted in 1987 1989 Lengthened and repowered 1999 Widened 2005	3-5 years. (41 years old)	This vessel has persistent steel problems especially with the freight ramp voids. Additional issues are difficult to maintain double bottoms and voids where heavy scale rust was noted. This freight vessel is functionally obsolete due to her age, having to

		Recent dry-docking 07/31/2021		back freight trucks aboard for transport and some of her components. To extend useful life, a rigorous preservation, time consuming and expensive maintenance program is necessary. Which may include a re-power in the near future.
3) M/V GOVERNOR	1954	Acquired 1998 New [REDACTED] main engines installed (2011). Recent dry docking 2021 Recently installed new [REDACTED] generator installed 2018-2019	5-7 years. This vessel has reached her useful life. (68 years old)	Age, sea and draft limitations are affecting functional obsolescence of this vessel. Issues are difficult to maintain voids and deep bottoms, being constantly wet with salt water, original steering gear still in use, deck house is deteriorated at deck level. To extend useful life a rigorous preservation, time consuming and expensive maintenance program is necessary.
4) M/V ISLAND HOME	2007	Acquired 2007 Recent dry-docking 02/25/2022	30 – 33 years Provided she get her mid-life in early 2030's or sooner. (15 years old)	This vessel is at the age where the details are starting to need attention and more focus from management will be needed. This is a well built and thought-out vessel for her trade.
5) M/V IYANOUGH	2006	Significant hull plating replacement & repairs took place, mid-2017. In water repairs took place winter of 2018. Last dry-docking March 2022	22-25 years Provided she gets laid up each winter, jets are pulled and repaired as needed (16 years Old)	This vessel requires tremendous attention and focus from engineering. Recommend continued winter lay-up. Jets are maintenance heavy. Piping issues are constant concern.
6) M/V KATAMA	1982	Acquired 1986 1988 Lengthened and repowered 1998 Widened 2005 Recent dry-docking 08/27/2020	3-5 years (40 years old)	Issues noted are cement ballast tanks, & numerous difficulties to maintain voids, which detract from useful life. Vessel's age, having to back freight trucks aboard for transport and some of her machinery make this vessel obsolete and at or near extent of useful life. To extend useful life a rigorous preservation, time consuming and expensive maintenance program is

				necessary. This may include a re-power in near future.
7) M/V SANKATY	1981	Acquired 1994 Last dry docked in 2017 Lengthened and widened 2006. Recent dry-docking 12/21 Recently installed [REDACTED] bow thruster	3-5 years (41 years oil)	Issues noted are cement ballast tanks, and vessel age which affect vessels useful life. Dependent upon mid-life and ME overhaul useful life may be extended through a rigorous maintenance program and focus. Well preserved for her age. Vessel's age, having to back freight trucks aboard for transport and some of her machinery make this vessel obsolete and at or near extent of useful life.
8) M/V NANTUCKET	1974	Mid Life completed 2008 Recent dry-docking 03/2022	5-7 years (48 years old)	Issues noted are freight deck deterioration, age, deferred refit. and freight deck door challenges detract from useful life. It is likely to need a repower sometime in the near future.
9) M/V MARTHA'S VINEYARD	1993	Recently has completed an extensive mid-life dry docking (2018). Recent dry-docking 10/21/2021	18-20 years (29 years old)	Issues remaining post recent Mid-Life re-fit are crew training to recent technology recently fitted aboard and her age.
10) M/V WOODS HOLE	2016	New vessel that will not be looking for her midlife until mid-2030's Recent dry-docking 02/17/2021	40 plus years With mid-life at 20 to 25years (6 years old)	Newest vessel to the fleet, recently plagued by a series of issues most of which may be controlled by crew training to recent technology, vessel systems & SSA protocols and policies.

4 OBSERVATION SURVEY REPORTS

M/V EAGLE



OFFICIAL NO.	: 910026
IMO NO.	: 8705864
CALL SIGN	: WCX-5125
OWNER	: Woods Hole, Martha's Vineyard, & Nantucket Steamship Authority
TYPE	: Subchapter H - Passenger/vehicle vessel.
LOA	: 233'
LBP	: 218.7'
BREADTH	: 61' 6"
DRAFT	: 12'2"
DEPTH	: 16'
GROSS TONS	: 397 GRT (3269 ITC)
NET TONS	: 270 NRT (1389 ITC)
DWT	: 522 T
DISP.	: 1,411 T
SPEED	: 15 Kts
PERSONS	: 818
BUILT	: 1987, Amelia Louisiana. McDermott Shipyard

Next Dry Dock & Internal Structure Exam : 12/31/2022
Last Exam : 12/31/2020

THIS IS TO CERTIFY THAT on 06 December 2021, the attending surveyor did conduct a walk-through survey of the above captioned vessel while afloat and alongside SSA Fairhaven Repair Facility located in Fairhaven, MA.

This survey was conducted at the request of Steamship Authority management for the purpose of determining the vessel's remaining useful life and identifying when her functional obsolescence may be reached.

This survey was conducted in the company of the Master, Chief Engineer and partially with a SSA's Project Engineer.

Additionally, the voids were surveyed and photographed while the vessel was afloat and moored at the SSA Fairhaven Repair Facility on 07 December 2021.

VESSEL DESCRIPTION

The M/V EAGLE is a 233 foot all welded steel passenger/vehicle/freight vessel. The vessel is arranged with an enclosed vehicle/freight deck on the main deck level with hydraulic bow and stern doors for loading. [REDACTED]

This vessel is regulated as a Passenger/Vehicle Ferry under 46 CFR Sub-Chapter H.

CONDITIONS FOUND

The vessel's overall condition indicates it is well maintained and appearance for public perception is good. Passenger areas were being cleaned and appeared that maintenance and upkeep while underway is consistent.

All navigation equipment was found in good working order. The steering system components were upgraded to an EMI Steering Control System in December 2018. A FMEA and DVTP were signed off on 01/08/2019. The captain indicated the system is working as designed.

MACHINERY

The vessel is powered by [REDACTED] diesel engines, rated at 1,500 HP, each coupled to a reverse/reduction gear [REDACTED].

Electrical power is provided by [REDACTED] diesel engines driving companion generator sets, each rated at 185 KW.

Monthly oil samples are taken of operating machinery and sent for analysis, with results utilized by the engineering management staff to gauge engine condition, alert them to immediate problems, and to schedule maintenance, such as oil changes.

USEFUL LIFE CHALLENGES

The M/V EAGLE, was constructed in 1987, and is thirty-four (35) years old. She is a heavily utilized passenger and freight vessel operating between Hyannis and Nantucket. This vessel is one of their workhorses, capable of operating in all seasons and weather. Between 2019 and 2021, the EAGLE made a total of 5,439 trips with only fifteen (15) trips cancelled due to mechanical issues.

The most notable challenge facing the MV EAGLE is her age. During the below deck inspection, even though framing is well maintained, there remains corrosion patterns in way of areas where standing water collects, which in-turn creates a loss of steel. Some framing is showing steel loss and thin edges. An issue also noted is the areas immediately adjacent to the flush deck hatches. Hull framing at the immediate top opening and the upper portion of the ladder exhibit steel deterioration. The Eagle operates in Nantucket Sound and open water for approximately 22n/m before arriving in a lee from adverse weather. However, the working of the vessel structures is evident when observing external and internal framing, both longitudinal and traverse.

Her main engines [REDACTED] are older generation machinery, which often creates time consuming difficulties in locating original equipment manufacturer's spare parts.

Being an older vessel, it may be challenging and cost ineffective to upgrade to newer technology, such as digital integration and autonomy.

[REDACTED]

Estimated useful life of the EAGLE at the time of survey, considering the route, continued maintenance, dry dock periods with possible plate replacement is estimated to be 12-14 years.

Cost to replace this vessel is estimated to be in the \$50M or higher range. A minimum of five years may be needed, from design concept stage to receipt of a replacement vessel.

M/V GAY HEAD



OFFICIAL NO. : 643770
IMO NO. : 8123418
CALL SIGN : WCX-5125
OWNER : Woods Hole, Martha's Vineyard, & Nantucket Steamship Authority
TYPE : Subchapter T & I Passenger Vessel / Freight Vessel
LOA : 235'
LBP : 217.9
BREADTH : 52'
DRAFT : 11' 2"
DEPTH : 14'
GROSS TONS : 99 GRT 1277 GT ITC
NET TONS : 73 NRT 383 NT ITC
DWT : 522 T
DISP. : 1,411 T
SPEED : 15 Kts
PERSONS : 140/16
BUILT : 1981 – Escatawpa, MS

Next Dry Dock & Internal Structure Exam : 08/30/2022
Last Exam : 08/2021

THIS IS TO CERTIFY THAT on 27 July 2021 the undersigned surveyor did attend and conduct a walk-through survey of the above captioned vessel while in dry dock at Thames Shipyard & Repair, New London, CT. This survey was conducted at the request of Steamship Authority management for the purpose of deciding the vessel's remaining useful life and identifying when her functional obsolescence may be reached.

This survey was conducted in the company of Captain and Chief Engineer.

VESSEL DESCRIPTION/CERTIFICATION

The M/V GAY HEAD is a USCG certified freight and passenger vessel of all welded steel construction and is built to have a continuous main deck, with superstructure, passenger spaces

and crew accommodations forward. Initially designed as an offshore supply vessel (OSV) this vessel was converted to a freight and passenger vessel in 1987. She is designed with three decks and displacement hull. The GAY HEAD is regulated under both 46 CFR Sub Chapter T (Passenger/Vehicle Ferry) and Sub Chapter I (Cargo Vessel).

[REDACTED]

The Certificate of Inspection allows this vessel to carry 140 passengers and operates with seven (7) crew members on voyages from Hyannis to Nantucket Island, MA. However, it has the ability to operate on the Woods Hole to Vineyard Haven route per the issued COI. The vessel carries a letter of stability issued, October 5, 2011. While operating under subchapter I, the vessel is not permitted to transport hazardous unless the transportation is in accordance with 49 CFR Sub C (Parts 171-180), Hazardous Materials Regulations. When operating in the I condition no passengers are allowed to be onboard, however, a total of up to 16 Persons may be carried in addition to the crew to facilitate the safe handling of the vehicles. Additional firefighting equipment is required meeting 49 CFR 176.315 when transporting flammable or combustible liquids.

MACHINERY

[REDACTED]

[REDACTED] The M/V GAY HEAD is propelled by [REDACTED] marine engines, rated at approximately 1450 HP each, fitted with [REDACTED] reverse/reduction gears with a 3.039/1 ratio.

Electrical power is provided by two (2) 8 V-71 generator sets, producing 99 KW each. Electrical distribution panels appear in good condition with wiring adequately maintained.

Fitted below the main deck and forward is a well maintained but old 8 V-71 [REDACTED] Bow thruster engine. [REDACTED]

[REDACTED] The bow thruster is an older model [REDACTED] and will require replacement as spares are not available.

CONDITIONS FOUND

The MV GAY HEAD was found in overall acceptable condition, although in the dry-dock at the time of survey with evidence of an ongoing rigorous maintenance program. The surveyor was made aware, following our visit, that a section of hull plating on the starboard side was cropped

and replaced. The repair consisted of removal the concrete ballast, cropping of hull plate and replacing of same. Once completed, concrete ballast was then replaced.

USEFUL LIFE CHALLENGES

The age of this vessel requires added engineering oversight and maintenance to insure she remains available to SSA's client base of passengers and island-required supplies. Maintaining such a strict operating schedule between trips certainly affects her useful life as it does not allow for engineering shore support to address problems that may occur during operations.

The MV GAY HEAD was originally built in 1981, making her forty-one (41) years old. During modifications in 2005 an additional 50 feet of length was added to the vessel and the freight deck was widened to accommodate more vehicles and freight cargo. The conversion process created additional void compartments, sponson wing spaces and double bottoms. Although they are accessible, these spaces are difficult and labor-intensive to maintain.

Poured concrete ballast was used within her voids to provide draft and stability necessary to perform effectively as a freight and passenger vessel in all seasons and sea states.

The most significant challenge facing the MV GAY HEAD is her age. This, coupled with the fact that freight trucks must back onto this vessel, effectively makes this vessel functionally obsolete.

The MV GAY HEAD is involved with a CMMS, the extent of which should allow this vessel to operate for at least another 3-5 years, provided the present rigorous maintenance schedule is maintained.

The cost to replace this vessel is estimated to be in the \$30 million range. A minimum of five years is needed from the start of a design concept to delivery of a replacement vessel.

M/V GOVERNOR



OFFICIAL NO. : 267527
OWNER : Woods Hole, Martha's Vineyard and Nantucket Steamship Authority
LOA : 242'
BREADTH : 65'
DEPTH : 17' ½"
GROSS TONNAGE : 678 GRT
NET TONNAGE : 352 NRT
BUILT : 1954, Oakland California
PROPULSION : Two [REDACTED] Main Engines [REDACTED]
TOTAL HP : 1529 HP each (3,058 HP total)

Next Dry Dock & Internal Structure Exam : 04/30/2023
Last Exam : 04/30/2021

THIS IS TO CERTIFY THAT on December 01, 2021, the undersigned attending surveyor did conduct a walk-through survey of the above captioned vessel while afloat and alongside the SSA Fairhaven Repair Facility located in Fairhaven, MA.

This survey was conducted at the request of Steamship Authority management for the purpose of determining the vessel's remaining useful life and identifying when her functional obsolescence may be reached.

This survey was conducted in the company of the vessel Master and Chief Engineer.

DESCRIPTION

The M/V GOVERNOR welded steel construction with flat freight/vehicle main deck with a passenger seating tunnel along the starboard side amidships. This vessel is fitted with a two deck centrally located superstructure amidships housing additional passenger sitting, vessel crew accommodations, operating offices, engine room companionways and two (2) pilot house navigation platforms atop, fore and aft.

[REDACTED]

[REDACTED] Loading or disembarking is accomplished from either the bow or stern, allowing for drive on-drive off.

Initially designed for West Coast operations, she now operates from May to October from Woods Hole to Martha's Vineyard primarily as a freight/vehicle carrier. Operating parameters are closely adhered to as the double-end configuration does not allow for protection from seas breaking over the bow(s). She is designed to operate with an approximate twelve (12') draft dependent upon her load. Consequently, she can only operate on the Martha's Vineyard service.

The main deck is so constructed with a fully enclosed passenger seating tunnel fitted to the out board, starboard side and entered fore and aft by weathertight doors. Fitted to the port forward bow is a ridged hull, emergency rescue boat with an outboard engine. Two inflatable life rafts are mounted forward and aft at opposing sides. This vessel is fitted with bow and stern gates that swing outboard, allowing for crew/passenger safety and the loading and discharge of vehicles, freight, and passengers.

The superstructure is fitted centrally and amidships. The 01 level accommodates additional passenger seating and a crew galley with dining table. [REDACTED]

[REDACTED] Watertight doors facing inboard protect the space from any water shipped on deck.

MACHINERY AND MACHINERY SPACES

Main propulsion machinery is by two [REDACTED] main engines, [REDACTED], installed in 2011. Each engine delivers 1529 hp (1140KW) at 1600 RPM each.

Three (3) [REDACTED] generators, installed in 2018 able to produce 135 kW each.

A [REDACTED] emergency generator is fitted on the upper deck, rated at 55KW: 460V AC.

CONDITIONS FOUND

The coatings systems were found in satisfactory condition. Mechanical and electronic equipment appear well maintained, however of older vintage. The forward and after void bilges were found acceptable, and two voids were found with heavier rust: specifically, the forward and aft shaft void.

[REDACTED]

The vessel is in compliance with US Coast Guard requirements as a passenger vessel within the limits of the Certificate of Inspection, and in our opinion is suitable for its intended service as a passenger vessel/freight vessel with the restriction of operating only on the Woods Hole to Martha's Vineyard route.

USEFUL LIFE CHALLENGES

The MV GOVERNOR is the oldest vessel in the fleet at 68 years of age. The GOVERNOR was designed to operate in protected waters. The route between Woods Hole and Martha's Vineyard from fall to spring is capable of kicking up seas that at times prevent the GOVERNOR from safely transporting freight, vehicles, and passengers. She reportedly has a four to six-foot (4'- 6') sea limit, depending on tides and wind conditions. Her operational draft also limits her ability to operate in shallow bays and channels. Her functional obsolescence is accelerated by operation and age challenges.

Affecting the vessel's useful life is the difficulty to maintain hard to get to bilge areas within the deep sections and unattended voids, where heavy rust was found. These areas inherently have standing water for prolonged periods. These voids are difficult and labor intensive to maintain.

This vessel was originally designed as a diesel electric propelled vessel until 2011, when it was converted to all diesel power. Three new generators have been installed to accommodate electrical requirements. The third generator adds the ability to continue service with the USCG requirement of two operations units in the event one unit is down for maintenance or repair.

Steering is provided via hydraulically assisted quadrant rudder linked by large chains to heavy cable and hydraulic rams. The quadrant is fitted externally and subject to weather. The antiquated (although functioning) chain and sheave arrangements remain robust and appeared in good condition. However, they are functionally obsolete and require re-fit. This may include rudder replacements on either end to accommodate the re-fit.

From a general examination of this vessel afloat as far as practical, however not witnessing systems in operation, it is the opinion of the undersigned surveyor, that this vessel is in good condition for the service she is providing.

Estimated useful life of the GOVERNOR at the time of survey, considering the route, continued maintenance and required dry dock periods is 5-7 years.

Cost to replace this vessel is estimated to be in the \$25 – 30m range. A minimum of five (5) years may be needed from the start of concept design to receipt of a replacement.

M/V ISLAND HOME



OFFICIAL NO. : 1188126
IMO NO. : 9410478
OWNER : Woods Hole, Martha's Vineyard, & Nantucket Steamship Authority
TYPE : Passenger/vehicle vessel.
BUILT : 2007,
LOA : 254' 8"
LBP : 235' 2"
BREADTH : 64'
DEPTH : 17'
DRAFT : 10' 6"
GROSS TONS : 1,567 GRT 4,311 ITC
NET TONS : 1,066 NRT 1,298 ITC
SPEED : 16 KTS
BUILT : 2007/VT Halter Marine-Pascagoula, MS

Next Dry Dock & Internal Structure Exam : 02/25/2024
Last Exam : 02/25/2022

THIS IS TO CERTIFY THAT on November 05, 2021, the undersigned surveyor did attend and conduct a walk-through survey of the above captioned vessel while on a round trip transit between Woods Hole and the island of Martha's Vineyard, MA.

This survey was conducted at the request of Steam Ship Authority management for the purpose of determining the vessel's remaining useful life and identifying when her functional obsolescence may be reached.

This survey was conducted in the company of the vessel Captain, and relief Chief Engineer. I was also accompanied by the vessel's Pilot/Mate during the course of this survey.

VESSEL DESCRIPTION

The M/V ISLAND HOME is a 254.8 foot all welded steel hulled passenger/vehicle/freight vessel with an aluminum superstructure.

This vessel is regulated as a Passenger/Vehicle Ferry under 46 CFR Sub-Chapter H.

[REDACTED]

The freight and vehicle deck are designed and fitted with two (2) storable hydraulic lift decks to increase vehicle capacity. There is restriction for truck capacity when the lift decks are utilized, however vehicle type allocations are in place to mitigate any issues. Egress and access for passengers is from the 01 mezzanine deck, port and starboard by and inter-locking fire screen door system that does not allow access when the lift decks are not in operation.

Fitted with two main passenger decks (02 and 03 levels) with additional passenger capacity on the 03 deck, this vessel has the capacity to carry 1,210 passengers and 76 vehicles.

[REDACTED]

CONDITIONS FOUND

The ISLAND HOME is a relatively young vessel at 15 years old. The surveyor found this vessel to be in good condition, with evidence of consistent cleaning while in service and an ongoing maintenance program.

This vessel's route is between Woods Hole and Martha's Vineyard. Due to her size, it is recommended it not to operate on the Hyannis to Nantucket route.

Our survey found this vessel to be well maintained, however, beginning to show signs of wear in high traffic areas and a sampling of various spaces not normally inspected. Areas such as these can become problematic if regular inspections are not implemented.

Safety gear surveyed was found up to date and well maintained, along with a well kept bridge. The engineering spaces were found in good order, well lit and clean.

Within the concession and food service areas and in way of where re-fits of utility equipment have been done, deck covering had been cut away allowing water ingress under covering and showing corrosion patterns. Also, in the same area a cleaning gear locker requires attention for extensive rust accumulation in way of joiner work that is migrating to adjacent areas.

Internal inspections of both steering gear rooms and voids were also conducted. As with other vessels in the fleet, there is an inherent problem with the flush mounted deck hatches. Large trucks and vehicles travel over these hatches on a regular basis. Although the hatches are required to be

[REDACTED]

accessible, the constant traffic traversing across them, degrading the gasket, allows for water on deck during rainy/snowy periods and or rough weather to migrate under the hatch, entering the void space(s). With the water, accumulated dirt/sand makes its way between the hatch and gasket thus creating a constant maintenance issue. It is recommended these hatches be an item for a PM on a regular basis.

MACHINERY

Propulsion is provided by a pair of [REDACTED] main engines with a single shaft running fore and aft. SSA is active, in that shoreside engineering maintains like type/engines for their systems allowing for efficient parts control and repair systems.

Bow and stern thrusters are [REDACTED] fitted one on either end. The A/C prime movers were replaced with [REDACTED] diesel engines in 2018.

Generators are three [REDACTED] generators along with one (1) [REDACTED] emergency generator system located on the upper deck.

[REDACTED]
[REDACTED]
[REDACTED]

USEFUL LIFE CHALLENGES

The double ended ISLAND HOME is one the SSA's more junior vessels. This is a well-designed and heavily build vessel. She is one of the larger vessels in the fleet. This vessel is fitted with Americans with Disabilities Act (ADA) features and is well tested and engineered for sea keeping stability.

Fitted with the latest technology in 2007 allows for easier upgrading of computer systems in the future.

The ISLAND HOME is one of the workhorses on the Woods Hole, Vineyard route. Challenges facing this vessel's useful life will be her lift deck arrangement, the heavy vehicle and truck traffic across the freight deck and passenger wear and tear on those areas. The ISLAND HOME passenger capacity is over 1,200. With +/- 4,396 scheduled trips per year it is evident of the need for extended maintenance periods and longer shipyard durations to enhance the useful life.

Estimated useful life of the ISLAND HOME at the time of survey, considering the route, continued maintenance, dry dock periods with possible plate replacement is 30-33 years.

Cost to replace this vessel is estimated to be in the \$60 million range. A minimum of five years is needed from design concept to receipt of a replacement.

M/V IYANOUGH



OFFICIAL NO. : 1185366
OWNER : Woods Hole, Martha's Vineyard, & Nantucket Steamship Authority
TYPE : Passenger, Inspected.
LOA : 154.2' (47 m)
Length WL : 144.5' (44.04 m)
LBP : 103' (31.39 m)
BREADTH : 39.9' (12.162 m)
DRAFT : 4'7" (4' FWD-6' AFT)
DEPTH : 12.6' (
GROSS TONS : 98 GRT (563 (ITC)
NET TONS : 66 NRT (186 ITC)
BUILT : 2006/ Gladding-Hearn Shipbuilding of Somerset, MA.
CREW : 7
PASSENGERS : 393
SPEED : 35 knots

Next Dry Dock & Internal Structure Exam : February 2024
Last Exam : February 2022

THIS IS TO CERTIFY THAT on December 13, 2021, the undersigned surveyor did attend and conduct a walk-through survey of the above captioned vessel while docked in Hyannis, MA at the Steamship Authority's Hyannis Terminal.

This survey was conducted at the request of Steamship Authority management for the purpose of determining the vessel's remaining useful life and identifying when her functional obsolescence may be reached.

This survey was conducted in the company of Chief Engineer and later joined by the vessel Master.

VESSEL DESCRIPTION

The M/V IYANOUGH is a 154.2 foot all welded aluminum high speed dual hulled (catamaran) passenger vessel of all welded aluminum construction to an Incat Crowther design.

This vessel is twin hulled, with the superstructure constructed as a self-contained unit and supported on resilient mounts for isolation of machinery noise and vibration. The vessel conforms to the high-speed craft code as adopted by the United States Coast Guard. The pontoons are of the specially developed high-speed type, featuring the single hard chine form.

[REDACTED]

The main deck level includes a large service bar, toilet facilities, boarding ramp, luggage compartment and interior passenger seating.

The 01 deck consists of the pilothouse forward, followed by interior passenger seating, toilet facilities, with exterior passenger seating aft.

[REDACTED]

CONDITIONS FOUND

From a general examination of this vessel afloat as far as practical without making removals to expose parts concealed at the time of survey, not witnessing systems in operation, it is the opinion of the undersigned surveyor that this vessel is in satisfactory condition for a vessel of this age and style, sailing under an approved COI and a strict maintenance system managed by the engineering department.

Side shell plating, port and starboard above the waterline and in way of exhaust discharges aft has been repaired/replaced over time. The heat from the main engine exhausting into the pontoons is partially to blame, however operating in the colder months with excessive salt spray and the temperature differential certainly intensifies the degradation of the aluminum plating.

As this vessel gets older, the amount of focus and energy required by the shore support engineering staff escalates exponentially.

MACHINERY

This speedy catamaran is powered by four [REDACTED] engines, two (2) per side, offering total a combined 9,400HP.

These engines are providing power for four [REDACTED] water jets.

Providing electrical power to this vessel are two [REDACTED] generators with an individual capacity of 175 KW, 210 V 3 pH being driven by two (2) [REDACTED] prime movers. Port side rebuilt in 2019 with the starboard side in 2020.

A ride control system is provided aboard by two [REDACTED] motion sensor devices.

USEFUL LIFE CHALLENGES

The M/V IYANOUGH averaged over 2,400 runs per year from Hyannis to Nantucket carrying up to 400 passengers each way between 2019 - 2020.

With every year this vessel operates, the level of attention required increases. Extra focus will be required by engineering support. Reviewing the number of days this vessel has a cancelled trip due to mechanical failure from 2019 through 2021 shows an increase in the number of days as the vessel gets older.

Challenges facing this vessel's useful life are her age, operating at high engine RPM's, vessel route and available down time for PM and regular upkeep. Records indicate that the maintenance costs escalate each year, especially from mid-life forward.

Life expectancy for aluminum vessel is estimated to be about twenty (20) years, (*Marine Frontiers Pvt. Ltd. 16 MCH 2017*). However, there are companies that estimate aluminum vessels have a 30-year life expectancy (<http://www.onexcompany.com/okvalos/>).

It is safe to say that the useful life for any aluminum vessel is entirely dependent upon sea state, level of usage, maintenance management program and ability to manage escalating maintenance costs.

Estimated useful life of the IYANOUGH at the time of survey, considering the route, continued maintenance, dry dock periods with possible side plate replacement is 22-25 years.

Cost to replace this vessel is estimated to be in the \$20 million range. A minimum of 3 years is needed from design concept to receipt of a replacement vessel.

M/V KATAMA



OFFICIAL NO. : 653266
OWNER : Woods Hole, Martha's Vineyard and Nantucket Steamship Authority
LOA : 235'
REG. LENGTH : 215.8'
BREADTH : 52'
DEPTH : 14.3'
DESIGN DRAFT : 10'6"
GROSS TONS : 99 GRT ITC-1247
NET TONS : 67 NRT ITC-374
FUEL (2) : 9,862 US GALLONS
PROPULSION : (2) [REDACTED] Main Engines 1,450 HP each
BUILT : 1982. Scully Brothers Shipyard, Stephenville, L.A.

Next Dry Dock & Internal Structure Exam : August 31, 2022

Last Exam : August 27, 2020

THIS IS TO CERTIFY THAT on November 05, 2021, the undersigned surveyor did attend and conduct a walk-through survey of the above captioned vessel while on a round trip transit between Woods Hole and the island of Martha's Vineyard, MA.

This survey was conducted at the request of Steamship Authority management for the purpose of determining the vessel's remaining useful life and identifying when her functional obsolescence may be reached.

This survey was conducted in the company of the vessel Captain, Pilot, Chief Engineer, and various crew members.

VESSEL DESCRIPTION

The MV KATAMA, formerly the M/V PRO NAVIGATOR, was originally constructed in 1982, by Scully Brothers Shipyard, L.A. Initially designed as an offshore supply vessel (OSV), the Woods Hole, Martha's Vineyard and Nantucket Steamship Authority contracted with McDermott Shipyard to have her converted to a vehicle/freight and passenger vessel in 1986.

The vessel is regulated under both 46 CFR Sub Chapter T (Passenger/Vehicle Ferry) and Sub Chapter I (Cargo Vessel). The Certificate of Inspection allows this vessel to carry 140 passengers and operates with seven (7) crew members on voyages from Hyannis to Nantucket and also

operates on the Woods Hole to Vineyard Haven route when required. While operating under subchapter I, the vessel is not permitted to transport hazardous unless the transportation is in accordance with 49 CFR Sub C (Parts 171-180), Hazardous Materials Regulations. Certain restrictions apply when operating in the I condition. One of which is no passengers are allowed to be onboard, however, a total of up to 16 persons may be carried in addition to the crew to facilitate the safe handling of the vehicles. Additional firefighting equipment is required meeting 49 CFR 176.315 when transporting flammable or combustible liquids.

The MV KATAMA is constructed of welded steel and is designed with a displacement hull. Her main deck is continuous with the superstructure constructed forward which includes 01 and 02 levels. The vessel is loaded over the stern which had been modified to fit ferry slip ramps. The main deck area is designed to accommodate freight and passenger vehicle cargo.

The 01 level is so constructed to accommodate passengers inside with seating on the afterdeck of the 01 and a walk around bow area. There are inflatable life rafts positioned on the 01 level, port and starboard. The 02 level contains the pilothouse, rescue boat and a launching davit.

Forward on the 01 level, the forecastle is equipped with an anchor windless. [REDACTED]
[REDACTED]
[REDACTED]

MACHINERY AND MACHINERY SPACES

Below the main deck the vessel is divided into six major watertight compartments, separated by steel main transverse watertight bulkheads.

Main propulsion machinery is by two (2) [REDACTED] diesel main engines providing a documented 1,525 HP each.

Two [REDACTED] generators are fitted within the engine room spaces able to produce 99 KW, 230V; 3 PH each.

This vessel is also fitted with an 8V-71 bow thruster engine which produces a documented 300 hp.

[REDACTED]. The engine is the prime mover for a [REDACTED] bow thruster to assist with maneuvering while docking and undocking.

CONDITIONS FOUND

From a general examination of this vessel while underway, the surveyor witnessed systems in operation, and all appeared normal. This vessel is in adequate condition for a vessel of this age and style, sailing under an approved COI and a strict maintenance system managed by engineering department.

The coating systems were found intact with slight rust staining in way of bulwark openings, hatch hinges and other difficult areas to get to. The mechanical and electronic equipment appear well

used and with well documented repairs and maintenance. In addition, during the conversion the access tunnel was removed from the original design which connected the bow thruster compartment forward to the engine room compartment aft. An additional 50 feet was added the vessel and widened to accommodate more vehicles and freight cargo. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

During survey, the surveyor found evidence of a continuous and necessary aggressive maintenance program. This vessel is approaching the extent her useful life. The surveyor found that there are compartments where her age is showing especially in hard to get to areas, [REDACTED]
[REDACTED]

USEFUL LIFE CHALLENGES

The fact that the KATAMA is 40 years old in itself affects this vessel's useful life. Taking her hull and equipment age and the fact that trucks must back onto this vessel into account, effectively makes this vessel obsolete. Evidence of her age can be seen in some of the rusted framework, bulkheads, unused voids, chain locker spaces and interior components. Her engineering plants although found in good mechanical order, are increasingly difficult to find and maintain parts for.

Working against the vessels useful life is not just her age, but the difficulty in gaining access to and maintain voids and double bottoms. These voids are difficult and labor intensive to maintain. In addition, the voids and wing spaces are in a constant damp state causing accelerated steel degradation. Concrete put into various voids although necessary for permanent ballast and stability reasons present significant maintenance challenges and as such affect lessens her useful life.

Multiple unscheduled dry dockings were conducted over the past couple years in order to repair or replace underwater shell plating and longitudinal frames within the machinery spaces. Watertight bulkheads were also cropped and renewed as part of these dry dockings.

The KATAMA is involved with a strong maintenance management system (MMS), the extent of which should allow this vessel to operate for at least another 3-5 years, provided their present rigorous maintenance schedule is maintained.

Cost to replace this vessel is estimated to be in the \$20M or higher. A minimum of three to five years is required from concept design to receipt of a replacement vessel should be considered.

M/V SANKATY



OFFICIAL NO.	: 640565
OWNER	: Woods Hole, Martha's Vineyard and Nantucket Steamship Authority
LOA	: 235'
BREADTH	: 52'
DEPTH	: 14'
DESIGN DRAFT	: 9' 9"
GROSS TONS	: 749 GRT 1,315 ITC
NET TONS	: 550 NRT 394 ITC
BUILT	: 1981 by Rysco Blountstown, FL. Refitted Jean Lafitte, AL 1994
PASSENGERS	: 292
CREW	: 7

Next Dry Dock & Internal Structure Exam : December 21, 2023
Last Exam : January 13, 2021

THIS IS TO CERTIFY THAT on September 28, 2021, the attending surveyor did conduct a walk-through survey of the above captioned vessel while afloat and alongside SSA Fairhaven Repair Facility located in Fairhaven, MA. This survey was conducted and in the company of an SSA Port Engineer.

This survey was conducted at the request of Steamship Authority management for the purpose of determining the vessel's remaining useful life and identifying when her functional obsolescence may be reached.

VESSEL DESCRIPTION

The SANKATY, originally constructed in 1981, Blountstown, FL., is of the later vintage at 41 years old. It was initially designed as an offshore supply vessel (OSV) built with a Gulf of Mexico methodology and expected useful life of 25 years. The Woods Hole, Martha's Vineyard and Nantucket Steamship Authority (SSA) had her converted to a freight/vehicle, passenger vessel in 1994 and she was lengthened and widened in 2006 to 235' to accommodate additional cars and trucks.

The vessel is regulated under both 46 CFR Sub Chapter H (Passenger/Vehicle Ferry) and Sub Chapter I (Cargo Vessel). The Certificate of Inspection allows this vessel to carry 290 passengers and operates with seven (7) crew members on voyages from Hyannis to Nantucket and also operates on the Woods Hole to Vineyard Haven route when required. While operating under subchapter I, the vessel is not permitted to transport hazardous unless the transportation is in accordance with 49 CFR Sub C (Parts 171-180), Hazardous Materials Regulations. Certain restrictions apply when operating in the I condition. One of which is no passengers are allowed to be onboard, however, a total of up to 25 persons may be carried in addition to the crew to facilitate the safe handling of the vehicles. Additional firefighting equipment is required meeting 49 CFR 176.315 when transporting flammable or combustible liquids.

The SANKATY is constructed of steel and is designed with a displacement hull. Her main deck is continuous with the superstructure constructed forward which includes 01 and 02 levels. The vessel is loaded over the stern which is been modified to fit the ferry slip ramps.

The main deck is designed for carrying cars and trucks, with the forward main deck within the superstructure designed to accommodate passengers and contains crewmember accommodations and a galley.

Access to the main deck passenger and [REDACTED] is by means of a weathertight door on the main deck. Access is fitted with an ADA compliant ramp. The space is arranged with small passenger lounge to starboard and crew's accommodations forward and to port. An internal companionway leads to the forecastle deck interior passenger accommodations which are fitted with aircraft style seating.

Additional means of access to the passenger compartment on the 01-level deck is through weathertight doors both port and starboard on the after bulkhead and a weathertight door on the forward bulkhead to access the bow area. [REDACTED]

[REDACTED] There is an additional passenger area on the 03 level that is utilized when the passenger count is at maximum.

[REDACTED]

[REDACTED]

[REDACTED]

MACHINERY AND MACHINERY SPACES

Main propulsion machinery is by two [REDACTED] diesel main engines, providing a reported 1,150 HP each. The engines were not in operation at the time of the survey, however appeared to be well maintained.

Two [REDACTED] generators are fitted within the engine room spaces able to produce 135 KW; 460V; 3PH each and one [REDACTED] emergency generator fitted within the 01-deck aft end of the superstructure.

This vessel was fitted [REDACTED] bow thruster in January of 2020. [REDACTED]
[REDACTED]
[REDACTED]

CONDITIONS FOUND

From a general examination of this vessel afloat as far as practical without making removals to expose parts concealed at the time of survey, it is the opinion of the undersigned surveyor that this vessel is in a serviceable condition.

The coating systems was found in good condition, mechanical and electronic equipment appear well maintained. Upon her conversion in 2006, the vessel had concrete added to several of her void tanks for trim and stability to safely operate as a freight, vehicle, and passenger vessel.

Throughout the voids an elevated level of attention and maintenance is apparent including the control of moisture. The bilges are as well maintained as possible and for the most part dry and well coated.

The vessel is in compliance with US Coast Guard requirements as a passenger and freight vessel within the limits of the Certificate of Inspection. The SANKATY, in the opinion of the surveyor, is suitable for its intended service as a freight and passenger vessel on the route permitted by the COI.

USEFUL LIFE CHALLENGES

The M/V SANKATY is 41 years old. Her advanced age strongly affects this vessel's useful life. The level of maintenance required increases proportionally with a vessels age. Evidence of her age can be seen in some of the rusted framework, bulkheads, unused voids, and chain locker.

Poured cement ballast into voids will present maintenance challenges and as such affects her useful life [REDACTED]. Another issue concealing hidden corrosion patterns are the heavy non-skid coatings on the deck surfaces. Although it provides additional traction for vehicles and safe walkways for passengers, it does become problematic as the vessel ages.

The [REDACTED] main engines are an older model and as such securing parts becomes a challenge.

The SANKATY, is party to a CMMS, the extent of which should allow this vessel to operate for at least another 3-5 years, provided their present rigorous maintenance schedule is maintained.

Cost to replace this vessel is estimated to be in the \$25 million range. A minimum of four is required from concept design to receipt of a replacement vessel.

M/V NANTUCKET



OFFICIAL NO. : 556196
IMO NO. : 7334199
MMSI number : 367324580
OWNER : Woods Hole, Martha's Vineyard and Nantucket Steamship Authority
LOA : 230' (70.1M)
LBP : 216.6' (66.01M)
BREADTH : 60'-3" (18.36M)
DEPTH : 17' (5.18M)
DESIGNED DRAFT : 10'-9" (3.28M)
GROSS TONS : 1148 GRT 2,532 ITC
NET TONS : 781 NRT 1,108 ITC
PROPULSION : Twin [REDACTED] engines rated at 1,500 HP each totaling 3000HP
BUILT : 1974 Jacksonville Florida
SPEED : 15 KTS (Maximum)
PASSENGERS : 752
CREW : 16

Next Dry Dock & Internal Structure Exam : May 21, 2023

Last Exam : May 08, 2020

THIS IS TO CERTIFY THAT the undersigned surveyor on November 30, 2021, did attend and conduct a walk-through survey of the above captioned vessel while afloat and alongside SSA Fairhaven Repair Facility located in Fairhaven, MA. The survey was conducted and in the company of vessel Captain, Chief Engineer and repair crew assigned.

This survey was conducted at the request of Steamship Authority management for the purpose of determining the vessel's remaining useful life and identifying when her functional obsolescence may be reached.

VESSEL DESCRIPTION

The vessel was constructed in 1974, in Jacksonville Florida., for the Woods Hole, Martha's Vineyard and Nantucket Steamship Authority.

This vessel is regulated as a Passenger/Vehicle Ferry under 46 CFR Sub-Chapter H.

She is constructed of steel and is designed with a displacement hull and is designed as a passenger and vehicle ferry. The vessel operates primarily on the Hyannis to Nantucket ferry route. She is powered by two [REDACTED] engines rated at 1500 hp each.

The vessel is arranged within enclosed vehicle deck on the main deck level with hydraulic bow and Stern doors for passenger and vehicle loading. The Mezzanine deck or 01 level superstructure spans the vessel deck and provides for enclosed passenger lounge tunnels on both the port and starboard sides. The 02 level or boat deck provides a concession area, passenger cabin and open spaces surrounding the passenger concession space. The vessel underwent a mid-life refit during the off season of 2008 at Colonna's Shipyard, Norfolk VA. During this refit, renovations were made to passenger deck house which included a larger concession and dining area, the navigation platform was improved and updated. In addition, modifications are made to the mezzanine and 02 level passenger areas that allow for more efficient passenger evacuation. Additional modifications were made to the engine room ventilation system, the HVAC system, and freight deck structure modifications to assist with vehicle loading.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

MACHINERY AND MACHINERY SPACES

Main propulsion machinery is by two [REDACTED] diesel main engines, providing a reported 1,500 HP each. Both main engines were installed in 1988 and were manufactured by [REDACTED]. Both engines are fitted with [REDACTED] reduction gears.

Two [REDACTED] generators are fitted within the engine room spaces able to produce 185KW 230V: 3PH each. Engineering staff reported that these engines typically operate at roughly 150KW.

This vessel is also fitted with a [REDACTED] mover for a [REDACTED] bow thruster. The bow thruster engine is located immediately below the main deck forward.

A [REDACTED] emergency generator located on the after and of the 02 level is capable of providing emergency power of 175 KW: 230V 3PH.

CONDITIONS FOUND

From a general examination of this vessel and not witnessing systems in operation, it is the opinion of the undersigned surveyor, that this vessel is in acceptable operating condition routes intended.

The weather deck coating systems are intact with adequate non-skid protection, however notwithstanding the deteriorating conditions of the deck plating. The freight deck has been re-plated in needed areas. It is noted that the next yard period will address the same issue. Areas have been recoated, although the degree of visible pitting and corrosion patterns creates a decrease in deck plate strength.

USEFUL LIFE CHALLENGES

The M/V NANTUCKET is 48 years old. Her advanced age clearly affects this vessel's useful life. The continued level of expensive maintenance methodologies required, increases proportionally with a vessels age. Evidence of her age can be seen on the main freight deck and plating on her upper deck. The rigorous & intense maintenance oversight helps extend her useful life, but her age is defining her continual functional obsolescence. See above reference to the PVA/USCG QP in regard to NVIC 7-68.

[REDACTED]

Her main engines and generators are well maintained. However, as engine hours increase and PMs are undertaken, the more difficult it becomes to locate, procure and retain parts to the degree necessary to meet the needs of the SSA mission. Adhering to EPA emission control regulations will continue to be a challenge as the vessel's systems age.

Strict dry dock and wet berth repair schedules are being met, however with a vessel sailing into her forty-eighth (48th) year, the level of required management/oversight focus increases exponentially.

The NANTUCKET, adhering to a CMMS, the extent of which should allow this vessel to operate for at least another 5-7 years, provided the present rigorous maintenance schedule is maintained and replacement hull and deck plating occurs during regular required dry dock periods.

Cost to replace this vessel is estimated to be in the \$60 million range. A minimum of four years is required from concept design to receipt of a replacement vessel.

M/V MARTHA's VINEYARD



VESSEL ON. : 997221 (*Official Number (U.S.)*)
 USCG NO : CG395385
 IMO : 9103881
 OWNER : Woods Hole, Martha's Vineyard and Nantucket Steamship Authority
 LBP : 216.50 ft.
 LOA : 230'
 LBP : 224,1'
 BEAM : 60'
 DEPTH : 18'
 DRAFT : 10'6.5"
 Build Year : 1993, Atlantic Marine, Inc., Jacksonville Florida
 GROSS TONS : 1,297 GRT 2,690 ITC
 NET TONS : 882 NRT 1,215 ITC
 Disp. (lightship) : 1142.47 LT
 PROPULSION : 3000, Two (2) [REDACTED] rated at 1500 HP each.
 CLASSIFICATION : 46 CFR Subchapter "H" Lakes, Bays, & Sounds, Partially Protected Waters, Cold Water Service
 SPEED : 15 knots fully loaded
 Vehicle Capacity : Approximately 54 cars or mix of trucks and cars
 PASSENGERS : 1,000
 CREW : 10
 Last Dry Docked : JAN 2018 Mid-life overhaul

 Next Dry Dock & Internal Structure Exam : October 31, 2023
 Last Exam : October 30, 2021

THIS IS TO CERTIFY THAT the undersigned surveyor did, on December 13, 2021, attend and conduct a walk-through survey of the above captioned vessel while on a round trip transit between Woods Hole and the island of Martha's Vineyard, MA.

This survey was conducted at the request of Steamship Authority management for the purpose of determining the vessel's remaining useful life and identifying when her functional obsolescence may be reached.

This survey was conducted in the company of the vessel Captain, Pilot and various crew members.

VESSEL DESCRIPTION

The MV MARTHA'S VINEYARD, was constructed in 1993, Jacksonville Florida., for the Woods Hole, Martha's Vineyard and Nantucket Steamship Authority (SSA).

Constructed of all welded steel and displacement hull, this vessel is designed as a passenger and vehicle ferry, operating primarily on the Woods Hole to Martha's Vineyard, MA ferry route. She is powered by two [REDACTED] engines rated at 1500 hp each.

The vessel is so arranged with an enclosed vehicle main deck with hydraulic bow and Stern doors for passenger, freight and vehicle loading. The Mezzanine deck or 01 level superstructure spans the vessel deck providing for enclosed passenger lounge tunnels on both the port and starboard sides. The 02 level or boat deck provides a concession area, passenger cabin and open spaces fore and aft of the passenger concession space. [REDACTED]

[REDACTED] Additional outdoor seating is available to accommodate passengers during the busy season immediately aft of the pilothouse superstructure.

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED]
[REDACTED]

MACHINERY AND MACHINERY SPACES

Main propulsion machinery is by two [REDACTED] diesel main engines, providing a reported 1,500 HP each for a total of 3,000 HP. Each engine is fitted with 1993 built [REDACTED] reduction gears with a ratio of 3.0:1. Each were removed, inspection and overhauled during 2017-2018 mid-life. (243)

Three [REDACTED] Diesel Generators [REDACTED] were installed as part of the mid-life overhaul. Two ([REDACTED] gen sets were installed in place of the removed units and installed an additional third [REDACTED] within Aux Machinery Room. This system is being employed by SSA engineering management to ensure that any two generators can run paralleled at one time. [REDACTED]
[REDACTED]

This vessel is fitted with a prime mover, [REDACTED] for an [REDACTED] bow thruster [REDACTED]. The bow thruster engine is [REDACTED] providing 385 HP of thrust.

A [REDACTED] emergency generator was located [REDACTED] on the 02 level, capable of providing emergency power of 125 KW: 230V.

CONDITIONS FOUND

From a general examination of this vessel while underway as far as practical without making removals to expose parts concealed at the time of survey, it is the opinion of the undersigned surveyor that this vessel will be in acceptable condition.

A new fixed FM200 system was installed to replace the removed engineering spaces CO2 system.

The weather deck coating systems were found intact; however, the external passenger decks show a number of locations pitted and some deformations of the plates.

The vessel is in compliance with US Coast Guard requirements as a passenger and freight vessel within the limits of the Certificate of Inspection. The M/V MARTHA'S VINEYARD in our opinion is suitable for its intended service as a Freight and Passenger vessel on the intended route.

USEFUL LIFE CHALLENGES

The MARTHA'S VINEYARD is 29 years old and when initially built, the hull plating was not as robust as other vessels in the fleet. During the last dry dock period, there were a number of deck plates on the freight deck (port quarter) cropped out and replaced and it is said that the next yard period will see more of the freight deck plating cropped and renewed.

Difficult to get at areas have showed signs of fatigue, wastage, wear and tear. The recent midlife re-fit and a rigorous maintenance program will allow this vessel to operate for several more years.

The Useful Life challenge will be to stay on top of all aspects of the vessel and focus on critical areas during yard periods. In addition, challenges remain in keeping up with the speed of technology advancements necessary for management to monitor systems effectively and collectively.

The MARTHA'S VINEYARD, although adhering to a CMMS, the extent of which should allow this vessel to operate for at least another 18-20 years, provided the present rigorous maintenance schedule is maintained and replacement hull and deck plating occurs during regular required dry dock periods.

Cost to replace this vessel is estimated to be in the \$60 million range. A minimum of four years is required from concept design to receipt of a replacement vessel.

M/V WOODS HOLE



OFFICIAL NO.	: 1263642
IMO NO.	: 9792931
MMSI	: 367691010
OWNER	: Woods Hole, Martha's Vineyard and Nantucket Steamship Authority
LBP	: 224.50 ft. (68.42m)
LOA	: 235' (71.63m)
BREADTH	: 64.00 ft. (19.51m)
DEPTH	: 18.50 ft. (5.64m)
DRAFT	: 10,5' (3.2m)
TONNAGE	: 3907 GT ITC
	: 1172 GRT
	: 1172 NT ITC
	: 562 NRT
PROPULSION	: Two (2) [REDACTED] diesel engines, rated at 1,999KW each.
BUILT	: 2016, Conrad Shipyard, LLC, Morgan City, LA.
PASSENGERS	: 445
CREW	: 8
SPEED	: 14 Kts

Next Dry Dock & Internal Structure Exam	: January 31, 2023
Last Exam	: February 17, 2021

THIS IS TO CERTIFY THAT the undersigned surveyor did, on 13 December 2021 attend and conduct a walk-through survey of the above captioned vessel while berthed in at the Steamship Authority's Hyannis Terminal.

This survey was conducted at the request of Steamship Authority management for the purpose of determining the vessel's remaining useful life and identifying when her functional obsolescence may be reached.

This survey was conducted in the company of Captain, Chief Engineer and crew assigned that watch.

VESSEL DESCRIPTION

The MV WOODS HOLE, was designed by the Elliott Bay Design Group of Seattle, Washington and constructed by Conrad Shipyard, LLC in Morgan City, Louisiana. Launched in 2016 and commissioned on 13 June 2016 for the Woods Hole, Martha's Vineyard and Nantucket Steamship Authority (SSA).

The vessel is regulated under both 46 CFR Sub Chapter H (Passenger/Vehicle Ferry). The vessel is permitted to transport hazardous materials provided the transportation is in accordance with 49 CFR Sub C (Parts 171-180), Hazardous Materials Regulations. One of which is no passengers are allowed to be onboard, however, a total of up to 25 persons may be carried in addition to the crew to facilitate the safe handling of the vehicles. Additional firefighting equipment is required meeting 49 CFR 176.315 when transporting flammable or combustible liquids.

The MV Woods Hole is constructed of all steel and is designed with a displacement hull. She is designed as a passenger and vehicle ferry, serving both the Woods Hole to Martha's Vineyard 45-minute route as well as the Hyannis to Nantucket two hours and fifteen-minute route. She is powered by two [REDACTED] diesel engines rated at 1999 KW each.

The vessel is so arranged with a vehicle main deck with hydraulic bow door for passenger, freight and vehicle loading. The stern is open with a stainless-steel gate system for passenger safety. The 02-level superstructure spans the vessel deck providing for enclosed passenger lounge, food service area, rest rooms, first aid, family washroom and access stairwells to the lower cargo deck and the upper 03 deck. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

MACHINERY AND MACHINERY SPACES

Main propulsion machinery is powered by two [REDACTED] diesel main engines, providing 2,681 HP (1999 KW) each.

Three (3) [REDACTED] generators are fitted in the engineroom, [REDACTED], providing 310kw each. A [REDACTED] emergency generator is fitted aboard capable of providing 200kw of emergency power.

This vessel is fitted with one [REDACTED] bow thruster with a [REDACTED] as the prime mover.

CONDITIONS FOUND

From a general examination of this vessel while docked and as far as practical without making removals to expose parts concealed at the time of survey, it is the opinion of the undersigned surveyor that this vessel was found in a near new condition.

The weather deck coating systems are intact with adequate nonskid protection. The mechanical and electronic equipment appear well maintained and are as reported by attending engineer, all in good operating condition.

The vessel is in compliance with US Coast Guard requirements as a passenger and freight vessel within the limits of the Certificate of Inspection. The M/V WOODS HOLE, in our opinion is suitable for its intended service as a Freight and Passenger vessel on the routes defined by the COI.

The engineroom appeared in good condition, was clean, and well-organized. Although not underway, the machinery was said to be in excellent operating condition and appeared in new condition survey. There were areas in way of (IWO) of the rub rail, as viewed from the deck plates in the engineroom, that the coatings have been compromised. These areas should be addressed so as not to allowed corrosion patterns to propagate. There was an area in the bilge, in way of (IWO) of the bow thruster prime mover at the transverse bulkhead forward where there is a heavy paint coating. The Chief explained the internal coating had been disturbed and the thought was the bow has been sniffing the bottom in Hyannis Harbor. See photo in appendices.

USEFUL LIFE CHALLENGES

The M/V WOODS HOLE is six (6) years old, fitted with state-of-the-art systems. Her useful life remains decades in the future with mid-life sometime in the mid 2030's.

The WOODS HOLE, adhering to a CMMS, should allow this vessel to operate for at least another 40+ years, provided the present rigorous maintenance schedule is maintained during regular required dry dock and spruce up periods.

Cost to replace this vessel is estimated to be in the \$60 million range. A minimum of five years is required from concept design to receipt of a replacement vessel.

DISCLAIMER

In accepting this report, it is understood that the survey was performed without warranties as to the condition, seaworthiness, or marketability of the vessels.

To the best of our knowledge and belief, the statements contained in this report are true and accurate.

The report, analysis, opinions and conclusions are limited only by limiting conditions and represents our personal unbiased professional analysis, opinion and conclusion. The undersigned has no present or prospective interest in any vessel that is the subject of this report and have no personal interest or bias with respect to any of the parties involved.

This report is based on examination of the vessel, and of those parts, spaces and equipment that could be sighted without removals or operation and is rendered without bias or prejudice. In accepting same, it is agreed that the extent of obligation of this surveyor, with respect thereto, is limited to furnishing a competent survey, and in the making of this report this surveyor is acting on behalf of the person or firm requesting same, and no liability shall attach to this surveyor for the accuracy, errors and/or omissions, therefore.

Photographs taken during the course of our surveys are maintained electronically and available upon request by SSA Management.

Naval architecture and marine engineering analysis as usually performed in the design stage of the vessel's construction were not part of this survey and typical subjects such as adequacy of stability and sea keeping were not within the scope of this survey.



Submitted without prejudice,
MARINE SAFETY CONSULTANTS, INC.

Dean B. Hostetler
Sr Marine Surveyor, Consultant, NAMS-CMS, IMCA-AVI

Steamship Authority Real Estate Owned as of June 1, 2024							
Woods Hole, MA							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Description	Zoning
1 Luscombe Ave	51A 01 008 000	\$1,628,100	0.138	6,011	None		B1
2 0 Juniper Point Rd OFF	51A 01 042 000A	\$37,300	0.007	305	None		RB
3 0 Cowdry Rd	51A 01 043 004	\$528,500	0.162	7,057	None		RB
4 0 Juniper Point Rd	51A 01 043 005	\$948,800	0.628	27,356	3,840	Warehousing	RB
5 36 Railroad Ave	51A 01 044 000	\$4,075,400	1.056	45,999	20,672	Office/Warehouse	B1
6 0 Railroad Ave	51A 01 044A 000	\$563,800	0.247	10,759	None		B1
7 0 Railroad Ave OFF	51A 01 44B 000	\$1,971,700	0.471	20,517	None		B1
8 1A Cowdry Rd	51A 01 044C 000	\$1,883,800	0.510	22,216	None		B1/RB
9 1 Cowdry Rd	51A 01 045 000	\$1,765,100	1.893	82,459	654	Terminal Bldg.	B1
Totals		\$13,402,500	5.112	222,679	25,166		
Palmer Avenue, Bramblebush Drive & Skating Lane - Falmouth, MA							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Description	Zoning
1 220 Palmer Avenue	38 02 002 001	\$567,800	1.120	48,787	None		GR
2 0 Palmer Avenue Off	38 02 002A 002	\$311,200	0.498	21,693	None		GR
3 228 Palmer Avenue	38 02 004 001	\$9,951,900	3.707	161,477	21,360	Office & Parking Lot	GR
4 276 Palmer Avenue	38 02 008A 000A	\$658,800	1.061	46,217	3,744	Rent-a-Car Building	GR
5 286 Palmer Avenue	38 02 009 000	\$741,000	1.221	53,187	None		LIA/GR
6 254 Palmer Avenue	38 02 008B 001	\$606,400	0.273	11,892	1,939	1.5-Story Wood-Framed Building	GR
7 0 Palmer Avenue	38 02 008C 002	\$288,400	0.126	5,489	None		GR
8 0 Palmer Avenue	38 02 008C 003	\$33,100	0.041	1,786	None		GR
9 0 Palmer Avenue	38A 01 063 000	\$912,600	2.857	124,451	None		GR/LIA
10 9 Skating Lane	38 02 010A 000	\$793,300	1.353	58,937	None		LIA
11 0 Bramblebush Drive	38 01 010A 000B	\$670,900	2.903	126,455	None		
Totals		\$15,535,400	15.160	660,370	27,043		
Gifford Street- Falmouth, MA							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Description	Zoning
1 677 Gifford Street	34 01 004 004	\$353,900	3.017	131,421	None		AGB
		\$353,900	3.017	131,421	None		
Vineyard Haven Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Use/Description	Zoning
1 47 Water Street	7 E 1	\$6,961,700	1.190	51,836	6,001	Terminal Bldg.	WC
2 Water Street	7 E 3	\$2,608,500	0.831	36,200	None		WC
3 17 Water Street	7 E 4	\$1,746,700	0.450	19,800	None		WC
4 46 Union Street	7 D 14	\$4,246,700	0.450	19,800	576	Utility Bldg. on Dock 2	WC
Totals		\$15,563,600	2.921	127,636	6,577		
Oak Bluffs Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Use/Description	Zoning
1 1 Sea View Avenue	9 38	\$4,865,800	0.62	27,007.2	1705	Terminal Bldg.	B1
Totals		\$4,865,800	0.620	27,007	1,705		
Nantucket Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Use/Description	Zoning
1 1 Steamboat Wharf	42 42 14	\$43,698,900	2.210	96,268	5,948	Terminal Bldg.	CDT
2 3 Steamboat Wharf	42 42 15	\$9,314,600	0.100	4,356	None		CDT
3 27 Steamboat Wharf	42 42 13	\$5,897,800	0.310	13,504	None		CDT
4 1 Steamboat Wharf*	42 42 101	\$17,267,597	0.440	19,166	None		CDT
Totals		\$76,178,897	3.060	133,294	5,948		
*Please note that although the Nantucket Assessor's office has Parcel 42 42 101 listed as owned by the Town of Nantucket, the Steamship Authority has title to the parcel and is licensed/permitted as such.							
Hyannis Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building/Property Use	Zoning
1 69-71 South Street	326 130	\$3,354,400	4.600	200,376	7,526	Terminal Bldg./Parking Booths	HH
2 123 School Street	326 134	\$185,800	0.120	5,227	0		HH
Totals		\$3,540,200	4.720	205,603	7,526		
Lewis Bay Road Parking Lot							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building/Property Use	Zoning
1 61 Lewis Bay Road	327 224	\$828,200	2.04	88,862	60	Guard House/Parking Lot	DV
2 155 Main Street	327 231	\$349,400	0.48	20,909	1,020	Wood-Framed 1-Story Bldg.	DV
3 60 School Street	327 252	\$145,100	0.200	8,712	0		DN
Totals		\$1,322,700	2.720	118,483	1,080		

Yarmouth Road Parking Lot							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building/Property Use	Zoning
1 75 Yarmouth Road	327 165 002	\$1,325,200	2.66	115,870	2,460	Warehouse/Parking Booths	DMS
Totals		\$1,325,200	2.660	115,870	2,460		
Fairhaven Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Use/Description	Zoning
1 2 Water Street*	07-014	\$3,723,400	2.841	123,762	22,151	Trans Auth./Warehouse/Lunchroom	I
Totals		\$3,723,400	2.841	123,762	22,151		
*14 Main Street per Assessor Records							
524 Thomas B. Landers Road - Shipping & Receiving Facility							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Description	Zoning
1 524 Thomas B. Landers Rd	16 01 001 002B	\$732,600	1.007	43,865	4,750	Shipping & Receiving Facility	LIA
Totals		\$732,600	1.007	43,865	4,750		
Other Falmouth Properties owned by Steamship Authority							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Description	Zoning
1 590 Thomas B. Landers Rd	15 04 015D 009	\$2,654,900	18.587	809,650	1,120	Wood-Framed Accessory Building/1,900-Vehicle Parking Lot	LIA
2 0 Thomas B. Landers Road	15 04 015A 002	\$856,300	12.607	549,161		Misc.	AGAA
3 0 Research Road	15 04 027B 018	\$748,900	12.723	554,214		Misc.	PU
4 50 Bernard E. St. Jean	16 01 004 081	\$1,014,500	4.296	187,134	5,000	Light Industrial Building	LIB
Totals		\$5,274,600	48.21	2,100,158	6,120		
TOTAL OF OWNED PROPERTIES, AS OF JUNE 1, 2024:		\$141,818,797	92.05	4,010,147	110,526		



HARTEL REALTY

Strategic Real Estate Services

Portfolio of Properties Owned & Leased by:

The Steamship Authority

Dated:

June 1, 2024

Prepared For:

Robert B. Davis, General Manager
Woods Hole, Martha's Vineyard &
Nantucket Steamship Authority
228 Palmer Ave.
Falmouth, Ma 02540

Table of Contents

<u>SECTION I: PROPERTIES OWNED BY STEAMSHIP AUTHORITY AS OF JUNE 1, 2024</u>	<u>5</u>
<u>WOODS HOLE TERMINAL - OWNED</u>	<u>8</u>
<u>WOODS HOLE TERMINAL ? LOCATION MAP</u>	<u>9</u>
<u>AERIAL VIEW OF WOODS HOLE, MA TERMINAL</u>	<u>11</u>
<u>ABUTTER INFORMATION ? WOODS HOLE TERMINAL</u>	<u>21</u>
<u>FALMOUTH PARKING FACILITIES - OWNED</u>	<u>22</u>
<u>FALMOUTH PARKING FACILITIES ? LOCATION MAP</u>	<u>23</u>
<u>PALMER AVENUE, ET AL PARKING FACILITIES, ETC. - OWNED</u>	<u>24</u>
<u>AERIAL VIEW OF PALMER AVENUE, ET AL., FALMOUTH, MA</u>	<u>26</u>
<u>ABUTTER INFORMATION ? PALMER AVENUE, ET AL. PARKING FACILITY</u>	<u>38</u>
<u>GIFFORD STREET PARKING LOT - OWNED</u>	<u>39</u>
<u>AERIAL VIEW OF 677 GIFFORD STREET, FALMOUTH, MA</u>	<u>41</u>
<u>ABUTTER INFORMATION ? GIFFORD STREET PARKING FACILITY</u>	<u>43</u>
<u>MARTHA'S VINEYARD TERMINALS - OWNED</u>	<u>44</u>
<u>MARTHA'S VINEYARD TERMINAL LOCATION MAP</u>	<u>45</u>
<u>VINEYARD HAVEN/TISBURY TERMINAL - OWNED</u>	<u>46</u>
<u>AERIAL VIEW OF TISBURY/VINEYARD HAVEN TERMINAL</u>	<u>48</u>
<u>ABUTTER INFORMATION ? VINEYARD HAVEN/TISBURY TERMINAL</u>	<u>57</u>
<u>OAK BLUFFS TERMINAL - OWNED</u>	<u>58</u>
<u>AERIAL VIEW OF OAK BLUFFS TERMINAL</u>	<u>60</u>
<u>ABUTTER INFORMATION ? OAK BLUFFS TERMINAL</u>	<u>62</u>
<u>NANTUCKET TERMINAL - OWNED</u>	<u>63</u>
<u>NANTUCKET LOCATION MAP</u>	<u>64</u>
<u>AERIAL VIEW OF NANTUCKET TERMINAL</u>	<u>66</u>
<u>ABUTTER INFORMATION ? NANTUCKET TERMINAL</u>	<u>79</u>
<u>HYANNIS TERMINAL - OWNED</u>	<u>80</u>
<u>HYANNIS TERMINAL LOCATION MAP</u>	<u>81</u>
<u>AERIAL VIEW OF 69-71 SOUTH ST & 123 SCHOOL ST - HYANNIS, MA</u>	<u>83</u>
<u>ABUTTER INFORMATION ? HYANNIS TERMINAL</u>	<u>92</u>
<u>HYANNIS PARKING FACILITIES - OWNED</u>	<u>93</u>

<u>HYANNIS PARKING FACILITIES LOCATION MAP</u>	<u>94</u>
<u>LEWIS BAY ROAD PARKING FACILITY - OWNED.....</u>	<u>95</u>
<u>AERIAL VIEW OF LEWIS BAY ROAD PARKING LOTS.....</u>	<u>97</u>
<u>ABUTTER INFORMATION ? LEWIS BAY ROAD PARKING.....</u>	<u>104</u>
<u>YARMOUTH ROAD PARKING FACILITY - OWNED</u>	<u>105</u>
<u>AERIAL VIEW OF 75 YARMOUTH ROAD - HYANNIS, MA</u>	<u>107</u>
<u>ABUTTER INFORMATION ? YARMOUTH ROAD PARKING</u>	<u>112</u>
<u>FAIRHAVEN TERMINAL - OWNED.....</u>	<u>113</u>
<u>FAIRHAVEN TERMINAL LOCATION MAP.....</u>	<u>114</u>
<u>AERIAL VIEW OF FAIRHAVEN TERMINAL.....</u>	<u>116</u>
<u>THOMAS B. LANDERS ROAD, FALMOUTH, MA SHIPPING/RECEIVING - OWNED</u>	<u>123</u>
<u>THOMAS B. LANDERS RD SHIPPING/RECEIVING FACILITY LOCATION MAP</u>	<u>124</u>
<u>AERIAL VIEW OF 524 THOMAS B. LANDERS RD, FALMOUTH, MA</u>	<u>126</u>
<u>ABUTTER INFORMATION ? THOMAS B. LANDERS RD.....</u>	<u>128</u>
<u>OTHER FALMOUTH PROPERTIES - OWNED</u>	<u>129</u>
<u>AERIAL VIEW OF OTHER FALMOUTH PROPERTIES</u>	<u>131</u>
<u>LAND LEASE - OFF PLEASANT STREET, HYANNIS</u>	<u>139</u>
<u>ORIGINAL LAND LEASE SUMMARY ? OFF PLEASANT STREET, HYANNIS.....</u>	<u>140</u>
<u>ORIGINAL LAND LEASE SUMMARY ? BARNSTABLE AIRPORT ? AREA #1</u>	<u>144</u>
<u>ORIGINAL LAND LEASE SUMMARY ? BARNSTABLE AIRPORT ? AREA #2</u>	<u>146</u>
<u>ASSESSOR MAP OF LEASED PROPERTY ON ROUTE 28A, CATAUMET (BOURNE), MA ("WING LOT").....</u>	<u>149</u>
<u>AERIAL VIEW OF LAND LEASED PROPERTY ON ROUTE 28A, CATAUMET (BOURNE), MA.....</u>	<u>150</u>
<u>ORIGINAL LAND LEASE SUMMARY? "WING LOT" ON RT. 28A, CATAUMET (BOURNE, MA)</u>	<u>151</u>
<u>AERIAL VIEW OF LEASED LAND ON PALMER AVENUE, FALMOUTH, MA</u>	<u>154</u>
<u>LAND LEASE SUMMARY ? LAND ABUTTING THE PALMER AVE LOT AND THE RAILROAD TRACKS.....</u>	<u>155</u>
<u>AERIAL VIEW OF LEASED LAND ON SEA VIEW AVENUE, OAK BLUFFS, MA</u>	<u>158</u>
<u>ORIGINAL LAND LEASE ? VEHICLE STAGING LOT OAK BLUFFS, MA.....</u>	<u>159</u>
<u>RESERVATION OFFICE LOCATION MAP</u>	<u>164</u>
<u>ORIGINAL OFFICE LEASE ? RESERVATION OFFICE, MASHPEE, MA.....</u>	<u>165</u>

[AERIAL VIEW OF OFFICES LEASED ON THOMAS B. LANDERS ROAD, EAST FALMOUTH, MA..... 167](#)

[NEW OFFICE LEASE SUMMARY? 494 THOMAS B. LANDERS ROAD, E. FALMOUTH \(UNITS 7A, 7B & 7C\)..... 168](#)

[NEW OFFICE LEASE SUMMARY? 485 THOMAS B. LANDERS ROAD, E. FALMOUTH 169](#)

[NEW OFFICE LEASE SUMMARY? 530 THOMAS B. LANDERS ROAD, E. FALMOUTH 170](#)

[AERIAL VIEW OF OFFICES LEASED ON NANTUCKET, MA..... 172](#)

[NEW OFFICE LEASE SUMMARY? 62 CENTER STREET, NANTUCKET, MA..... 173](#)

[NEW OFFICE LEASE SUMMARY? 15 BROAD STREET, NANTUCKET, MA 174](#)

**SECTION I:
PROPERTIES OWNED BY STEAMSHIP
AUTHORITY AS OF JUNE 1, 2024**

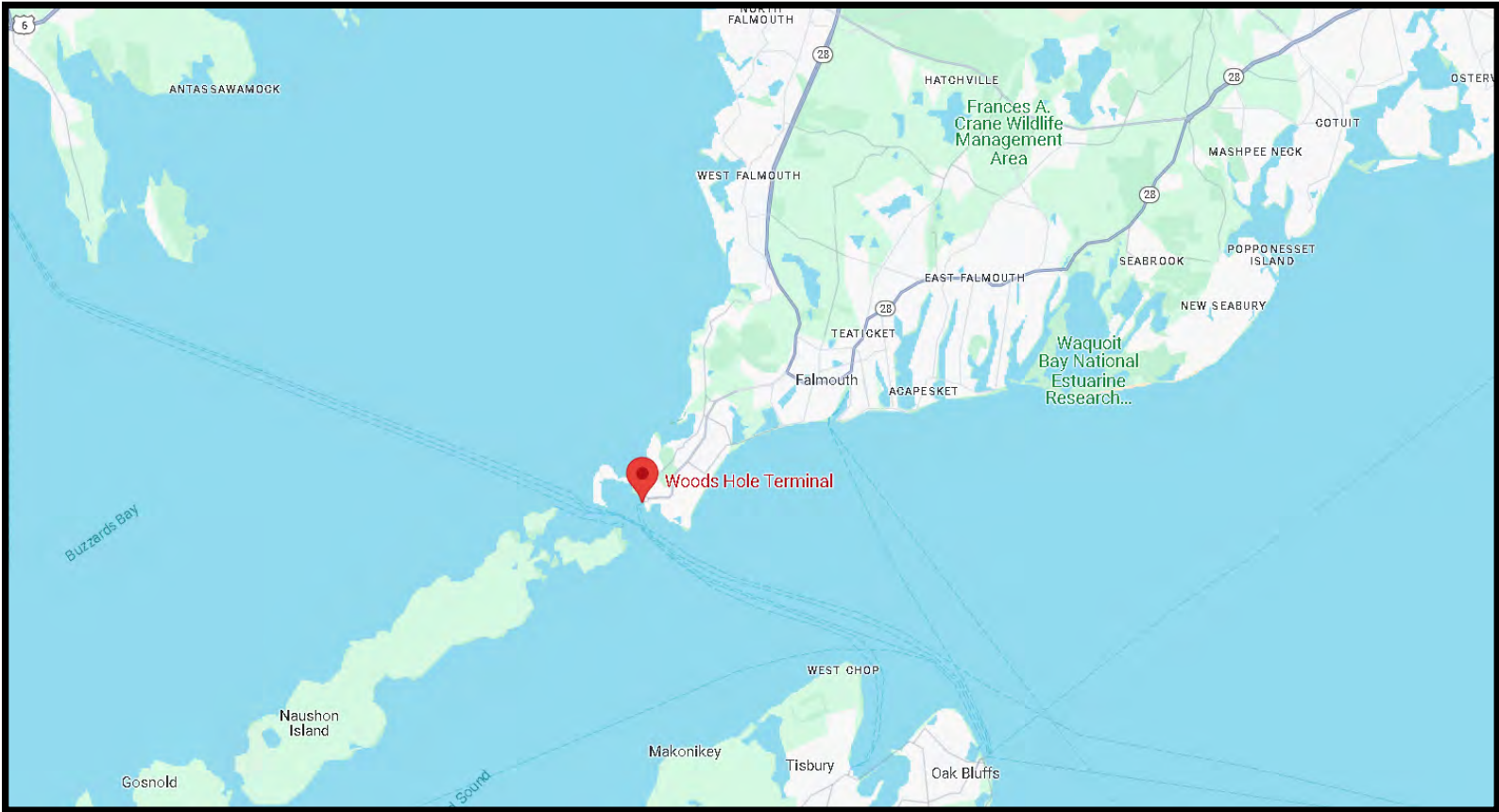
Steamship Authority Real Estate Owned as of June 1, 2024							
Woods Hole, MA							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Description	Zoning
1 Luscombe Ave	51A 01 008 000	\$1,628,100	0.138	6,011	None		B1
2 0 Juniper Point Rd OFF	51A 01 042 000A	\$37,300	0.007	305	None		RB
3 0 Cowdry Rd	51A 01 043 004	\$528,500	0.162	7,057	None		RB
4 0 Juniper Point Rd	51A 01 043 005	\$948,800	0.628	27,356	3,840	Warehousing	RB
5 36 Railroad Ave	51A 01 044 000	\$4,075,400	1.056	45,999	20,672	Office/Warehouse	B1
6 0 Railroad Ave	51A 01 044A 000	\$563,800	0.247	10,759	None		B1
7 0 Railroad Ave OFF	51A 01 44B 000	\$1,971,700	0.471	20,517	None		B1
8 1A Cowdry Rd	51A 01 044C 000	\$1,883,800	0.510	22,216	None		B1/RB
9 1 Cowdry Rd	51A 01 045 000	\$1,765,100	1.893	82,459	654	Terminal Bldg.	B1
Totals		\$13,402,500	5.112	222,679	25,166		
Palmer Avenue, Bramblebush Drive & Skating Lane - Falmouth, MA							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Description	Zoning
1 220 Palmer Avenue	38 02 002 001	\$567,800	1.120	48,787	None		GR
2 0 Palmer Avenue Off	38 02 002A 002	\$311,200	0.498	21,693	None		GR
3 228 Palmer Avenue	38 02 004 001	\$9,951,900	3.707	161,477	21,360	Office & Parking Lot	GR
4 276 Palmer Avenue	38 02 008A 000A	\$658,800	1.061	46,217	3,744	Rent-a-Car Building	GR
5 286 Palmer Avenue	38 02 009 000	\$741,000	1.221	53,187	None		LIA/GR
6 254 Palmer Avenue	38 02 008B 001	\$606,400	0.273	11,892	1,939	1.5-Story Wood-Framed Building	GR
7 0 Palmer Avenue	38 02 008C 002	\$288,400	0.126	5,489	None		GR
8 0 Palmer Avenue	38 02 008C 003	\$33,100	0.041	1,786	None		GR
9 0 Palmer Avenue	38A 01 063 000	\$912,600	2.857	124,451	None		GR/LIA
10 9 Skating Lane	38 02 010A 000	\$793,300	1.353	58,937	None		LIA
11 0 Bramblebush Drive	38 01 010A 000B	\$670,900	2.903	126,455	None		
Totals		\$15,535,400	15.160	660,370	27,043		
Gifford Street- Falmouth, MA							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Description	Zoning
1 677 Gifford Street	34 01 004 004	\$353,900	3.017	131,421	None		AGB
		\$353,900	3.017	131,421	None		
Vineyard Haven Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Use/Description	Zoning
1 47 Water Street	7 E 1	\$6,961,700	1.190	51,836	6,001	Terminal Bldg.	WC
2 Water Street	7 E 3	\$2,608,500	0.831	36,200	None		WC
3 17 Water Street	7 E 4	\$1,746,700	0.450	19,800	None		WC
4 46 Union Street	7 D 14	\$4,246,700	0.450	19,800	576	Utility Bldg. on Dock 2	WC
Totals		\$15,563,600	2.921	127,636	6,577		
Oak Bluffs Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Use/Description	Zoning
1 1 Sea View Avenue	9 38	\$4,865,800	0.62	27007.2	1705	Terminal Bldg.	B1
Totals		\$4,865,800	0.620	27,007	1,705		

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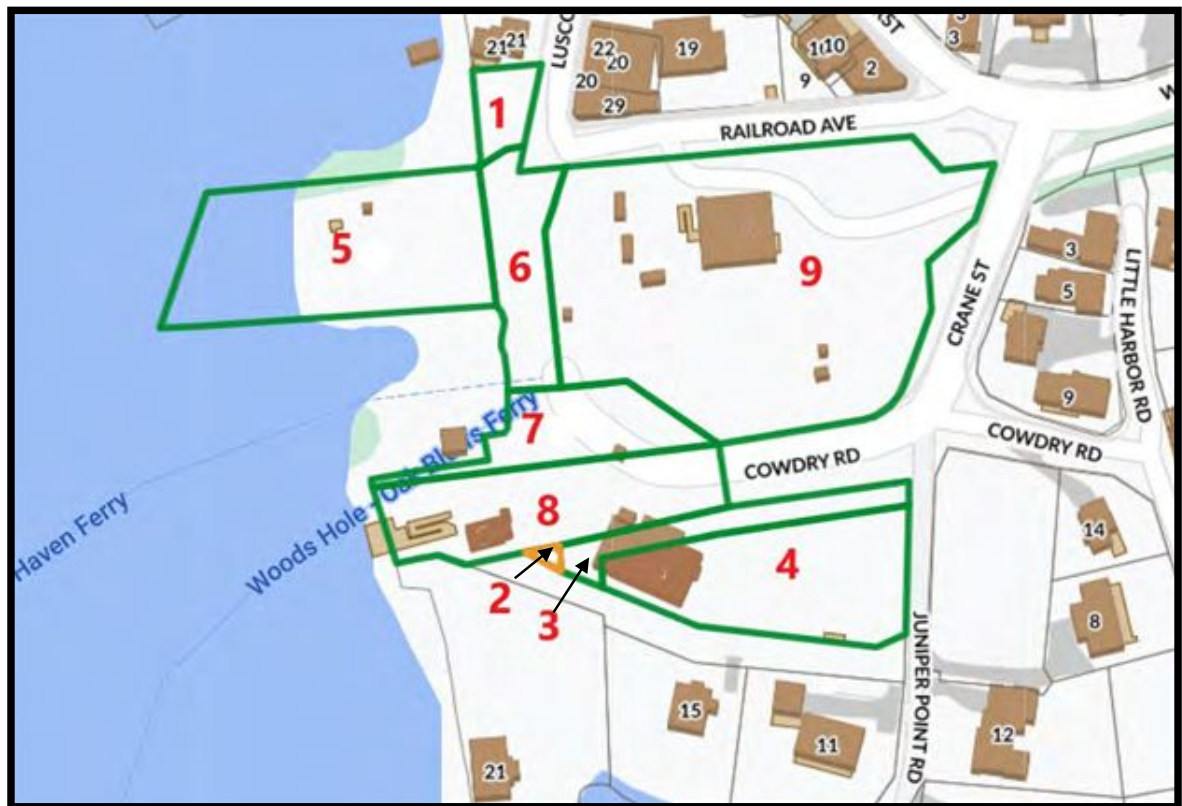
Nantucket Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Use/Description	Zoning
1 1 Steamboat Wharf	42 42 14	\$43,698,900	2.210	96,268	5,948	Terminal Bldg.	CDT
2 3 Steamboat Wharf	42 42 15	\$9,314,600	0.100	4,356	None		CDT
3 27 Steamboat Wharf	42 42 13	\$5,897,800	0.310	13,504	None		CDT
4 1 Steamboat Wharf*	42 42 101	\$17,267,597	0.440	19,166	None		CDT
Totals		\$76,178,897	3.060	133,294	5,948		
*Please note that although the Nantucket Assessor's office has Parcel 42 42 101 listed as owned by the Town of Nantucket, the Steamship Authority has title to the parcel and is licensed/permitted as such.							
Hyannis Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building/Property Use	Zoning
1 69-71 South Street	326 130	\$3,354,400	4.600	200,376	7,526	Terminal Bldg./Parking Booths	HH
2 123 School Street	326 134	\$185,800	0.120	5,227	0		HH
Totals		\$3,540,200	4.720	205,603	7,526		
Lewis Bay Road Parking Lot							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building/Property Use	Zoning
1 61 Lewis Bay Road	327 224	\$828,200	2.04	88,862	60	Guard House/Parking Lot	DV
2 155 Main Street	327 231	\$349,400	0.48	20,909	1,020	Wood-Framed 1-Story Bldg.	DV
3 60 School Street	327 252	\$145,100	0.200	8,712	0		DN
Totals		\$1,322,700	2.720	118,483	1,080		
Yarmouth Road Parking Lot							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building/Property Use	Zoning
1 75 Yarmouth Road	327 165 002	\$1,325,200	2.66	115,870	2,460	Warehouse/Parking Booths	DMS
Totals		\$1,325,200	2.660	115,870	2,460		
Fairhaven Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Use/Description	Zoning
1 2 Water Street*	07-014	\$3,723,400	2.841	123,762	22,151	Trans Auth./Warehouse/Lunchroom	I
Totals		\$3,723,400	2.841	123,762	22,151		
*14 Main Street per Assessor Records							
524 Thomas B. Landers Road - Shipping & Receiving Facility							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Description	Zoning
\ 524 Thomas B. Landers Rd	16 01 001 002B	\$732,600	1.007	43,865	4,750	Shipping & Receiving Facility	LIA
Totals		\$732,600	1.007	43,865	4,750		
Other Falmouth Properties owned by Steamship Authority							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Description	Zoning
1 590 Thomas B. Landers Rd	15 04 015D 009	\$2,654,900	18.587	809,650	1,120	Wood-Framed Accessory Building/1,900-Vehicle Parking Lot	LIA
2 0 Thomas B. Landers Road	15 04 015A 002	\$856,300	12.607	549,161		Misc.	AGAA
3 0 Research Road	15 04 027B 018	\$748,900	12.723	554,214		Misc.	PU
4 50 Bernard E. St. Jean	16 01 004 081	\$1,014,500	4.296	187,134	5,000	Light Industrial Building	LIB
Totals		\$5,274,600	48.21	2,100,158	6,120		
TOTAL OF OWNED PROPERTIES, AS OF JUNE 1, 2024:		\$141,818,797	92.05	4,010,147	110,526		

WOODS HOLE TERMINAL - OWNED

WOODS HOLE TERMINAL – LOCATION MAP



Steamship Authority Real Estate Owned as of June 1, 2024								
Woods Hole, MA								
Address		Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Description	Zoning
1	Luscombe Ave	51A 01 008 000	\$1,628,100	0.138	6,011	None		B1
2	0 Juniper Point Rd OFF	51A 01 042 000A	\$37,300	0.007	305	None		RB
3	0 Cowdry Rd	51A 01 043 004	\$528,500	0.162	7,057	None		RB
4	0 Juniper Point Rd	51A 01 043 005	\$948,800	0.628	27,356	3,840	Warehousing	RB
5	36 Railroad Ave	51A 01 044 000	\$4,075,400	1.056	45,999	20,672	Office/Warehouse	B1
6	0 Railroad Ave	51A 01 044A 000	\$563,800	0.247	10,759	None		B1
7	0 Railroad Ave OFF	51A 01 44B 000	\$1,971,700	0.471	20,517	None		B1
8	1A Cowdry Rd	51A 01 044C 000	\$1,883,800	0.510	22,216	None		B1/RB
9	1 Cowdry Rd	51A 01 045 000	\$1,765,100	1.893	82,459	654	Accessory Bldg.	B1
Totals			\$13,402,500	5.112	222,679	25,166		



AERIAL VIEW OF WOODS HOLE, MA TERMINAL



ASSESSOR CARD #1

6/5/24, 2:08 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	51A 01 008 000	Account Number	WOODS HOLE
Prior Parcel ID	-		
Property Owner	NEW BEDFORD-WOODS HOLE MARTHAS VINEYARD & NANTUCKET	Property Location	LUSCOMBE AVE
Mailing Address	PO BOX 284	Property Use	OTHER MASS
		Most Recent Sale Date	5/26/1966
City	WOODS HOLE	Legal Reference	01336-0686
Mailing State	MA	Grantor	
Zip	02543	Sale Price	0
ParcelZoning	B1	Land Area	0,138 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	72,000	Land Value	1,556,100	Total Value	1,628,100
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Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 0,138 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #2

6/5/24, 2:09 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	51A 01 042 000A	Account Number	WOODS HOLE
Prior Parcel ID	-	Property Location	0 JUNIPER POINT RD OFF
Property Owner	NEW BEDFORD-WOODS HOLE	Property Use	OTHER MASS
Mailing Address	MARTHAS VINEYARD & NANTUCKET PO BOX 284	Most Recent Sale Date	1/1/1900
City	WOODS HOLE	Legal Reference	13760-3320
Mailing State	MA	Grantor	
Zip	02543	Sale Price	0
ParcelZoning	RB	Land Area	0.007 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	37,300	Total Value	37,300
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Building Description

Building Style	Foundation Type	Flooring Type
# of Living Units	Frame Type	Basement Floor
Year Built	Roof Structure	Heating Type
Building Grade	Roof Cover	Heating Fuel
Building Condition	Siding	Air Conditioning
Finished Area (SF)	Interior Walls	# of Bsmt Garages
Number Rooms	# of Bedrooms	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 0.007 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , hav ing exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #3

6/5/24, 2:09 PM

Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID

51A 01 043 004

Account Number

WOODS HOLE

Prior Parcel ID

—

Property Owner

NEW BEDFORD-WOODS HOLE

Property Location

0 COWDRY RD

Mailing Address

PO BOX 284

Property Use

OTHER MASS

Most Recent Sale Date

1/1/1900

City

WOODS HOLE

Legal Reference

13370-7860

Mailing State

MA

Grantor

Zip

02543

Sale Price

0

Parcel Zoning

RB

Land Area

0.162 acres

Current Property Assessment

Card 1 Value

Building Value 0

Xtra Features Value 0

Land Value 528,500

Total Value 528,500

Building Description

Building Style

of Living Units 0

Year Built N/A

Building Grade

Building Condition Average

Finished Area (SF) N/A

Number Rooms 0

of 3/4 Baths 0

Foundation Type

Frame Type

Roof Structure

Roof Cover

Siding

Interior Walls N/A

of Bedrooms 0

of 1/2 Baths 0

Flooring Type N/A

Basement Floor N/A

Heating Type N/A

Heating Fuel N/A

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 0

of Other Fixtures 0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 0.162 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #4

9/5/24, 2:10 PM

Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	51A 01 043 005	Account Number	WOODS HOLE
Prior Parcel ID	-	Property Location	0 JUNIPER POINT RD
Property Owner	NEW BEDFORD-WOODS HOLE MARTHAS VINEYARD & NANTUCKET	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	6/8/1966
City	WOODS HOLE	Legal Reference	01337-0786
Mailing State	MA	Grantor	
Zip	02543	Sale Price	0
ParcelZoning	RB	Land Area	0.628 acres

Current Property Assessment

Card 1 Value	Building Value	228,300	Xtra Features Value	0	Land Value	720,500	Total Value	948,800
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Building Description

Building Style	Warehousing	Foundation Type		Flooring Type	WoodLaminate
# of Living Units	0	Frame Type	Masonry	Basement Floor	N/A
Year Built	1962	Roof Structure	Flat	Heating Type	Frod Hot Air
Building Grade	6 1.35	Roof Cover	Tar/Gravel	Heating Fuel	Oil
Building Condition	N/A	Siding	Conc Block	Air Conditioning	0%
Finished Area (SF)	3840	Interior Walls	Minimum	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 0.628 acres of land mainly classified as OTHER MASS with a(n) Warehousing style building, built about 1962 , having Conc Block exterior and Tar/Gravel roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #5

6/5/24, 2:10 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	51A 01 044 000	Account Number	WOODS HOLE
Prior Parcel ID	-		
Property Owner	NEW BEDFORD-WOODS HOLE	Property Location	36 RAILROAD AVE
	MARTHAS VINEYARD & NANTUCKET	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	1/1/1900
		Legal Reference	N/A
City	WOODS HOLE	Grantor	
Mailing State	MA	Sale Price	0
Zip	02543		
ParcelZoning	B1	Land Area	1.056 acres

Current Property Assessment

Card 1 Value	Building Value	855,700	Xtra Features Value	321,700	Land Value	2,898,000	Total Value	4,075,400
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Building Description

Building Style	Office/Whse	Foundation Type		Flooring Type	Asph Tile
# of Living Units	0	Frame Type	Masonry	Basement Floor	N/A
Year Built	1951	Roof Structure	Flat	Heating Type	Frcd Hot Air
Building Grade	6 1.35	Roof Cover	Tar/Gravel	Heating Fuel	Gas
Building Condition	Average	Siding	Conc Block	Air Conditioning	100%
Finished Area (SF)	20672	Interior Walls	Drywall	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 1.056 acres of land mainly classified as OTHER MASS with a(n) Office/Whse style building, built about 1951 , having Conc Block exterior and Tar/Gravel roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #6

6/5/24, 2:10 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	51A 01 044A 000	Account Number	WOODS HOLE
Prior Parcel ID	—	Property Location	0 RAILROAD AVE
Property Owner	NEW BEDFORD-WOODS HOLE MARTHAS VINEYARD & NANTUCKET	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	1/1/1900
City	WOODS HOLE	Legal Reference	N/A
Mailing State	MA	Grantor	
Zip	02543	Sale Price	0
ParcelZoning	B1	Land Area	0.247 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	563,800	Total Value	563,800
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Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 0.247 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #7

6/5/24, 2:11 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	51A 01 044B 000	Account Number	WOODS HOLE
Prior Parcel ID	--		
Property Owner	NEW BEDFORD-WOODS HOLE	Property Location	0 RAILROAD AVE OFF
	MARTHAS VINEYARD & NANTUCKET	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	1/1/1900
		Legal Reference	N/A
City	WOODS HOLE	Grantor	
Mailing State	MA	Sale Price	0
Zip	02543	Land Area	0.471 acres
ParcelZoning	B1		

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	4,500	Land Value	1,967,200	Total Value	1,971,700
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Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 0.471 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch
Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #8

6/5/24, 2:11 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	51A 01 044C 000	Account Number	WOODS HOLE
Prior Parcel ID	—		
Property Owner	NEW BEDFORD-WOODS HOLE	Property Location	1A COWDRY RD
	MARTHAS VINEYARD & NANTUCKET	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	1/1/1900
		Legal Reference	N/A
City	WOODS HOLE	Grantor	
Mailing State	MA	Sale Price	0
Zip	02543		
ParcelZoning	RB	Land Area	0.510 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	204,300	Land Value	1,679,500	Total Value	1,883,800
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Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS 60/APP 159

Narrative Description of Property

This property contains 0.510 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #9

6/5/24, 2:12 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	51A 01 045 000	Account Number	WOODS HOLE
Prior Parcel ID	--		
Property Owner	NEW BEDFORD-WOODS HOLE	Property Location	1 COWDRY RD
	MARTHAS VINEYARD & NANTUCKET	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	12/17/1964
		Legal Reference	01284-0269
City	WOODS HOLE	Grantor	
Mailing State	MA	Sale Price	0
Zip	02543		
ParcelZoning	B1	Land Area	1.893 acres

Current Property Assessment

Card 1 Value	Building Value	33,900	Xtra Features Value	0	Land Value	1,731,200	Total Value	1,765,100
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Building Description

Building Style	AccessoryBld	Foundation Type		Flooring Type	Vinyl
# of Living Units	0	Frame Type	Wood	Basement Floor	N/A
Year Built	1962	Roof Structure	Gable/Hip	Heating Type	Elec BB
Building Grade	5 1.20	Roof Cover	Asphalt	Heating Fuel	Electric
Building Condition	Average	Siding	Wood Shingle	Air Conditioning	0%
Finished Area (SF)	654	Interior Walls	Drywall	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

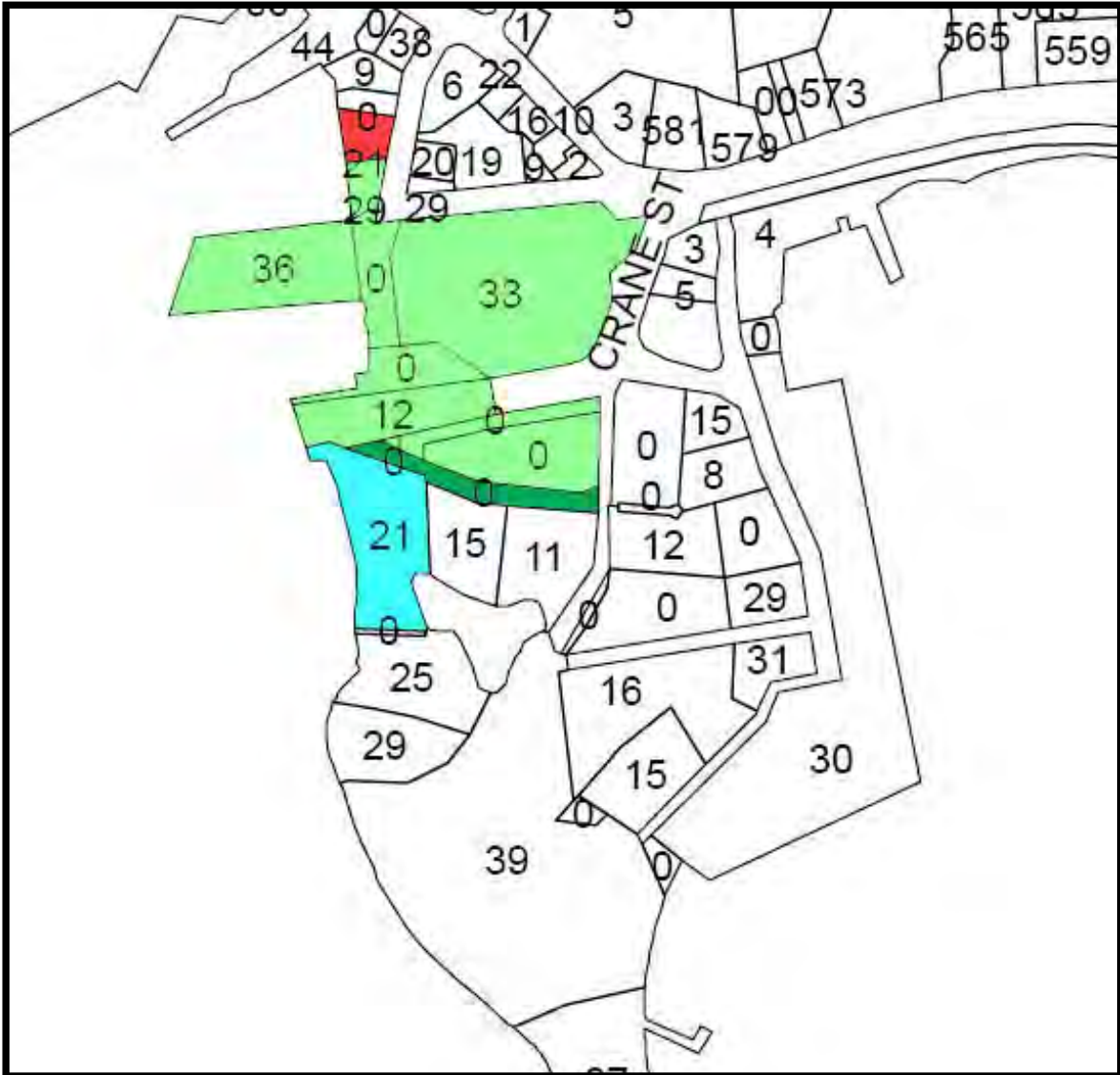
This property contains 1.893 acres of land mainly classified as OTHER MASS with a(n) AccessoryBld style building, built about 1962 , having Wood Shingle exterior and Asphalt roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ABUTTER INFORMATION – WOODS HOLE TERMINAL

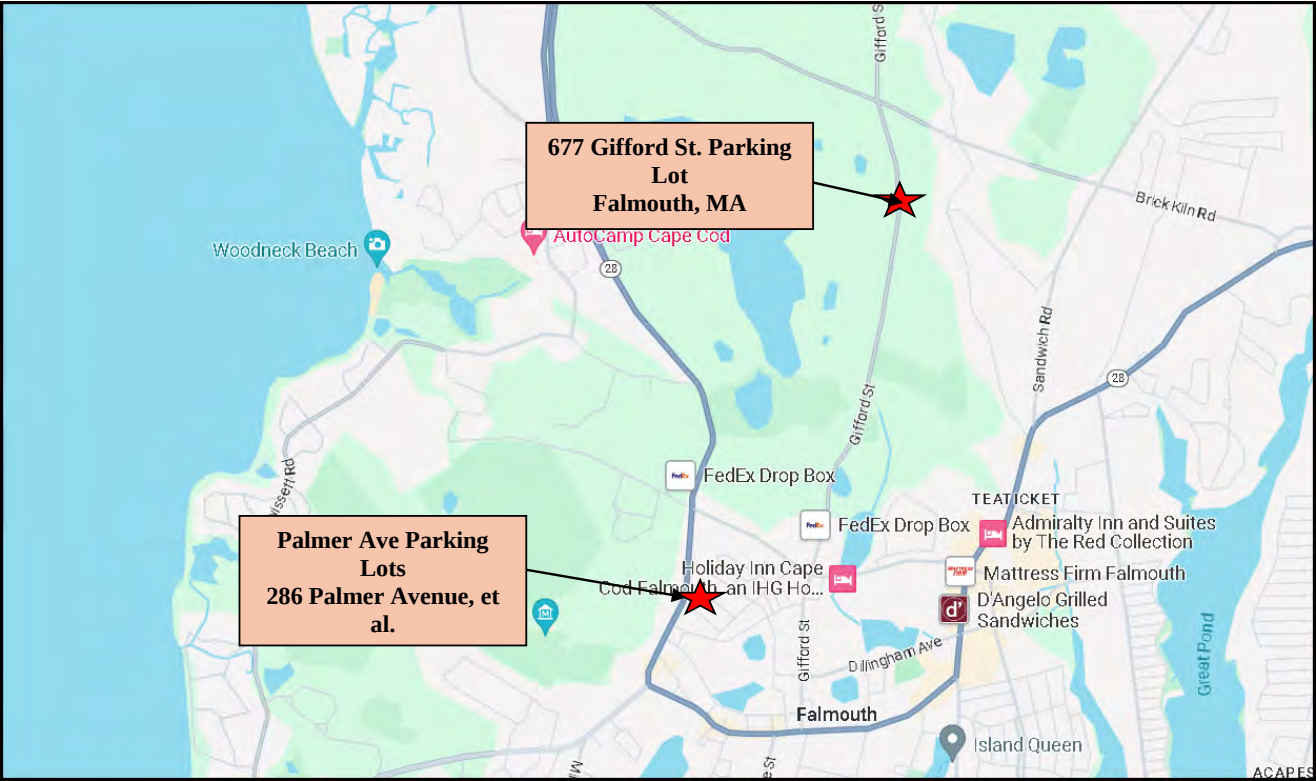
Abutting Parcels to the Steamship Authority Owned Parcels (As of June 1, 2024)						
Parcel #	Address	Last Sold	Sale Price	Acreage	Class/Type	Owner
51A 01 007 006	21 Luscombe Ave.	11/24/1980	Nominal	0.168	013: Mix Use Res/Com	Naushon Trust
51A01 000 003	0 Juniper Point Road	4/30/1970	Nominal	0.209	132:Res UDv Land	Ellen Fisher Tully
51A01 042 002C	21 Juniper Point Road	9/14/2023	Nominal	0.968	101: 1-Fam Res	Amended and Restated Ellen D.B.F. Tully Trust



Parcels shaded Green are Owned by Steamship Authority

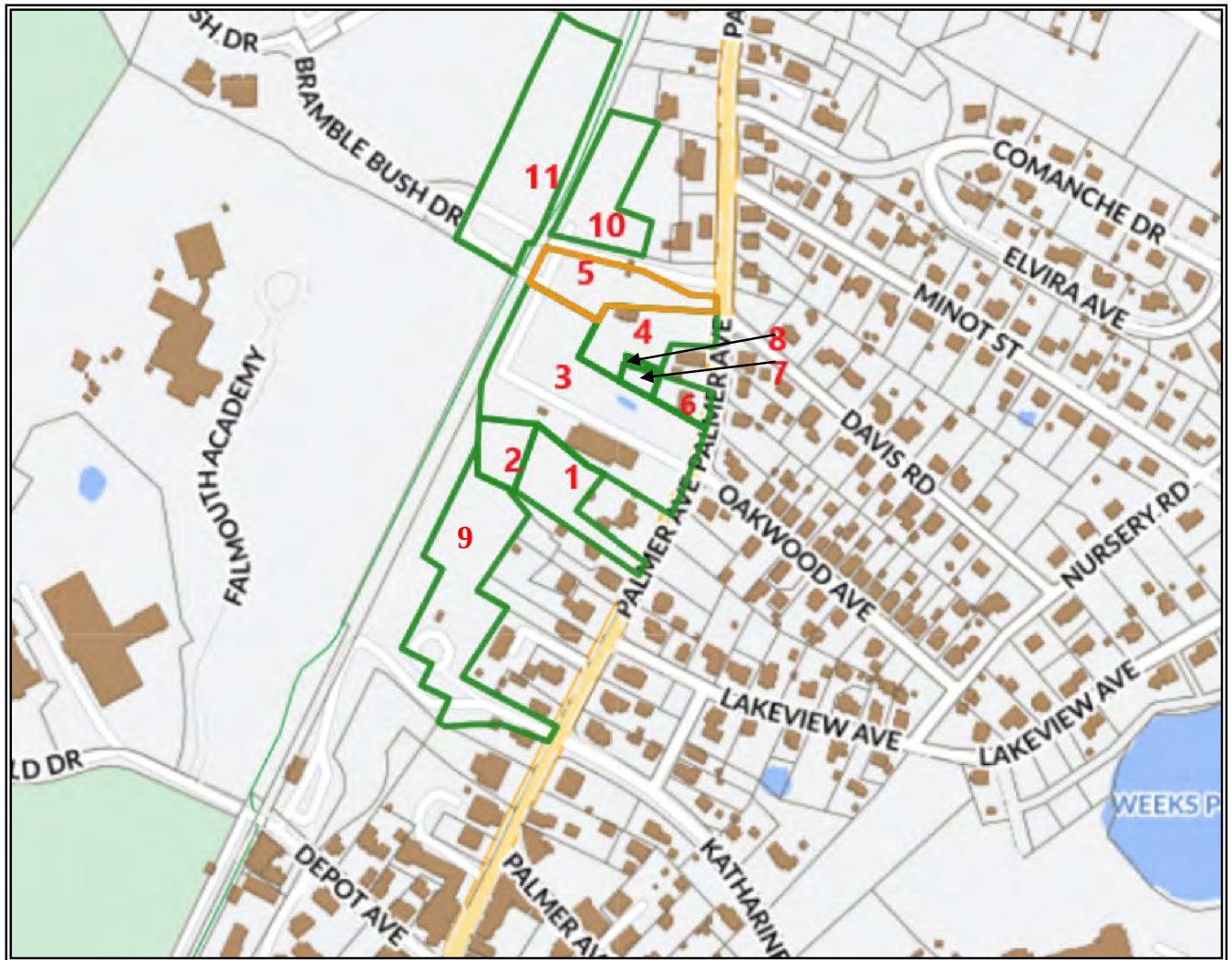
**FALMOUTH
PARKING FACILITIES - OWNED**

OWNED FALMOUTH PARKING FACILITIES – LOCATION MAP



**PALMER AVENUE, ET AL.
PARKING FACILITIES, ETC. - OWNED**

Steamship Authority Real Estate Owned as of June 1, 2024								
Palmer Avenue, Bramblebush Drive & Skating Lane - Falmouth, MA								
Address		Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Description	Zoning
1	220 Palmer Avenue	38 02 002 001	\$567,800	1.120	48,787	None		GR
2	0 Palmer Avenue Off	38 02 002A 002	\$311,200	0.498	21,693	None		GR
3	228 Palmer Avenue	38 02 004 001	\$9,951,900	3.707	161,477	21,360	Office & Parking Lot	GR
4	276 Palmer Avenue	38 02 008A 000A	\$658,800	1.061	46,217	3,744	Rent-a-Car Building	GR
5	286 Palmer Avenue	38 02 009 000	\$741,000	1.221	53,187	None		LIA/GR
6	254 Palmer Avenue	38 02 008B 001	\$606,400	0.273	11,892	1,939	1.5-Story Wood-Framed Building	GR
7	0 Palmer Avenue	38 02 008C 002	\$288,400	0.126	5,489	None		GR
8	0 Palmer Avenue	38 02 008C 003	\$33,100	0.041	1,786	None		GR
9	0 Palmer Avenue	38A 01 063 000	\$912,600	2.857	124,451	None		GR/LIA
10	9 Skating Lane	38 02 010A 000	\$793,300	1.353	58,937	None		LIA
11	0 Bramblebush Drive	38 01 010A 000B	\$670,900	2.903	126,455	None		B3
Totals			\$15,535,400	15.160	660,370	27,043		



AERIAL VIEW OF PALMER AVENUE, ET AL., FALMOUTH, MA



ASSESSOR CARD #1

6/5/24, 1:51 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	38 02 002 001	Account Number	WEST FALMOUTH
Prior Parcel ID	—		
Property Owner	NEW BEDFORD-WOODS HOLE MARTHAS VINEYARD & NANTUCKET	Property Location	220 PALMER AVE
Mailing Address	PO BOX 284	Property Use	OTHER MASS
		Most Recent Sale Date	8/24/1988
City	WOODS HOLE	Legal Reference	06407-0180
Mailing State	MA	Grantor	MCMENAMY LOUIS M
Zip	02543	Sale Price	275,000
ParcelZoning	GR	Land Area	1.120 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	567,800	Total Value	567,800
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Building Description

Building Style	Foundation Type	Flooring Type
# of Living Units	Frame Type	Basement Floor
Year Built	Roof Structure	Heating Type
Building Grade	Roof Cover	Heating Fuel
Building Condition	Siding	Air Conditioning
Finished Area (SF)	Interior Walls	# of Bsmt Garages
Number Rooms	# of Bedrooms	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 1.120 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #2

6/9/24, 10:22 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	38 02 002A 002	Account Number	Falmouth
Prior Parcel ID	--	Property Location	0 PALMER AVE OFF
Property Owner	NEW BEDFORD-WOODS HOLE	Property Use	OTHER MASS
	MARTHAS VINEYARD & NANTUCKET	Most Recent Sale Date	3/14/1977
Mailing Address	PO BOX 284	Legal Reference	02479-0189
		Grantor	
City	WOODS HOLE	Sale Price	0
Mailing State	MA	Zip	02543
ParcelZoning	GR	Land Area	0.498 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	311,200	Total Value	311,200
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Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 0.498 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , hav ing exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #3

6/5/24, 1:50 PM

Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	38 02 004 001	Account Number	WEST FALMOUTH
Prior Parcel ID	—	Property Location	228 PALMER AVE
Property Owner	NEW BEDFORD-WOODS HOLE MARTHAS VINEYARD & NANTUCKET	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	12/20/1976
		Legal Reference	02443-0122
City	WOODS HOLE	Grantor	
Mailing State	MA	Sale Price	0
Zip	02543	Land Area	3.707 acres
ParcelZoning	GR		

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	8,543,300	372,500	1,036,100	9,951,900

Building Description

Building Style	Custom	Foundation Type	Concrete	Flooring Type	Carpet
# of Living Units	1	Frame Type	Steel	Basement Floor	Conc Slab
Year Built	2017	Roof Structure	Gable/Hip	Heating Type	Frcd Hot Air
Building Grade	11 2.00	Roof Cover	Metal	Heating Fuel	Gas
Building Condition	Average	Siding	Clapboard	Air Conditioning	100%
Finished Area (SF)	21360	Interior Walls	Drywall	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	10	# of Other Fixtures	0

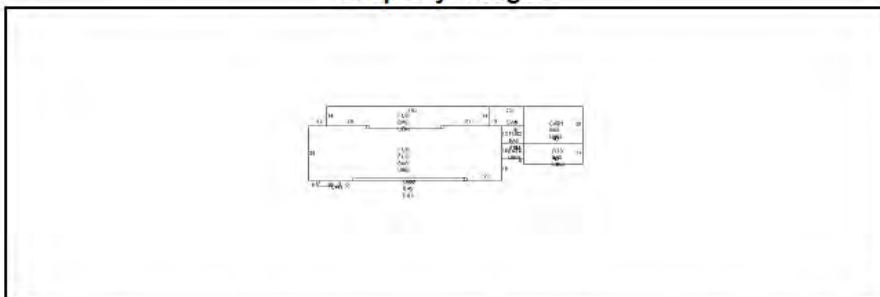
Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 3.707 acres of land mainly classified as OTHER MASS with a(n) Custom style building, built about 2017 , having Clapboard exterior and Metal roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 10 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #4

6/5/24, 1:46 PM

Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID

38 02 008A 000A

Account Number

WEST FALMOUTH

Prior Parcel ID

Property Owner

WOODS HOLE MARTHAS VINEYARD
NANTUCKET S S AUTHORITY

Property Location

276 PALMER AVE

Mailing Address

PO BOX 284

Most Recent Sale Date

1/11/1994

Legal Reference

08997-0209

City

WOODS HOLE

Grantor

UNION & PALMER REALTY TRUST

Mailing State

MA

Zip

02543

Sale Price

250,000

ParcelZoning

GR

Land Area

1.061 acres

Current Property Assessment

Card 1 Value

Building Value

165,700

Xtra Features Value

40,000

Land Value

453,100

Total Value

658,800

Building Description

Building Style

Service Shop

Foundation Type

Frame Type

Wood

Flooring Type

Conc Slab

of Living Units

0

Roof Structure

Gable/Hip

Basement Floor

N/A

Year Built

1960

Roof Cover

Asphalt

Heating Type

Frcd Hot Air

Building Grade

3 1.0

Siding

Clapboard

Heating Fuel

Gas

Building Condition

Average

Interior Walls

Minimum

Air Conditioning

0%

Finished Area (SF)

3744

of Bedrooms

0

of Bsmt Garages

0

Number Rooms

0

of 1/2 Baths

0

of Full Baths

0

of 3/4 Baths

0

of Other Fixtures

0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159 / TEMP ESMT,SEE PLAN BOOK 500,PAGE 6 / NAME PER DEED

Narrative Description of Property

This property contains 1.061 acres of land mainly classified as OTHER MASS with a(n) Service Shop style building, built about 1960 , having Clapboard exterior and Asphalt roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #5

6/5/24, 1:47 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	38 02 009 000	Account Number	WEST FALMOUTH
Prior Parcel ID	—		
Property Owner	WOODS HOLE MARTHAS VINEYARD NANTUCKET STEAMSHIP AUTH	Property Location	286 PALMER AVE
Mailing Address	PO BOX 284	Property Use	OTHER MASS
City	WOODS HOLE	Most Recent Sale Date	9/2/2011
Mailing State	MA	Legal Reference	195096
Zip	02543	Grantor	FALMOUTH YOUTH HOCKEY LEAGUE,
ParcelZoning	LIA	Sale Price	3,189,100
		Land Area	1.221 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	89,300	Land Value	651,700	Total Value	741,000
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Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 1.221 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , hav ing exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #6

9/5/24, 1:46 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	38 02 008B 001	Account Number	WEST FALMOUTH
Prior Parcel ID	—	Property Location	254 PALMER AVE
Property Owner	WOODS HOLE MARTHAS VINEYARD NANTUCKET S S AUTHORITY	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	7/10/1996
City	WOODS HOLE	Legal Reference	10292-0250
Mailing State	MA	Grantor	BOTELHO VERONICA JANE
Zip	02543	Sale Price	200,000
ParcelZoning	GR	Land Area	0.273 acres

Current Property Assessment

Card 1 Value	Building Value	380,200	Xtra Features Value	0	Land Value	226,200	Total Value	606,400
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Building Description

Building Style	Cape Cod	Foundation Type		Flooring Type	Hardwood
# of Living Units	0	Frame Type	Wood	Basement Floor	N/A
Year Built	1954	Roof Structure	Gable/Hip	Heating Type	Hot Water
Building Grade	4 1.1	Roof Cover	Asphalt	Heating Fuel	Oil
Building Condition	Average	Siding	Wood Shingle	Air Conditioning	0%
Finished Area (SF)	1939	Interior Walls	Drywall	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	3
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 0.273 acres of land mainly classified as OTHER MASS with a(n) Cape Cod style building, built about 1954 , having Wood Shingle exterior and Asphalt roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 3 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #7

6/5/24, 1:46 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	38 02 008C 002	Account Number	WEST FALMOUTH
Prior Parcel ID	—		
Property Owner	WOODS HOLE MARTHAS VINEYARD	Property Location	0 PALMER AVE
	NANTUCKET S S AUTHORITY	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	7/10/1996
		Legal Reference	10292-0250
City	WOODS HOLE	Grantor	BOTELHO VERONICA JANE
Mailing State	MA	Sale Price	200,000
Zip	02543	Land Area	0.126 acres
ParcelZoning	GR		

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	18,500	Land Value	269,900	Total Value	288,400
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Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 0.126 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , hav ing exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not waranteed.

ASSESSOR CARD #8

6/5/24, 1:47 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	38 02 008C 003	Account Number	WEST FALMOUTH
Prior Parcel ID	—		
Property Owner	WOODS HOLE MARTHAS VINEYARD NANTUCKET S S AUTHORITY	Property Location	0 PALMER AVE
Mailing Address	PO BOX 284	Property Use	OTHER MASS
		Most Recent Sale Date	7/10/1996
City	WOODS HOLE	Legal Reference	10292-0250
Mailing State	MA	Grantor	BOTELHO VERONICA J
Zip	02543	Sale Price	200,000
ParcelZoning	GR	Land Area	0.041 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	33,100	Total Value	33,100
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Building Description

Building Style	Foundation Type	Flooring Type
# of Living Units	Frame Type	Basement Floor
Year Built	Roof Structure	Heating Type
Building Grade	Roof Cover	Heating Fuel
Building Condition	Siding	Air Conditioning
Finished Area (SF)	Interior Walls	# of Bsmt Garages
Number Rooms	# of Bedrooms	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 0.041 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch
Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #9

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	38A 01 063 000	Account Number	WEST FALMOUTH
Prior Parcel ID	—	Property Location	0 PALMER AVE
Property Owner	NEW BEDFORD-WOODS HOLE MARTHAS VINEYARD & NANTUCKET	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	5/14/1976
		Legal Reference	02338-0244
		Grantor	
City	WOODS HOLE	Sale Price	0
Mailing State	MA	Zip	02543
ParcelZoning	GR	Land Area	2.857 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	912,600	Total Value	912,600
--------------	----------------	---	---------------------	---	------------	---------	-------------	---------

Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 2.857 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch
Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #10

6/9/24, 10:23 PM

Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	38 02 010A 000	Account Number	Falmouth
Prior Parcel ID	—		
Property Owner	WOODS HOLE MARTHAS VINEYARD NANTUCKET STEAMSHIP AUTH	Property Location	9 SKATING LN
		Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	9/2/2011
		Legal Reference	25659-40
City	WOODS HOLE	Grantor	FALMOUTH YOUTH HOCKEY LEAGUE, INC
Mailing State	MA	Sale Price	3,189,100
Zip	02543	Land Area	1.353 acres
ParcelZoning	LIA		

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	71,400	Land Value	721,900	Total Value	793,300
--------------	----------------	---	---------------------	--------	------------	---------	-------------	---------

Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 1.353 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR CARD #11

6/9/24, 10:24 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	38 01 010A 000B	Account Number	Falmouth
Prior Parcel ID	---		
Property Owner	WOODS HOLE MARTHAS VINEYARD NANTUCKET STEAMSHIP AUTH	Property Location	0 BRAMBLE BUSH DR
Mailing Address	PO BOX 284	Property Use	OTHER MASS
City	WOODS HOLE	Most Recent Sale Date	9/2/2011
Mailing State	MA	Legal Reference	25659-40
Zip	02543	Grantor	FALMOUTH YOUTH HOCKEY LEAGUE,
ParcelZoning	B3	Sale Price	3,189,100
		Land Area	2.903 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value	121,400	Land Value	549,500	Total Value	670,900
--------------	------------------	---------------------	---------	------------	---------	-------------	---------

Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 2.903 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ABUTTER INFORMATION – PALMER AVENUE, ET AL. PARKING FACILITY

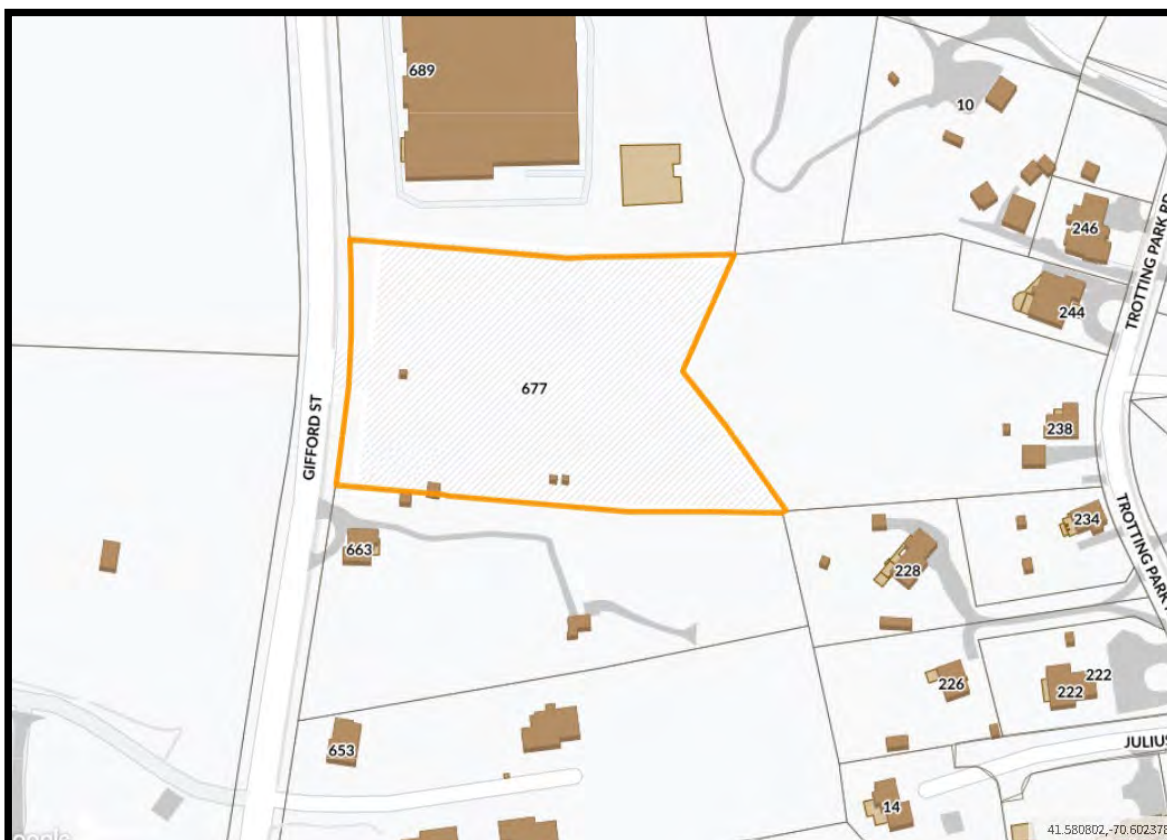
Abutting Parcels to the Steamship Authority Owned Parcels (As of June 1, 2024)						
Parcel #	Address	Last Sold	Sale Price	Acreage	Class/Type	Owner
38 02 008 000B	266 Palmer Avenue	12/1/1997	\$110,000	0.328	Mix Use Res/Com	Brian F. Edwards
38 02 003 000	204 Palmer Avenue	10/24/2002	Nominal	0.661	Mix Use Res/Com	Fiduciary Trust Co.
38A 01 055 000	200A Palmer Avenue	7/2/2021	Nominal	0.312	1-Fam Res	200A Palmer, LLC
38A 01 057B 000	0 Palmer Avenue Off	7/2/2021	Nominal	0.186	Undevelopable Land	200A Palmer, LLC
38A 01 057 000	188 Palmer Avenue	10/18/2005	\$900,000	0.787	Apt 4-8	Weeping Ash LLC
38A 01 058 000	182 Palmer Avenue	7/12/2012	\$425,000	0.458	Office	MacDuff Development, LLC
38A 01 065 000A	140 Palmer Avenue	1/1/1969	Nominal	0.728	Fraternal	Falmouth Lodge #2380
38A 01 064 000	152 Palmer Avenue	10/16/1996	Nominal	0.356	Apt 4-8	Terence L & Blanca M. Dineen, Tr.
38A 01 062 000	160 Palmer Avenue	1/26/2001	\$238,000	0.305	Multi Housing	Daniel Solien, Tr. & Kris Horiuchi, Tr.
38A 01 060 002	176 Palmer Avenue	12/11/2001	Nominal	0.740	Apt 4-8	Raymond & Pauline Laliberte, Tr.
02 05 004 000	0 Palmer Avenue	6/11/1982	\$307,665	66.9	Hwy Dept.	Comm of Mass



Parcels shaded Green are Owned by Steamship Authority

**677 GIFFORD STREET
PARKING LOT - OWNED**

Steamship Authority Real Estate Owned as of June 1, 2024						
Gifford Street- Falmouth, MA						
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Zoning
1 677 Gifford Street	34 01 004 004	\$353,900	3.017	131,421	None	AGB
Totals		\$353,900	3.017	131,421	None	



AERIAL VIEW OF 677 GIFFORD STREET, FALMOUTH, MA



ASSESSOR CARD

6/9/24, 10:43 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	34 01 004 004	Account Number	Falmouth
Prior Parcel ID	--	Property Location	677 GIFFORD ST
Property Owner	NEW BEDFORD-WOODS HOLE MARTHAS VINEYARD & NANTUCKET	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	6/30/1976
City	WOODS HOLE	Legal Reference	02362-0196
Mailing State	MA	Grantor	
Zip	02543	Sale Price	0
ParcelZoning	AGB	Land Area	3.017 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	353,900	Total Value	353,900
--------------	----------------	---	---------------------	---	------------	---------	-------------	---------

Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

This property contains 3.017 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

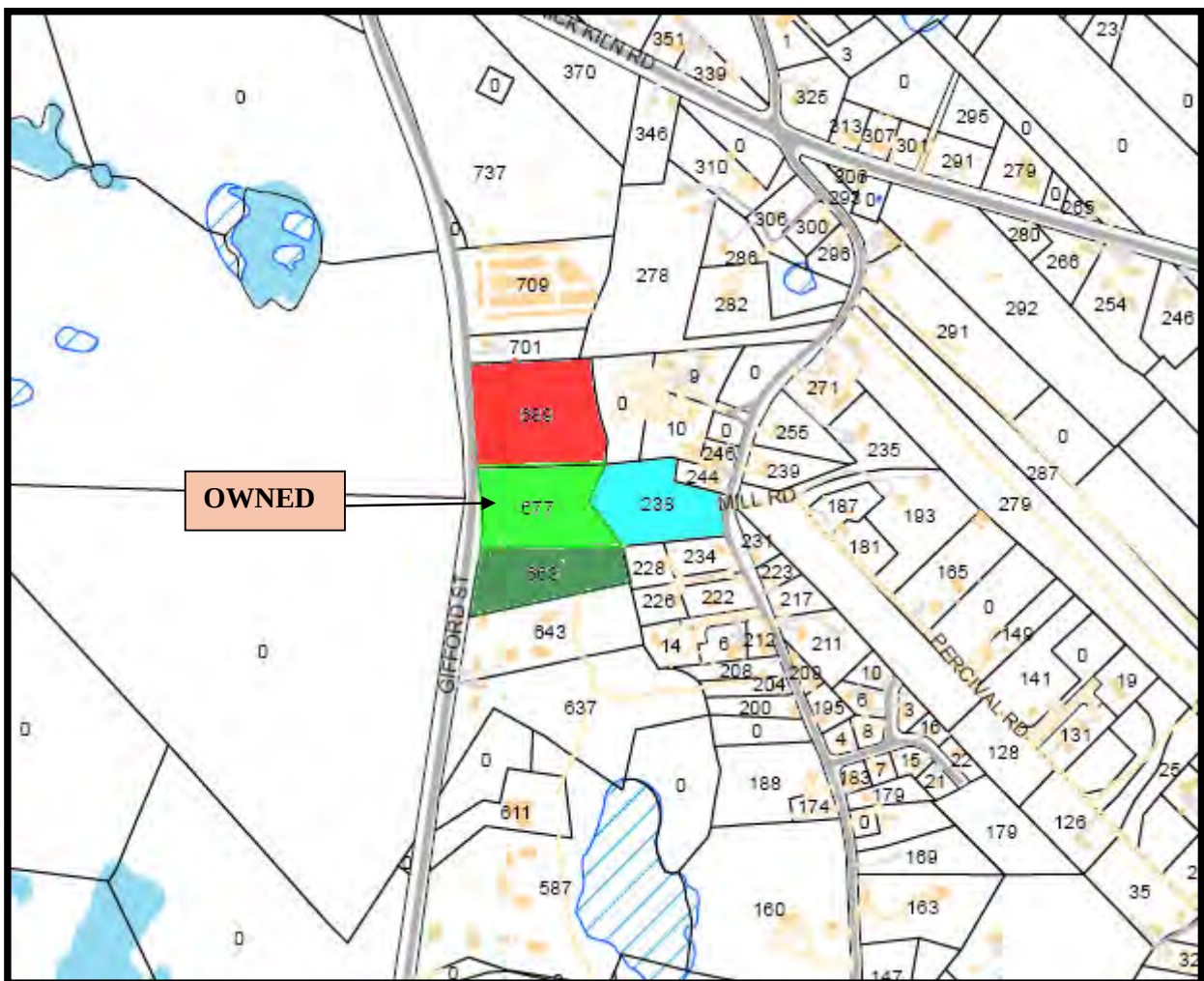
Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ABUTTER INFORMATION – GIFFORD STREET PARKING FACILITY

Abutting Parcels to the Steamship Authority Owned Parcels (As of June 1, 2024)						
Parcel #	Address	Last Sold	Sale Price	Acreage	Class/Type	Owner
34 01 003 000	689 Gifford Street	9/30/2016	Nominal	4.080	Auto Repair	R&P Falmouth, LLC
34 01 005 000	663 Gifford Street	4/21/1948	Nominal	2.548	1-Fam Res	Estate of Alice A. Gomes
34 01 049 000A	238 Trotting Park Rd.	5/27/2003	\$240,000	2.648	1-Fam Res	Kathleen C. Henriksen



Parcel shaded Green is Owned by Steamship Authority

**MARTHA'S VINEYARD
TERMINALS - OWNED**

MARTHA’S VINEYARD TERMINAL LOCATION MAP



**VINEYARD HAVEN/TISBURY
TERMINAL - OWNED**

Steamship Authority Real Estate Owned as of June 1, 2024							
Tisbury/Vineyard Haven Terminal							
	Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Use/Description
1	47 Water Street	7 E 1	\$6,961,700	1.190	51,836	6,001	Terminal Bldg.
2	Water Street	7 E 3	\$2,608,500	0.831	36,200	None	
3	17 Water Street	7 E 4	\$1,746,700	0.450	19,800	None	
4	46 Union Street	7 D 14	\$4,246,700	0.450	19,800	576	Utility Bldg. on Dock 2
Totals			\$15,563,600	2.921	127,636	6,577	



AERIAL VIEW OF TISBURY/VINEYARD HAVEN TERMINAL



98

Property Location
Vision ID 657

47 WATER ST

Account #

Map ID 7/E / 1/1

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 929I
Print Date 12/8/2023 11:18:23 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	87	Other State
Model	96	Commercial
Grade	09	Excellent
Stories:	2	
Occupancy	1.00	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
RooF Structure	03	Gable/Hip
RooF Cover	10	Wood Shingle
Interior Wall 1	03	Plastered
Interior Wall 2		
Interior Floor 1	10	Terrazzo Monol
Interior Floor 2	05	Vinyl/Asphalt
Heating Fuel	02	Oil
Heating Type	05	Hot Water
AC Type	03	Central
Bldg Use	929I	OTHER M96
Total Rooms		
Total Bedrms	02	
Total Baths	5	
Gas Location		
Gallons		
Heat/AC	02	HEAT/AC SPLIT
Frame Type	02	WOOD FRAME
Baths/Plumbing	03	ABOVE AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	03	ABOVE AVERAGE
Wall Height	12.00	
% Conn Wall	0.00	
1st Floor Use:	901I	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

Property Location
Vision ID 659

Account #

Map ID 7/E / 3 / I

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 9290
Print Date 12/6/2023 11:18:30 A

CURRENT OWNER

WOODS HOLE MV NANT SSHP AUTH

BOX 284

WOODS HOLE, MA 02543

TOPO

UTILITIES

2) Public Water

STRT / ROAD

LOCATION

SUPPLEMENTAL DATA

Alt Prol ID 00007E 00000 00003

NEW PER

RES EXE

GIS ID M_275146_800907

BETTERM

Assoc Pid#

DESCRIPTION

EXEMPT

EXM LAND

Code 9290

Appraised 36,900

Assessed 2,571,600

TOTAL

2,608,500

2,608,500

1300

TISBURY, MA

VISION

RECORD OF OWNERSHIP

WOODS HOLE MV NANT SSHP AUTH

BK-VOL-PAGE

00309 0018

SALE DATE

03-07-1973

Q/U

U

V/I

V

SALE PRICE

0

VC

H

PREVIOUS ASSESSMENTS (HISTORY)

Year Code Assessed Year Code Assessed V Year Code Assessed

2023 9290 36,900 2022 9290 22,400 2021 9290 22,400

9290 2,571,600 9290 2,085,300 9290 2,085,300

TOTAL 2,608,500 TOTAL 2,107,700 TOTAL 2,107,700

EXEMPTIONS

Fiscal Code Description Amount

Total 0.00

OTHER ASSESSMENTS

Code Description Number Amount Comm Int

ASSESSING NEIGHBORHOOD

Nbhd Nbhd Name B Tracing Batch

0A00

NOTES

STEAMSHIP PARK
CNP ON THIS PCL
HARBORFRONT
INCLUDES BEACH
TICKET BOOTH HAS HEAT PUMP HEAT&AC
6/95

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised Xf (B) Value (Bldg)

Appraised Ob (B) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value 2,608,500

Valuation Method

Total Appraised Parcel Value 2,608,500

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

BUILDING PERMIT RECORD

Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments

VISIT / CHANGE HISTORY

Date Id Type Is Cd Purpose/Result

05-10-2023 AP 01 00 Measure+Listed

05-04-2022 MM 10 Field Review

05-20-2021 AP 03 51 Measure+1visit Sent Letter

06-01-2017 DT 50 FieldRevwReval

07-06-2015 AP 01 00 Measure+Listed

05-22-2001 JF 50 FieldRevwReval

04-18-1999 CR 00 Measure+Listed

LAND LINE VALUATION SECTION

B Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbhd. Nbhd. Adj. Notes Location Adjustment Adj Unit P Land Value

1 9290 OTHER MD0 C 36,200 SF 36.43 1.00000 A 1.00 0A00 1.950 WF 1.0000 71.04 2,571,600

TOTAL CARD LAND UNITS 36,200 SF PARCEL TOTAL LAND AREA 0.83 TOTAL LAND VALUE 2,571,600

Property Location 17 WATER ST		Map ID 7/E / 4 / 1		Bldg Name		State Use 9290	
Vision ID 660		Account #		Sec # 1 of 1		Card # 1 of 1	
		Bldg # 1				Print Date 12/6/2023 11:18:44 A	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	94	Outbuildings			
Model:	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Bath Style:					
Kitchen Style:					

MIXED USE		
Code	Description	Percentage
9290	OTHER M00	100
		0
		0

COST / MARKET VALUATION		
Building Value New		0
Effective Base Rate		0
Net Other Adjustment		
Year Built		0
Effective Year Built		0
Depreciation Code		
Remodel Rating		
Year Remodeled		
Depreciation %		
Functional Obsol		0
Economic Obsol		0
Trend Factor		1
Condition		
Condition %		0
Percent Good		
RCNLD		0
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	PAVING-ASP	L	15.00	2.50	1988			50		0.00	18,800
SHD2	W/LIGHTS ET	L	48	13.00	1995			95		0.00	600
GAZ3	GAZEBO,EXC	L	144	40.00	1995			95		0.00	5,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
Totl Gross Liv / Lease Area		0	0	0		0



104

ABUTTER INFORMATION – VINEYARD HAVEN/TISBURY TERMINAL

Abutting Parcels to the Steamship Authority Owned Parcels (As of June 1, 2024)						
Parcel #	Address	Last Sold	Sale Price	Acreage	Class/Type	Owner
7 E 5	11 Water Street	11/30/1971	\$50,000	0.17	Retail	Black Dog Tavern Co Inc.
7 E 6	20 Beach Street Ext.	9/6/1994	Nominal	0.61	Mixed Use	RSD Realty Trust (Robert S. Douglas, Sr., Trustee)
7 D 7	75 Main Street	6/22/2021	\$2,525,000	0.71	Mixed-Use	Dunn Family, LLC
7 D 13	Union Street	7/29/1953	Nominal	0.35	Vacant Land	Town of Tisbury



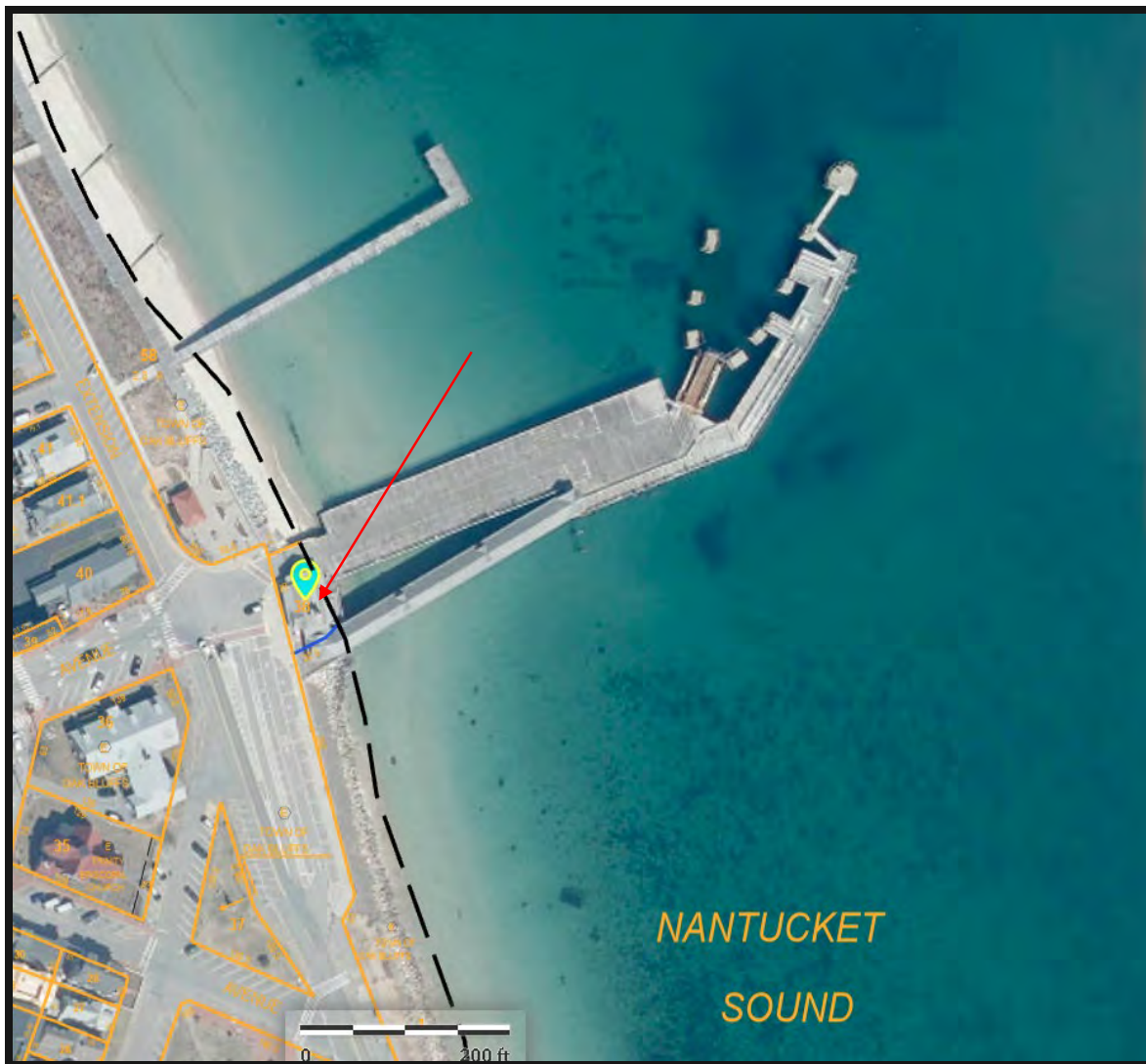
Parcels shaded Green are Owned by Steamship Authority

**OAK BLUFFS
TERMINAL - OWNED**

Steamship Authority Real Estate Owned as of June 1, 2024							
Oak Bluffs Terminal							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Use/Description	Zoning
1 1 Sea View Avenue	9 38	\$4,865,800	0.620	27,007	1,705	Terminal Bldg.	B1
Totals		\$4,865,800	0.620	27,007	1,705		



AERIAL VIEW OF OAK BLUFFS TERMINAL



ASSESSOR CARD

Key: 1361

Town of OAK BLUFFS - Fiscal Year 2024

12/5/2023 2:03 pm SEQ # 1,411

LEGALLY
LAND
DETACHED

CURRENT OWNER

WOODS HOLE MARTHAS VINEYARD
NANTUCKET STEAMSHIP AUTHORITY
PO BOX 284
WOODS HOLE, MA 02543

PARCEL ID

9-38-0

LOCATION

1 SEA VIEW AV

TRANSFER HISTORY

WOODS HOLE MARTHAS VINEYA

DOS

99

T

SALE PRICE

N/A-N/A

BK-PG (Cert)

CLASS

9720

CLASS%

100

DESCRIPTION

TRANS AUTHORITY

BN ID

1

BN

1 of 1

CARD

PMT NO

BP09-70

PMT DT

04/02/2009

TY

68

DESC

Vision Field Additions

AMOUNT

500,000

INSP

04/17/2011

BY

DT

1st

0

%

0

68

Vision Field

05/04/2007

DT

09/15/1988

JS

0

0

0

0

CD

T

AC/SF/UN

Ngh

Intf1

Intf2

ADJ BASE

SAF

Intf3

Lpi

VC

CREDIT AMT

ADJ VALUE

103

S

27,007

A30

1.00

100

1.00

A

1.00

3,023,550

1.64

NA

1.00

NA

4.50

3,074,510

TOTAL

27,007 SF

ZONING

B1

FRNT

0

ASSESSED

CURRENT

PREVIOUS

Ngh

0A30

N O T E

LAND

3,074,500

2,988,000

Intf1

100% GOOD

BUILDING

408,900

390,200

Intf2

A

DETACHED

1,382,400

1,270,400

OTHER

0

0

TOTAL

4,865,800

4,648,600

TY

QUAL

COND

DIMNOTE

YB

UNITS

ADJ PRICE

RCNLD

S/V

A

1.00

30

0.70

COM W UTLS

1988

1,567,500

1.20

1,316,700

CBH

G

1.30

50

0.50

1950

498

111.41

27,100

CAN

A

1.00

30

0.70

1988

2,240

10.30

16,200

APV

A

1.00

30

0.70

1988

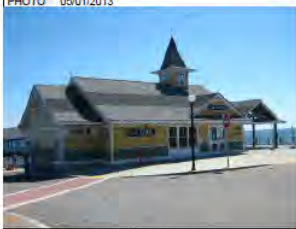
20,000

1.60

22,400

PHOTO

05/01/2013



BUILDING

CD

ADJ

DESC

MEASURE

MODEL

5

CIM

LIST

STYLE

20

2.25

OFFICE BUILDING (100%)

REVIEW

QUALITY

A

1.00

AVERAGE (100%)

FRAME

1

1.01

WOOD FRAME (100%)

YEAR BLT

2009

SIZE ADJ

1.000

ELEMENT

CD

DESCRIPTION

ADJ

NET AREA

1,705

DETAIL ADJ

2,456

FOUNDATION

99

N/A

1.00

\$NLA(RCN)

\$266

OVERALL

1.000

EXT. COVER

2

CLAPBOARD

1.03

ROOF SHAPE

1

GABLE

1.00

ROOF COVER

1

ASPH/CMF SHIN

1.00

FLOOR COVER

4

TILE/SLATE

1.04

INT. FINISH

2

DRYWALL

1.00

HEATING/COOL

5

ELECTRIC BB

1.05

FUEL SOURCE

3

ELECTRIC

1.00

S

BAT

T

DESCRIPTION

UNITS

YB

ADJ PRICE

RCN

A

BAS

L

BASE AREA

1,705

2009

266.47

454,339

TOTAL RCN

454,339

CONDITION ELEM

CD

EXTERIOR

INTERIOR

CDN/APP

EFF.YR/AGE

2012 / 10

COND

10

10 %

FUNC

0

ECON

0

DEPR

10

% GD

90

RCNLD

\$408,900

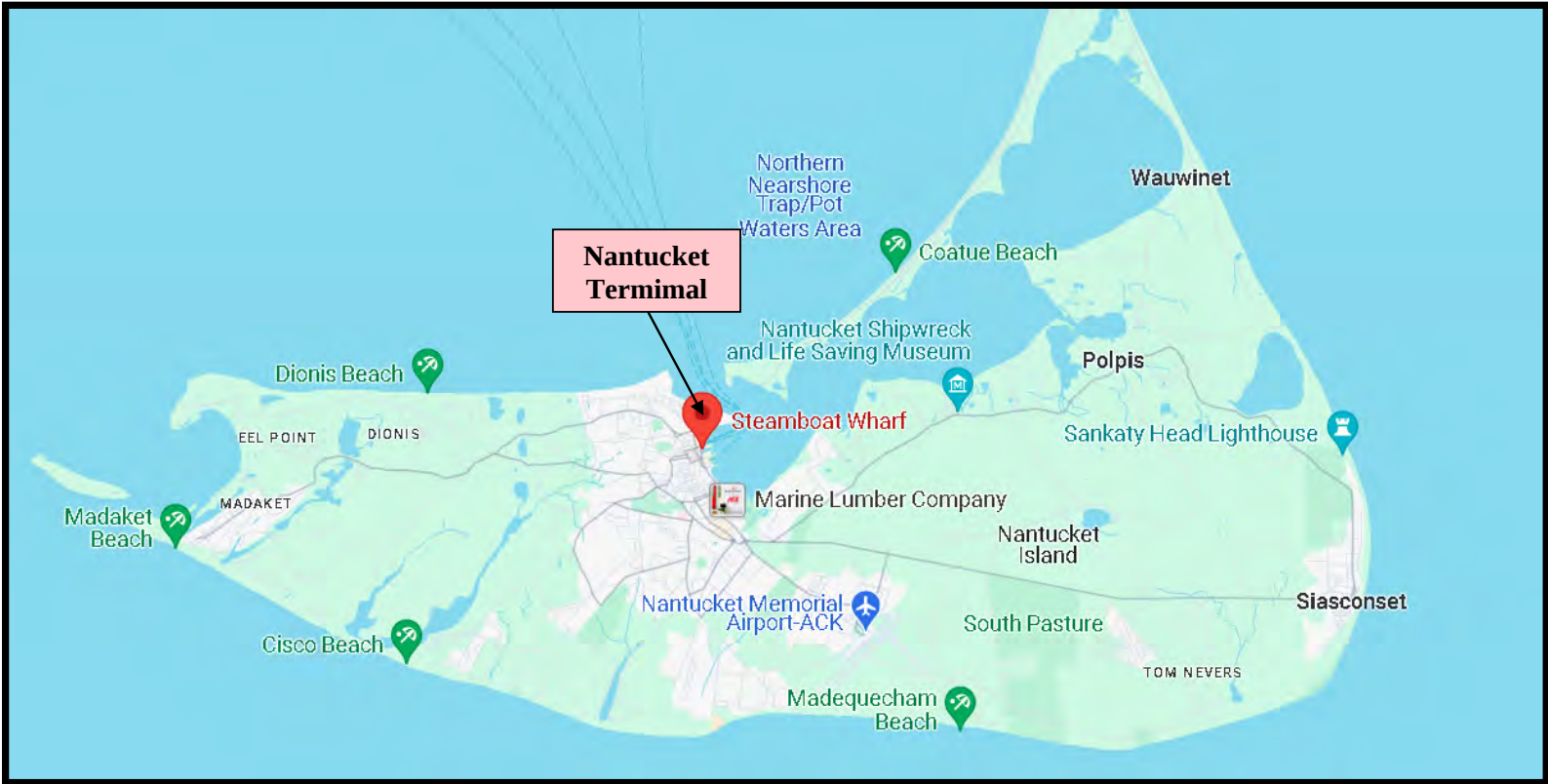
ABUTTER INFORMATION – OAK BLUFFS TERMINAL

Abutting Parcels to the Steamship Authority Owned Parcels (As of June 1, 2024)					
Parcel #	Address	Last Sold	Acreage	Class/Type	Owner
9 58	21 Sea View Ave Ext.	N/A	2.00	Beach/Waterfront	Town of Oak Bluffs
9 01	21 Sea View Ave	N/A	6.66	Beach/Waterfront	Town of Oak Bluffs



**NANTUCKET
TERMINAL - OWNED**

NANTUCKET LOCATION MAP



Steamship Authority Real Estate Owned as of June 1, 2024							
Nantucket Terminal							
	Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building Use/Description
1	1 Steamboat Wharf	42 42 14	\$43,698,900	2.210	96,268	5,948	Terminal Bldg.
2	3 Steamboat Wharf	42 42 15	\$9,314,600	0.100	4,356	None	
3	27 Steamboat Wharf	42 42 13	\$5,897,800	0.310	13,504	None	
4	1 Steamboat Wharf*	42 42 101	\$17,267,597	0.440	19,166	None	
Totals			\$76,178,897	3.060	133,294	5,948	
*Please note that although the Nantucket Assessor's office has Parcel 42 42 101 listed as owned by the Town of Nantucket, the Steamship Authority has title to the parcel and was licensed/permitted as such							



AERIAL VIEW OF NANTUCKET TERMINAL



ASSESSOR CARD #1

Location 1 STEAMBOAT WF	Mblu 4242 / 14 /
Acct# 00010402	Owner WOODS HOLE MARTHAS VINEYARD &
Assessment \$43,698,900	PID 10402
Building Count 1	

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$5,410,900	\$38,288,000	\$43,698,900

Owner of Record

Owner WOODS HOLE MARTHAS VINEYARD &	Sale Price \$0
Co-Owner NANTUCKET STEAMSHIP AUTH	Certificate
Address 1 STEAMBOAT WHARF	Book & Page 00088/0552
NANTUCKET, MA 02554	Sale Date 01/01/1900

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
WOODS HOLE MARTHAS VINEYARD &	\$0		00088/0552	01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1984 Living Area: 5,948 Replacement Cost: \$2,950,148 Building Percent Good: 83 Replacement Cost Less Depreciation: \$2,448,600	Building Photo  https://images.vgsi.com/photos/NantucketMAPPhotos/100351100_0058_
--	---

Building Attributes	
Field	Description
Style:	Other Municipa
Model	Comm/ind

Category

Outbuildings

Outbuildings					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			60000.00 S.F.	\$144,000	1
LT1	LIGHTS-IN W/PL			19.00 UNITS	\$11,800	1
LT2	W/DOUBLE LIGHT			8.00 UNITS	\$10,800	1
FN3	FENCE-6' CHAIN			270.00 L.F.	\$8,700	1
MSC8	DOLP			22.00 UNIT	\$1,237,500	1
MSC8	DOLP			12.00 UNIT	\$1,350,000	1
MSC4	BRID			2.00 UNIT	\$45,000	1
MSC33	PLAT			4.00 UNIT	\$30,000	1
SHD1	SHED FRAME			800.00 S.F.	\$16,200	1
SHD1	SHED FRAME			48.00 S.F.	\$1,000	1
FGR1	GARAGE-AVE			360.00 S.F.	\$19,400	1
SHD1	SHED FRAME			896.00 S.F.	\$18,100	1
SHD1	SHED FRAME			1600.00 S.F.	\$32,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$5,410,900	\$38,288,000	\$43,698,900
2023	\$5,330,400	\$34,749,300	\$40,079,700
2022	\$5,330,400	\$34,037,800	\$39,368,200
2021	\$5,330,400	\$33,109,800	\$38,440,200
2020	\$5,330,400	\$33,109,800	\$38,440,200

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ASSESSOR CARD #2

3 STEAMBOAT WF

Location 3 STEAMBOAT WF

Mblu 4242// 15//

Acct# 00010403

Owner WOODS HOLE MARTHAS VINEYARD &

Assessment \$9,314,600

PID 10403

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,300	\$9,313,300	\$9,314,600

Owner of Record

Owner WOODS HOLE MARTHAS VINEYARD &
 Co-Owner NANTUCKET STEAMSHIP AUTH
 Address PO BOX 284
 WOODS HOLE, MA 02543

Sale Price \$1,277,720
 Certificate
 Book & Page C0011/0729
 Sale Date 03/29/1985
 Instrument 1K

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WOODS HOLE MARTHAS VINEYARD &	\$1,277,720		C0011/0729	1K	03/29/1985

Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Outbuildings

Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/NantucketMAPphotos/100100/63151.jpg>)

Building Layout

 Building Layout
(https://images.vgsi.com/photos/NantucketMAPphotos/Sketches/10403_)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	9721	Size (Acres)	0.10
Description	TRANS AUTH VACANT	Frontage	0
Zone	CDT	Depth	0
Neighborhood	H56	Assessed Value	\$9,313,300

Alt Land Appr No
Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			48.00 S.F.	\$1,300	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,300	\$9,313,300	\$9,314,600
2023	\$600	\$8,466,400	\$8,467,000
2022	\$600	\$7,696,700	\$7,697,300
2021	\$600	\$6,692,600	\$6,693,200
2020	\$600	\$6,692,600	\$6,693,200

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ASSESSOR CARD #3

27 STEAMBOAT WF

Location 27 STEAMBOAT WF

Mblu 4242// 13//

Acct# 00010401

Owner WOODS HOLE MARTHAS
VINEYARD &

Assessment \$5,897,800

PID 10401

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$19,800	\$5,878,000	\$5,897,800

Owner of Record

Owner WOODS HOLE MARTHAS VINEYARD &
Co-Owner NANTUCKET STEAMSHIP AUTH
Address BOX 276
NANTUCKET, MA 02554

Sale Price \$0
Certificate
Book & Page C0004/0061
Sale Date 10/01/1956
Instrument 1K

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WOODS HOLE MARTHAS VINEYARD &	\$0		C0004/0061	1K	10/01/1956

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Outbuildings

Model:	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
A/C Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens:	
Cndtn:	
Num Park:	
Fireplaces:	
Fndtn Cndtn:	
Basement:	

Building Photo



(<https://images.vgsi.com/photos/NantucketMAPPhotos/00/00/63/42.jpg>)

Building Layout

 Building Layout

(https://images.vgsi.com/photos/NantucketMAPPhotos/Sketches/10401_)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	0721	Size (Acres)	0.31
Description	TRANS AUTH VACANT	Frontage	0
Zone	CDT	Depth	0
Neighborhood	H50	Assessed Value	\$5,878,000

Alt Land Appr No
Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			11000.00 S.F.	\$19,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$19,800	\$5,876,000	\$5,897,800
2023	\$19,800	\$5,343,800	\$5,363,600
2022	\$19,800	\$4,857,800	\$4,877,600
2021	\$19,800	\$4,223,900	\$4,243,700
2020	\$19,800	\$4,223,900	\$4,243,700

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ASSESSOR CARD #4

1 STEAMBOAT WF

Location 1 STEAMBOAT WF **Mblu** 4242// 101//
Acct# D0010489 **Owner** NANTUCKET TOWN OF
Assessment \$17,267,597 **PID** 10489
Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$27,900	\$17,239,697	\$17,267,597

Owner of Record

Owner NANTUCKET TOWN OF **Sale Price** \$0
Co-Owner **Certificate**
Address 16 BROAD ST **Book & Page** 00116/0397
 NANTUCKET, MA 02554 **Sale Date**

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NANTUCKET TOWN OF	\$0		00116/0397	

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Outbuildings
Model	

Building Photo

 Building Photo
<https://images.vgsi.com/photos/NantucketMAPPhotos/default.jpg>

Building Layout

 Building Layout
https://images.vgsi.com/photos/NantucketMAPPhotos/Sketches/10489_

 Building Sub-Areas (sq ft) **Legend**

NOTE: The Nantucket Assessor's office lists that this Property is owned by the Town of Nantucket; however, the Steamship Authority has title to the parcel , and is licensed/permitted as such.

Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

No Data for Building Sub-Areas

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	9302	Size (Acres)	0.44
Description	MUNICIPAL VACANT WF	Frontage	0
Zone	CDT	Depth	0
Neighborhood	H56	Assessed Value	\$17,239,687
Alt Land Appr	No		

Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			15500.00 S.F.	\$27,900	1

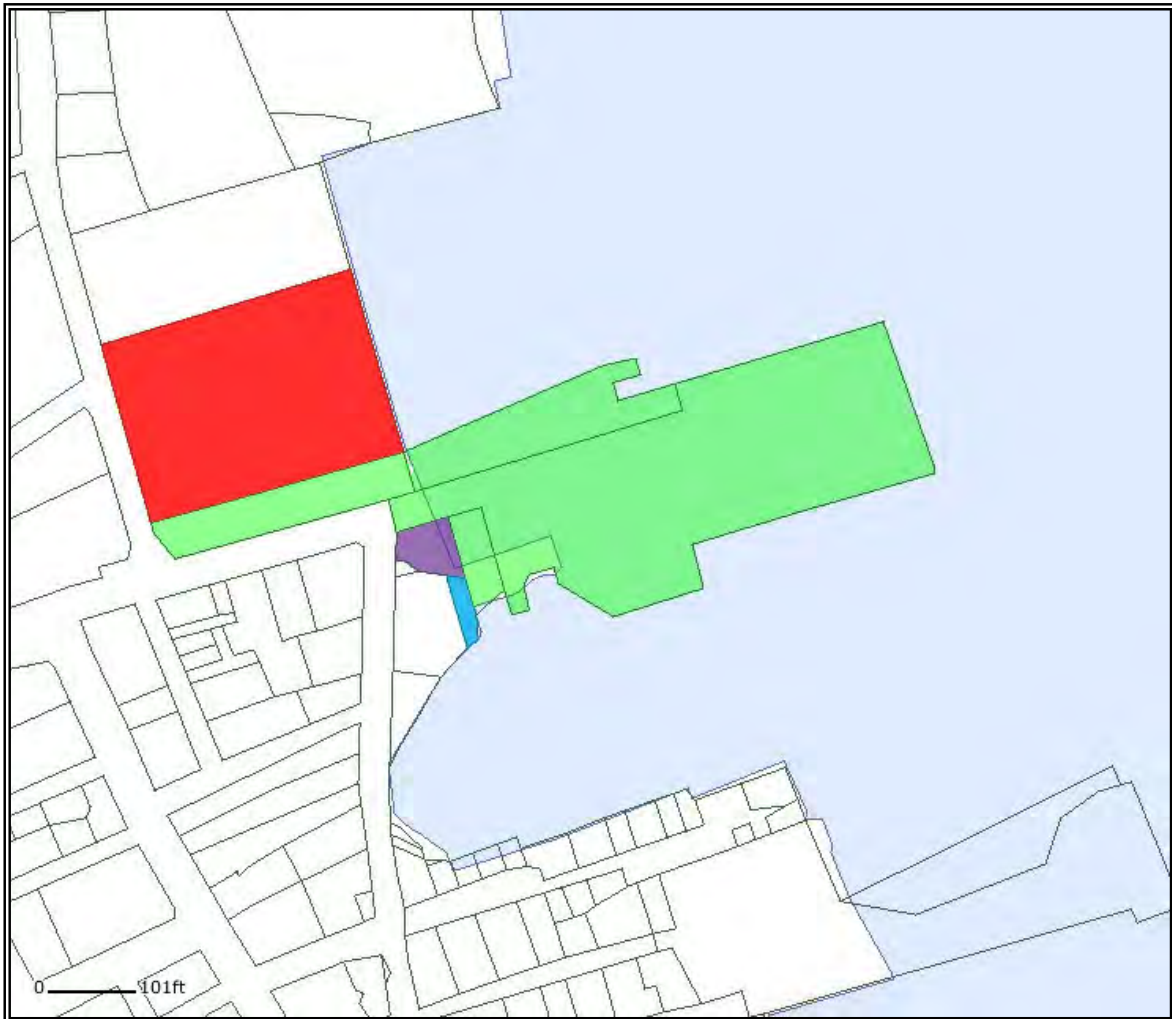
Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$27,900	\$17,239,697	\$17,267,597
2023	\$27,900	\$15,670,338	\$15,698,238
2022	\$27,900	\$14,248,228	\$14,276,128
2021	\$27,900	\$12,388,200	\$12,416,100
2020	\$27,900	\$12,388,200	\$12,416,100

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ABUTTER INFORMATION – NANTUCKET TERMINAL

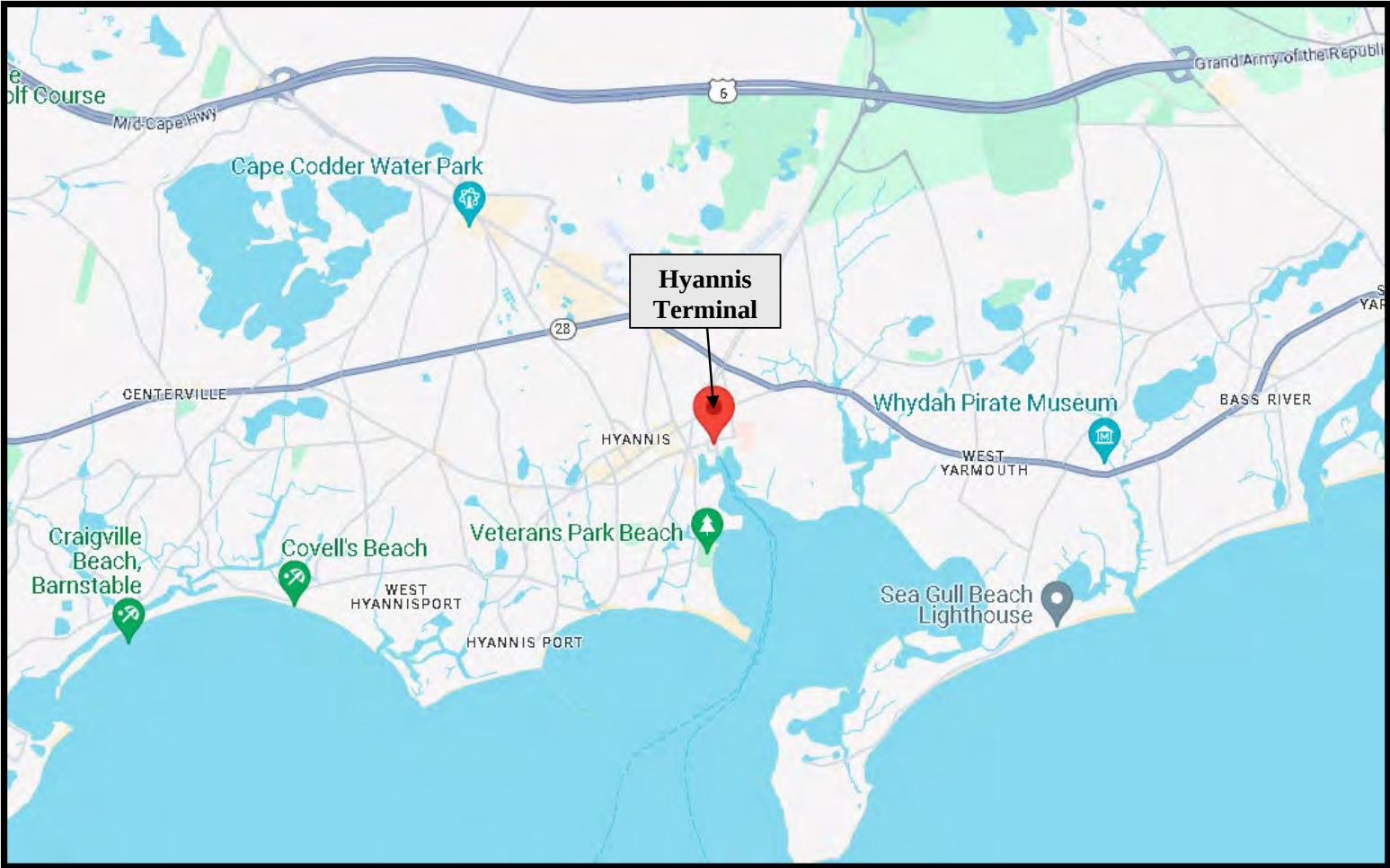
Abutting Parcels to the Steamship Authority Owned Parcels (As of June 1, 2024)						
Parcel #	Address	Last Sold	Sale Price	Acreage	Class/Type	Owner
42 42 12	1 South Beach Street	10/25/1965	Nominal	0.12	Yacht Club	Nantucket Yacht Club
42 42 16	31 Easy Street	4/15/2011	Nominal	0.08	Restaurant/Club	Joseph V. Arno Nominee Trust (Joseph V. Arno, Trustee)
42 42 17	29 Easy Street	9/30/1993	Nominal	0.05	1 Fam Res	Richard & Carolyn Judson



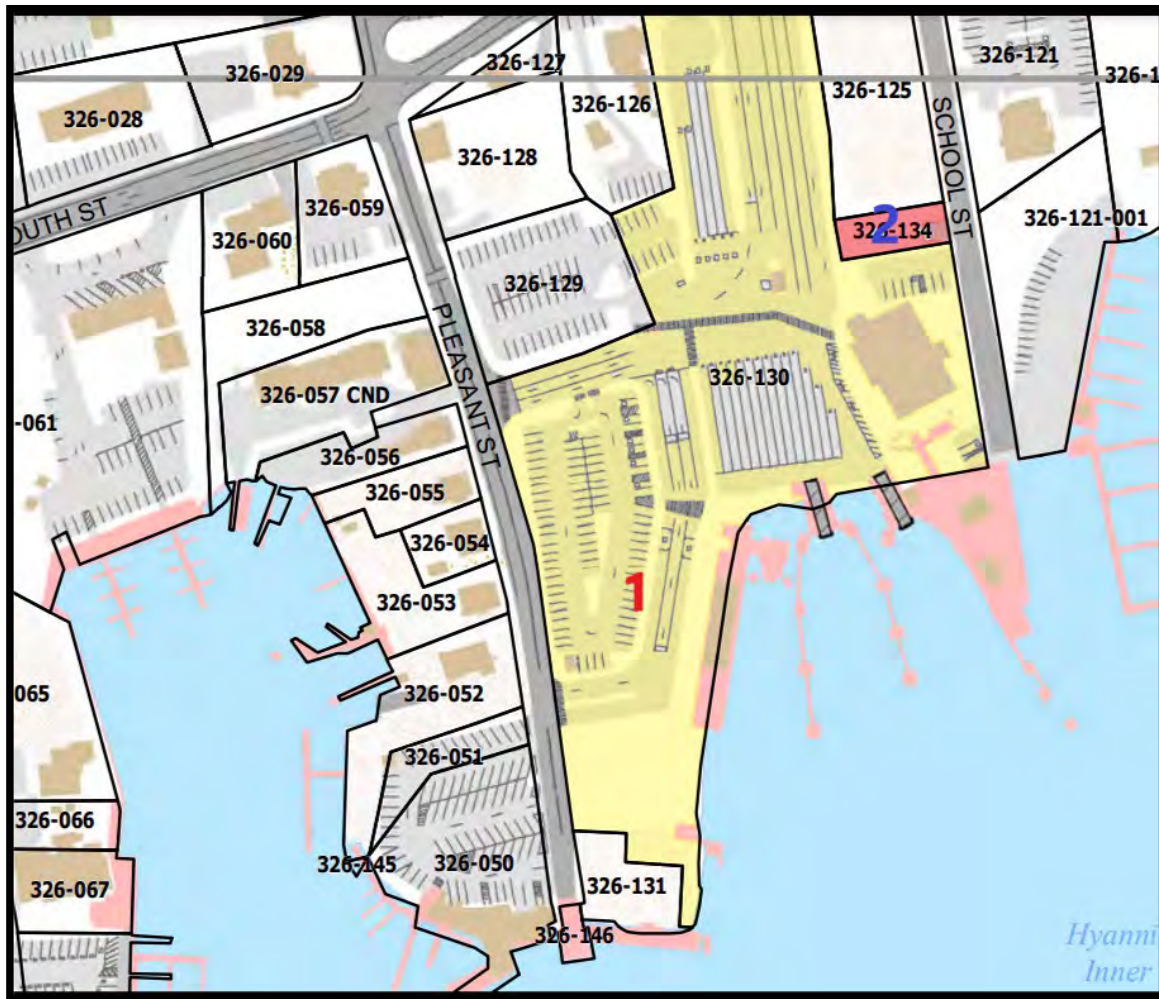
Parcels shaded Green are Owned by Steamship Authority

**HYANNIS
TERMINAL - OWNED**

HYANNIS TERMINAL LOCATION MAP



Steamship Authority Real Estate Owned as of June 1, 2024								
Hyannis Terminal								
Address		Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building/Property Use	Zoning
1	69-71 South Street	326 130	\$3,354,400	4.600	200,376	7,526	Terminal Bldg./Parking Booths	HH
2	123 School Street	326 134	\$185,800	0.120	5,227	0		HH
Totals			\$3,540,200	4.720	205,603	7,526		



AERIAL VIEW OF 69-71 SOUTH STREET & 123 SCHOOL STREET - HYANNIS, MA



84

Property Location 71 SOUTH STREET		Map ID 326/130/11		Bldg Name		State Use 9721	
Vision ID 27419		Account # 241018		Sec # 1 of 1		Card # 1 of 3	
Bldg # 1						Print Date 2/5/2024 8:47:11 PM	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	103	Passenger Term			
Model	94	Commercial			
Grade	8	Custom			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	354I	TRANSPRT BOAT M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	905I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
972I	Trans Auth M96	100
		0
		0

COST / MARKET VALUATION		
RCN		Value
		1,839,997
Year Built	1995	
Effective Year Built	2002	
Depreciation Code	G	
Remodel Rating		
Year Remodeled		
Depreciation %	13	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	87	
RCNLD		1,600,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	125.00	3.00	1995		52		0.00	195,000
BLK	Bulkheading	L	480	869.29	1995		52		0.00	217,000
FNC3	FENCE-6' CHAI	L	1,900	22.04	1995		52		0.00	21,800
FOP	Open Porch-roo	B	1,721	55.00	2004		87		0.00	53,700
DKHD	Dock-Heavy	L	1	205000.0	1995		52		0.00	106,600
DKAV	Dock-Ave	L	1	100000.0	1995		52		0.00	52,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,921	4,921	4,921	247.15	1,216,203
FOP	Open Porch	0	1,721	258	37.05	63,764
FUS	Upper Story	2,385	2,385	2,266	234.81	560,031
Ttl Gross Liv / Lease Area		7,306	9,027	7,445		1,839,998




139

140

ABUTTER INFORMATION – HYANNIS TERMINAL

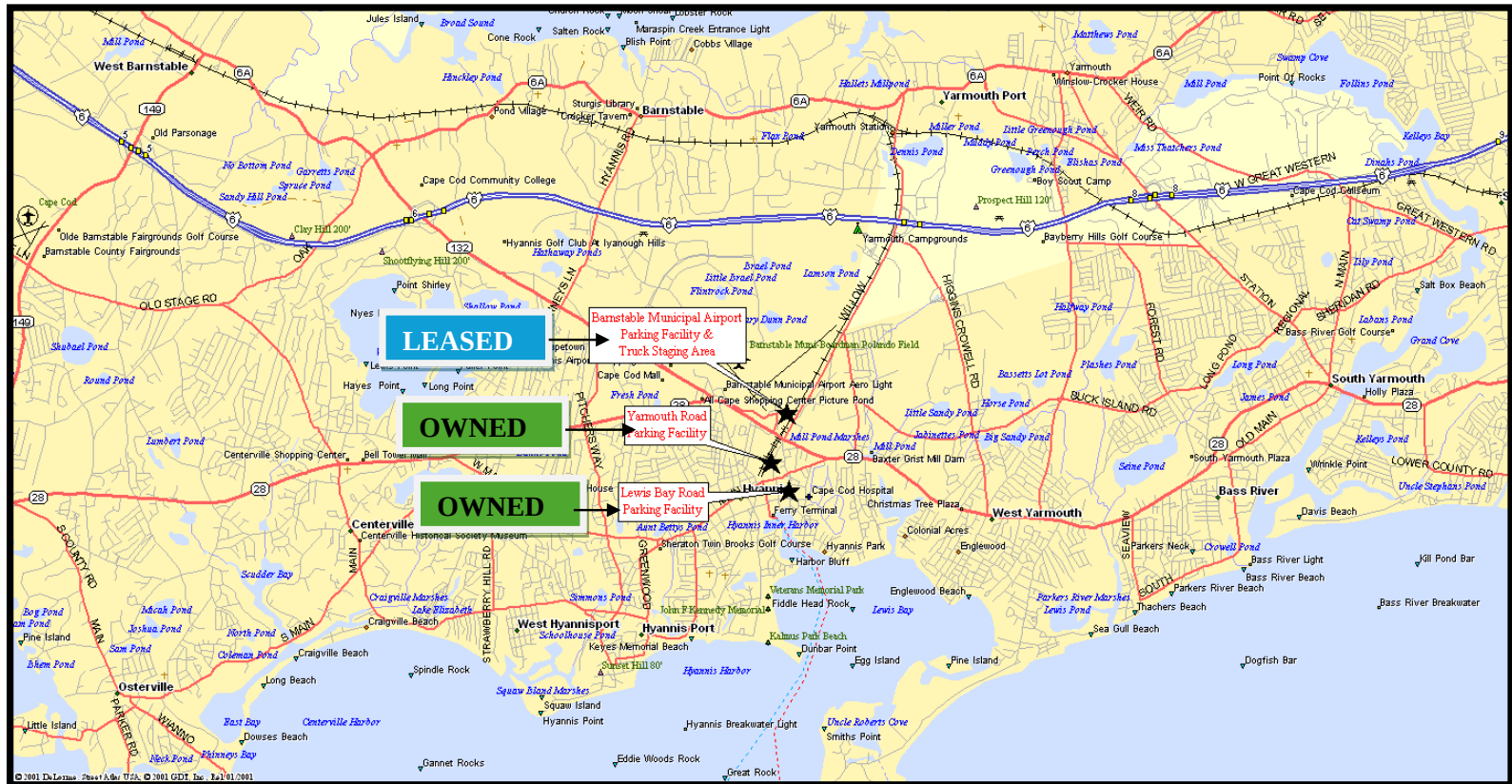
Abutting Parcels to the Steamship Authority Owned Parcels (As of June 1, 2024)						
Parcel #	Address	Last Sold	Sale Price	Acreage	Class/Type	Owner
326 129	124 Pleasant Street	7/15/1985	\$20,000	0.6	Vacant Land	Michael M. Tulman, Trustee
326 131	182 Pleasant Street	8/26/2005	Nominal	0.2	1-Fam Res	Town of Barnstable
326 125	115 School Street	11/7/1996	\$1,650,000	0.57	Parking Lot	Shoestring Properties LP
326 126	77 South Street	2/22/2018	Nominal	0.26	Apartments	Victor F. Skende Living Trust



Parcels shaded Green are Owned by Steamship Authority

**HYANNIS
PARKING FACILITIES - OWNED**

HYANNIS PARKING FACILITIES LOCATION MAP



**LEWIS BAY ROAD
PARKING FACILITY - OWNED**

Steamship Authority Real Estate Owned as of June 1, 2024								
Lewis Bay Road Parking Lot								
Address		Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF		Zoning
1	61 Lewis Bay Road	327 224	\$828,200	2.04	88,862	60	Guard House/Parking Lot	DV
2	155 Main Street	327 231	\$349,400	0.48	20,909	1,020	Wood-Framed 1-Story Bldg.	DV
3	60 School Street	327 252	\$145,100	0.200	8,712	0		DN
Totals			\$1,322,700	2.720	118,483	1,080		



AERIAL VIEW OF LEWIS BAY ROAD PARKING LOTS



147

Property Location		61 LEWIS BAY ROAD		Map ID		327/ 224/ / /		Bldg Name		State Use 9720	
Vision ID		27865		Account #		243267		Bldg #		1	
Sec #		1		Card #		1		of		1	
Print Date		2/5/2024 9:13:37 PM									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	116	Guard House w/fixt					
Model	96	Ind/Comm					
Grade	C	Average					
Stories	1						
Occupancy	1.00						
Exterior Wall 1	27	Pre-finish Metl					
Exterior Wall 2							
Roof Structure	01	Flat					
Roof Cover	01	Metal/Tin					
Interior Wall 1	01	Minimum					
Interior Wall 2							
Interior Floor 1	05	Vinyl/Asphalt					
Interior Floor 2							
Heating Fuel	04	Electric					
Heating Type	07	Elec Baseboard					
AC Type	01	None					
Size Adj Tbl	3880	OTHR OUTDR M94					
Total Rooms							
Bedrooms	00						
Full Bathrooms	0						
Bath Split							
Rms/Partitions	02						
Heat/AC	03	HEAT ONLY					
Frame Type	05	STEEL					
Baths/Plumbing	00	NONE					
Ceiling/Wall	00	NONE					
Common Wall	00	5%					
Wall Height	8.00						
1st Floor Use:	9051						
Sewer Occupan							

MIXED USE			
Code	Description	Percentage	
9720	Transportation Auth	100	
		0	
		0	

COST / MARKET VALUATION			
Code	Description	Value	
RCN		6,850	
Year Built		1997	
Effective Year Built		1998	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		16	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		84	
RCNLD		5,800	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	80,000	3.00	1997		56		0.00	134,400
FNC3	FENCE-6' CHAI	L	1,200	22.04	1997		56		0.00	14,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	60	60	60	114.17	6,850
Ttl Gross Liv / Lease Area		60	60	60		6,850

BAS

6

10

10

6



ASSESSOR CARD #2

Property Location: 155 MAIN STREET (HYANNIS)		Map ID: 327/231/1/1		Bldg Name: Sec # 1 of 1		Card # 1 of 1		State Use: 9290	
Vision ID: 27682		Account #: 243338		Bldg #: 1				Print Date: 2/5/2024 9:15:35 PM	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
WOODS HOLE, MARTHA'S VINEYAR						Description	Code	Assessed	Assessed		
NANTUCKET STEAMSHIP AUTHORIT						EXEMPT	9290	131,800	131,800		
ATTN: WAYNE LASA, TREAS						EXM LAND	9290	217,600	217,600		
PO BOX 284		SUPPLEMENTAL DATA									
WOODS HOLE MA 02543		Alt Prol ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID: F_990581_2701665				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#					
						Total				349,400 349,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VII	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WOODS HOLE, MARTHA'S VINEYARD & ARCHIBALD, WILLIAM & THOMAS TRS		7398 0133 2496 0145	12-15-1990 04-20-1977	U U	I I	775,000 0	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	9290	131,800	2022	9290	146,500	2021	9290	132,700
									9290	217,600		9290	217,600		9290	217,600
															9290	15,600
								Total		349,400	Total		364,100	Total		365,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 115,000 Appraised Xf (B) Value (Bldg) 800 Appraised Ob (B) Value (Bldg) 16,000 Appraised Land Value (Bldg) 217,600 Special Land Value 0 Total Appraised Parcel Value 349,400 Valuation Method C Total Appraised Parcel Value 349,400			
Year	Code	Description	Amount	Code	Description	Number	Amount				
		Total	0.00								

ASSESSING NEIGHBORHOOD				NOTES 				
Nbhd	Nbhd Name	B	Tracing					Batch
C109			HYAN					

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
B19099	04-01-1977	DE	Demolish	0	01-15-1978	100		HY DWELL	12-01-2021	SR	02		03	Cycl Insp Comp	
									05-14-2020	GM	04		FR	Field Review	
									05-12-2020	WD			FR	Field Review	
									05-27-2004	PT	02		01	Meas/Est	

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	9290	MASS OTH M-0	DV	4	0.480 AC	330,000.00	1.37373	1.0000	C	1.00	C109	1.000		1.0000	453,321	217,600
					Total Card Land Units	0.48 AC						Parcel Total Land Area	0.48			
															Total Land Value	217,600

Property Location 155 MAIN STREET (HYANNIS)		Map ID 327/231/11		Bldg Name		State Use 9290				
Vision ID 27682		Account # 243338		Bldg # 1		Print Date 2/5/2024 9:15:36 PM				
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style	11	Family Conver.								
Model	01	Residential								
Grade:	C	Average								
Stories	1	1 Story								
Exterior Wall 1	14	Wood Shingle								
Exterior Wall 2										
Roof Structure	03	Gable/Hip								
Roof Cover	03	Asph/F Gls/Cmp								
Interior Wall 1	05	Drywall								
Interior Wall 2										
Interior Floor 1	14	Carpet								
Interior Floor 2										
Heat Fuel	03	Gas								
Heat Type	05	Hot Water								
AC Type	01	None								
Bedrooms	04	4 Bedrooms								
Full Baths	4									
Half Baths	0									
Extra Fixtures	0									
Total Rooms	4									
Bath Style										
Kitchen Style										
Occupancy										
Usrld 105										
Accessory Apt										
Foundation Alt	03	Conc. Slab								
Rms Prts										
Bath Split	40	4 Full-0 Half								
			Building Value New		164,281					
			Year Built		1950					
			Effective Year Built		1981					
			Depreciation Code		A					
			Remodel Rating							
			Year Remodeled							
			Depreciation %		30					
			Functional Obsol		0					
			External Obsol		0					
			Trend Factor		1					
			Condition							
			Condition %							
			Percent Good		70					
			RCNLD		115,000					
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	PAVING-ASP	L	10.00	3.00	1995		52		0.00	15,600
UST	Utility Storage	B	80	17.11	1983		70		0.00	800
PAT1	Patio- Average	L	80	5.89	1995		76		0.00	400
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,020	1,020	1,020	161.06	164,281				
PTO	Patio	0	80	0	0.00	0				
UST	Utility Enclosure	0	80	0	0.00	0				
Ttl Gross Liv / Lease Area		1,020	1,180	1,020		164,281				

16

15

2

60

BAS

30

2

15

16

8

10

UST 10

PTO 10

8

8



2021/12/01

Property Location
Vision ID 27713

60 SCHOOL STREET
Account # 243659

Map ID 3271252 / 1

Bldg Name
Sec # 1 of 2

State Use 929V
Print Date 2/5/2024 9:18:56 PM

Card # 1 of 2

CURRENT OWNER

WOODS HOLE, MARTHA'S VINEYAR
NANTUCKET STEAMSHIP AUTHORIT
PO BOX 284

WOODS HOLE MA 02543

TOPO

UTILITIES

STRT / ROAD

LOCATION

Supplemental Data

Alt Prol ID
Split Zonin
BID Parcel
ResExpt Q
#DL 1 PARCEL B
#DL 2
GIS ID F_990535_2701158

Plan Ref. 73/1
Land Ctl#
#SR
Life Estate
PP STATU
Assoc Pid#

Description

EXEMPT
EXM LAND

Code
9290
9290

Assessed
16,200
128,900

Assessed
16,200
128,900

801
FY2024
BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP

BK-VOL-PAGE

SALE DATE

Q/U

V/I

SALE PRIC

VC

WOODS HOLE, MARTHA'S VINEYARD &
ROZZI, PANFILO E
TULLIS, ROBERT D JR
BAILEY, MATTHEW D & MORSEHEAD C
BAILEY, MATTHEW D & MORGESHEAD C

28060
24046
19838
13880
13156

0274
0225
0323
0147
0324

03-31-2014
09-22-2009
05-19-2005
05-30-2001
07-31-2000

U
Q
Q
Q
Q

I
I
I
I
I

294,000
476,000
330,000
1
130,000

1E
1V
00
1F
00

Total

139,900

Total

107,800

Total

103,000

EXEMPTIONS

OTHER ASSESSMENTS

Year

Code

Description

Amount

Code

Description

Number

Amount

Comm Int

Total

0.00

ASSESSING NEIGHBORHOOD

Nbhd

Nbhd Name

B

Tracing

Batch

0104

HYAN

NOTES

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

68521
50287
B32668

05-05-2003
11-30-2000
03-01-1989

DE
AD
AD

Demolish
Addition
Addition

1,000
17,000
6,500

07-09-2003
01-01-2001
01-15-1990

100
100
100

01-01-2004
12-31-2001
12-31-1989

DEMO GARAGE
NAIL BOUTIQUE
HY ADD'N

VISIT / CHANGE HISTORY

Date

Id

Type

Is

Cd

Purpost/Result

05-14-2020
01-04-2017
09-04-2014
07-02-2014
07-01-2014
03-08-2012
09-29-2011

GM
NF
NF
NF
NF
TR
NF

04
03
02
03
01
03
03

FR
16
01
16
24
16
16

Field Review
In Office Review
Meas/Est
In Office Review
EXEMPT INSP
In Office Review
In Office Review

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

LA

Land Units

Unit Price

Size Adj

AC Disc

Site Index

Cond.

Nbhd.

Nbhd. Adj

Notes

Location Adjustmen

Adj Unit P

Land Value

1

929V

MASS OTH M-O

DN

4

0.200

AC

176,344.00

4.05999

1.0000

5

1.00

0104

0.900

1.0000

644,360.9

128,900

Total Card Land Units

0.20

AC

Parcel Total Land Area

0.20

Total Land Value

128,900

Property Location
Vision ID 27713

60 SCHOOL STREET
Account # 243659

Map ID 327/ 252/ 1/1
Bldg # 1

Bldg Name
Sec # 2 of 2

Card # 2 of 2

State Use 929V
Print Date 2/5/2024 9:18:57 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Floor 1					
Interior Floor 2					
Heat Fuel					
Heat Type					
AC Type					
Bedrooms					
Full Baths					
Half Baths					
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					

CONDO DATA

Parcel Id

C

Owne

0.0

B

S

Adjust Type

Code

Description

Factor%

Condo Flr

Condo Unit

COST / MARKET VALUATION

Building Value New

0

Year Built

0

Effective Year Built

0

Depreciation Code

Remodel Rating

Year Remodeled

Depreciation %

0

Functional Obsol

0

External Obsol

0

Trend Factor

1

Condition

Condition %

100

Percent Good

94

RCNLD

0

Dep % Ovr

Dep Ovr Comment

Misc Imp Ovr

Misc Imp Ovr Comment

Cost to Cure Ovr

Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0

No Sketch



ABUTTER INFORMATION – LEWIS BAY ROAD PARKING

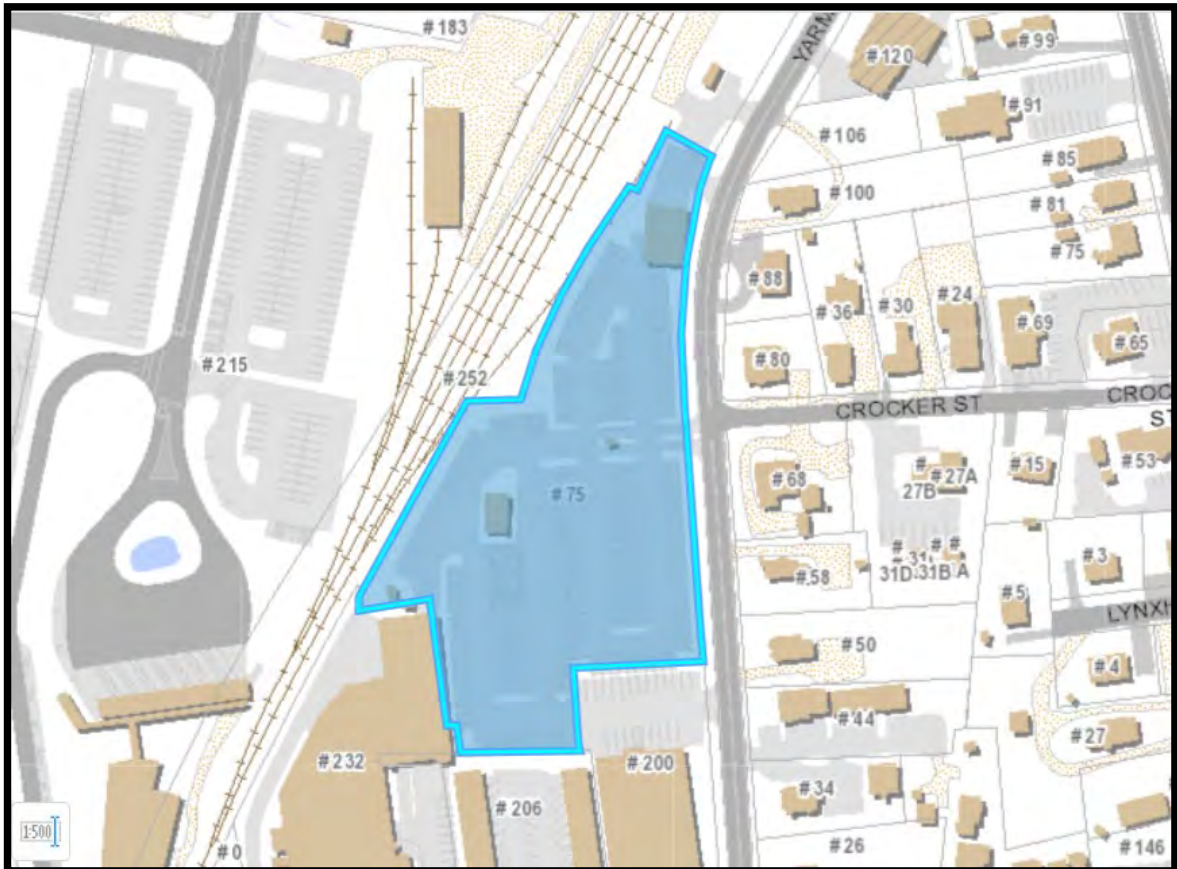
Abutting Parcels to the Steamship Authority Owned Parcels (As of June 1, 2024)						
Parcel #	Address	Last Sold	Sale Price	Acreage	Class/Type	Owner
327 223	89 Lewis Bay Road	7/31/2014	\$415,000	1.82	Medical Office	Sonofnell, LLC
327 225 00G	43 Lewis Bay Road	12/8/2015	\$1,000,000	CONDO	Medical Condo	Cape Cod Hospital
327 225 00H	43 Lewis Bay Road			CONDO	Medical Condo	Cape Cod Hospital
327 225 00F	53 Lewis Bay Road			CONDO	Medical Condo	Cape Cod Hospital
327 227	29 Lewis Bay Road	11/8/2002	\$285,000	0.28	1-Fam Res	William H. Taylor
327 232	171 Main Street	9/30/2021	\$1,300,000	0.45	Office/Apt	Atlantic Apartments, LLC
327 230	149 Main Street	5/26/2016	Nominal	0.7	Office/Apt	Keller Beecher Family Trust
327 234	22 School Street	11/19/2019	Nominal	0.54	Apartments	JE Kilroy Properties, LLC
327 235	38 School Street	9/27/2012	\$120,000	0.14	1-Fam Res	Hurley Realty Trust
327 236	42 School Street	9/22/20019	\$476,000	0.3	1-Fam Res	Panfilo E. Rozzi
327 251	52 School Street	12/7/2022	\$625,000	0.24	Office/Apt	52 School Street, LLC



Parcels shaded Green are Owned by Steamship Authority

**YARMOUTH ROAD
PARKING FACILITY - OWNED**

Steamship Authority Real Estate Owned as of June 1, 2024							
Yarmouth Road Parking Lot							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Building/Property Use	Zoning
3 75 Yarmouth Road	327 165 002	\$1,325,200	2.66	115,870	2,460	Warehouse/Parking Booths	DMS
Totals		\$1,325,200	2.660	115,870	2,460		



AERIAL VIEW OF 75 YARMOUTH ROAD - HYANNIS, MA



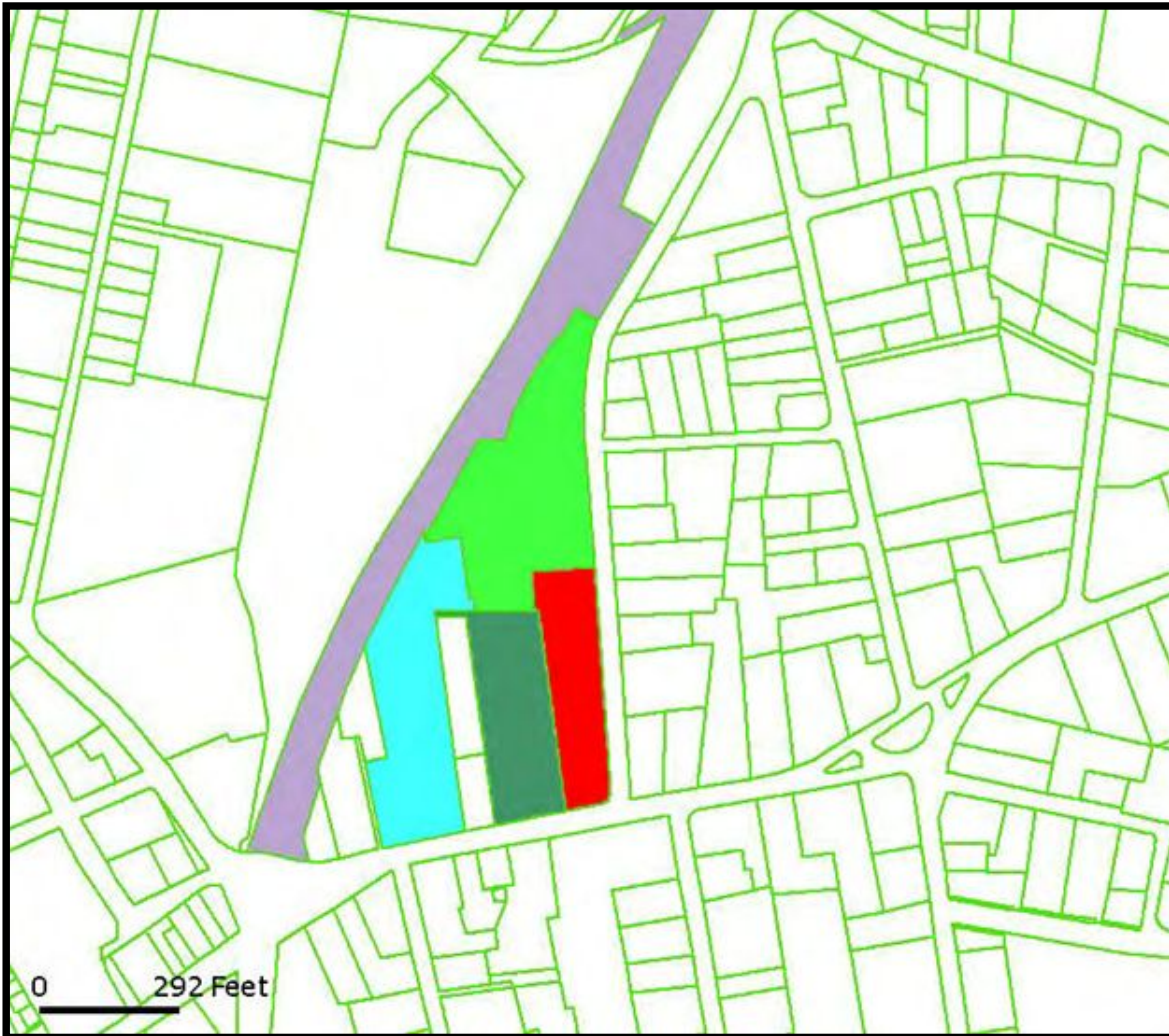
108

159

160

ABUTTER INFORMATION – YARMOUTH ROAD PARKING

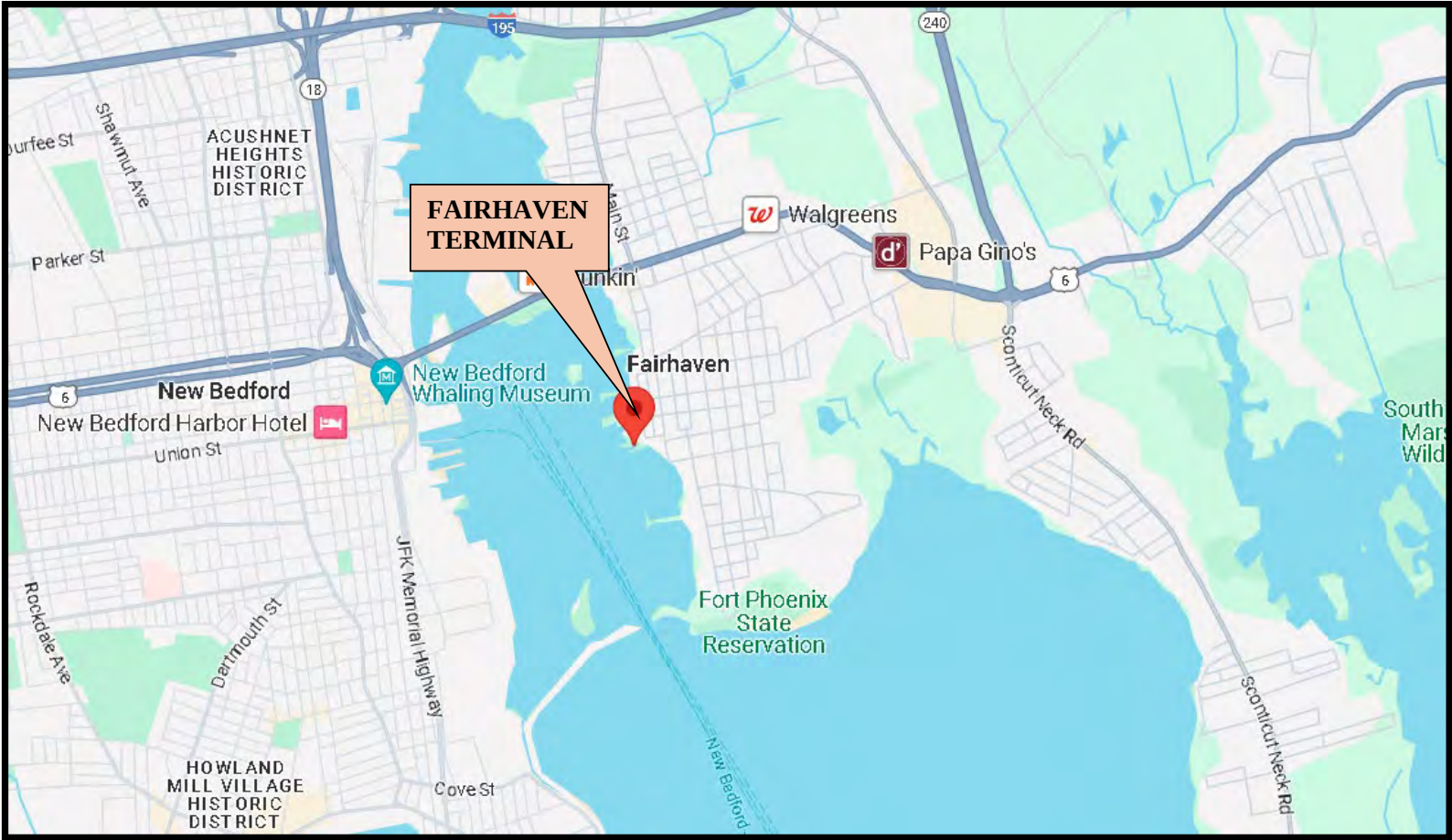
Abutting Parcels to the Steamship Authority Owned Parcels (As of June 1, 2024)						
Parcel #	Address	Last Sold	Sale Price	Acreage	Class/Type	Owner
327 165 001	200 Main Street	6/15/1995	Nominal	1.33	Office Bldg	Town of Barnstable
327 163	206 Main Street	6/4/2004	\$1,950,000	1.49	Commercial	J&J Quality Holdings LLC
327 160	232 Main Street	12/14/2004	\$2,375,000	2.25	Retail	Wayne Kurker, Trustee
327 156 002	252 Main Street	6/4/1982	\$307,665	4.93	Vacant Land	Comm. Of Mass.



Parcel shaded Green is Owned by Steamship Authority

**FAIRHAVEN
TERMINAL - OWNED**

FAIRHAVEN TERMINAL LOCATION MAP



Steamship Authority Real Estate Owned as of June 1, 2024							
Fairhaven							
Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Use/Description	Zoning
1 2 Water Street*	07-014	\$3,723,400	2.841	123,762	22,151	Trans Auth./Warehouse/Lunchroom	I
Totals		\$3,723,400	2.841	123,762	22,151		
*14 Main Street per Assessor Records							



AERIAL VIEW OF FAIRHAVEN TERMINAL



ASSESSOR CARD

8/5/24, 1:00 PM

Unofficial Property Record Card

Unofficial Property Record Card - Fairhaven, MA

General Property Data

Parcel ID 07-014

Account Number

Prior Parcel ID

Property Owner WOOD'S HOLE MARTHA'S VINEYARD

Property Location 14 MAIN ST

NANTUCKET STEAMSHIP AUTH

Property Use TRANS AUTH

Mailing Address RAILROAD AVENUE

Most Recent Sale Date 3/2/2001

Legal Reference 4913-54

City WOOD'S HOLE

Grantor

Mailing State MA Zip 02543

Sale Price 2,815,159

ParcelZoning MU

Land Area 123,762.000 acres

Current Property Assessment

Card 1 Value Building Value 176,000

Xtra Features Value 4,300

Land Value 2,784,600

Total Value 2,964,900

Total Parcel Value Building Value 934,500

Xtra Features Value 4,300

Land Value 2,784,600

Total Value 3,723,400

Building Description

Building Style WAREHOUSE

Foundation Type CONCRETE

Flooring Type CONCRETE

of Living Units 0

Frame Type N/A

Basement Floor N/A

Year Built 1935

Roof Structure FLAT

Heating Type GRAVITY H/A

Building Grade AVERAGE +

Roof Cover TAR+GRAVEL

Heating Fuel OIL

Building Condition N/A

Siding ASPHALT

Air Conditioning 0%

Finished Area (SF) 3845

Interior Walls PLYWD PANL

of Bsmt Garages 0

Number Rooms 0

of Bedrooms 0

of Full Baths 0

of 3/4 Baths 0

of 1/2 Baths 4

of Other Fixtures 0

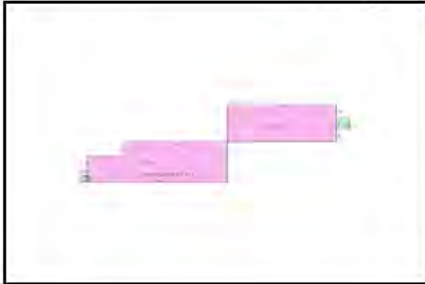
Legal Description

2006 PLAN

Narrative Description of Property

This property contains 123,762.000 acres of land mainly classified as TRANS AUTH with a(n) WAREHOUSE style building, built about 1935 , having ASPHALT exterior and TAR+GRAVEL roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 4 half bath(s).

Property Images




Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

HARTEL REALTY

STEAMSHIP AUTHORITY - 2024 PROPERTY ANALYSIS

117

166

6/17/24, 1:07 PM Unofficial Property Record Card

Unofficial Property Record Card - Fairhaven, MA

General Property Data

Parcel ID 07-014	Account Number
Prior Parcel ID	
Property Owner WOOD'S HOLE MARTHA'S VINEYARD	Property Location 14 MAIN ST
NANTUCKET STEAMSHIP AUTH	Property Use TRANS AUTH
Mailing Address RAILROAD AVENUE	Most Recent Sale Date 3/2/2001
	Legal Reference 4913-54
City WOOD'S HOLE	Grantor
Mailing State MA Zip 02543	Sale Price 2,815,159
Parcel Zoning MU	Land Area 123,762.000 acres

Current Property Assessment

Card 2 Value	Building Value 22,300	Xtra Features Value 0	Land Value 0	Total Value 22,300
Total Parcel Value	Building Value 934,500	Xtra Features Value 4,300	Land Value 2,784,600	Total Value 3,723,400

Building Description

Building Style WAREHOUSE	Foundation Type CONCRETE	Flooring Type CONCRETE
# of Living Units 0	Frame Type N/A	Basement Floor N/A
Year Built 1985	Roof Structure SHED	Heating Type FORCED H/A
Building Grade AVERAGE +	Roof Cover ROLLED	Heating Fuel OIL
Building Condition N/A	Siding ASPHALT	Air Conditioning 0%
Finished Area (SF) 352	Interior Walls PLYWD PANL	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 0

Legal Description

2006 PLAN

Narrative Description of Property

This property contains 123,762.000 acres of land mainly classified as TRANS AUTH with a(n) WAREHOUSE style building, built about 1985 , having ASPHALT exterior and ROLLED roof cover, with 0 commercial unit(s) and 0 residential unit(s). 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images

	
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Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

6/17/24, 1:08 PM

Unofficial Property Record Card

Unofficial Property Record Card - Fairhaven, MA

General Property Data

Parcel ID 07-014

Account Number

Prior Parcel ID

Property Location 14 MAIN ST

Property Owner WOOD'S HOLE MARTHA'S VINEYARD

Property Use TRANS AUTH

NANTUCKET STEAMSHIP AUTH

Most Recent Sale Date 3/2/2001

Mailing Address RAILROAD AVENUE

Legal Reference 4913-54

City WOOD'S HOLE

Grantor

Mailing State MA Zip 02543

Sale Price 2,815,159

ParcelZoning MU

Land Area 123,762.000 acres

Current Property Assessment

Card 3 Value Building Value 139,000

Xtra Features Value 0

Land Value 0

Total Value 139,000

Total Parcel Value Building Value 934,500

Xtra Features Value 4,300

Land Value 2,784,600

Total Value 3,723,400

Building Description

Building Style WAREHOUSE

Foundation Type CONCRETE

Flooring Type CONCRETE

of Living Units 0

Frame Type N/A

Basement Floor N/A

Year Built 1950

Roof Structure GABLE

Heating Type FORCED H/A

Building Grade AVERAGE +

Roof Cover ASPHALT SH

Heating Fuel OIL

Building Condition N/A

Siding ASPHALT

Air Conditioning 0%

Finished Area (SF) 3168

Interior Walls PLYWD PANL

of Bsmt Garages 0

Number Rooms 0

of Bedrooms 0

of Full Baths 0

of 3/4 Baths 0

of 1/2 Baths 2

of Other Fixtures 0

Legal Description

2006 PLAN

Narrative Description of Property

This property contains 123,762.000 acres of land mainly classified as TRANS AUTH with a(n) WAREHOUSE style building, built about 1950 , having ASPHALT exterior and ASPHALT SH roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images





6/17/24, 1:08 PM

Unofficial Property Record Card

Unofficial Property Record Card - Fairhaven, MA

General Property Data

Parcel ID 07-014

Prior Parcel ID

Property Owner WOOD'S HOLE MARTHA'S VINEYARD

Mailing Address RAILROAD AVENUE

City WOOD'S HOLE

Mailing State MA

Zip 02543

ParcelZoning MU

Account Number

Property Location 14 MAIN ST

Property Use TRANS AUTH

Most Recent Sale Date 3/2/2001

Legal Reference 4913-54

Grantor

Sale Price 2,815,159

Land Area 123,762.000 acres

Current Property Assessment

Card 4 Value

Building Value 274,300

Xtra Features Value 0

Land Value 0

Total Value 274,300

Total Parcel Value

Building Value 934,500

Xtra Features Value 4,300

Land Value 2,784,600

Total Value 3,723,400

Building Description

Building Style WAREHOUSE

of Living Units 0

Year Built 1950

Building Grade AVERAGE +

Building Condition N/A

Finished Area (SF) 6624

Number Rooms 0

of 3/4 Baths 0

Foundation Type CONCRETE

Frame Type N/A

Roof Structure GABLE

Roof Cover ASPHALT SH

Siding ASPHALT

Interior Walls PLYWD PANL

of Bedrooms 0

of 1/2 Baths 2

Flooring Type CONCRETE

Basement Floor N/A

Heating Type FORCED H/A

Heating Fuel GAS

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 0

of Other Fixtures 0

Legal Description

2006 PLAN

Narrative Description of Property

This property contains 123,762.000 acres of land mainly classified as TRANS AUTH with a(n) WAREHOUSE style building, built about 1950 , having ASPHALT exterior and ASPHALT SH roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images

9/17/24, 1:08 PM

Unofficial Property Record Card

Unofficial Property Record Card - Fairhaven, MA

General Property Data

Parcel ID 07-014

Account Number

Prior Parcel ID

Property Owner WOOD'S HOLE MARTHA'S VINEYARD

Property Location 14 MAIN ST

NANTUCKET STEAMSHIP AUTH

Property Use TRANS AUTH

Mailing Address RAILROAD AVENUE

Most Recent Sale Date 3/2/2001

Legal Reference 4913-54

Grantor

City WOOD'S HOLE

Sale Price 2,815,159

Mailing State MA Zip 02543

Land Area 123,762.000 acres

ParcelZoning MU

Current Property Assessment

Card 5 Value

Building Value 7,300

Xtra Features Value 0

Land Value 0

Total Value 7,300

Total Parcel Value

Building Value 934,500

Xtra Features Value 4,300

Land Value 2,784,600

Total Value 3,723,400

Building Description

Building Style UTIL BLDG

Foundation Type CONCRETE

Flooring Type SOFTWOOD

of Living Units 0

Frame Type N/A

Basement Floor N/A

Year Built 1935

Roof Structure SHED

Heating Type NONE

Building Grade AVERAGE +

Roof Cover ROLLED

Heating Fuel NONE

Building Condition N/A

Siding ASPHALT

Air Conditioning 0%

Finished Area (SF) 242

Interior Walls PLYWD PANL

of Bsmt Garages 0

Number Rooms 0

of Bedrooms 0

of Full Baths 0

of 3/4 Baths 0

of 1/2 Baths 0

of Other Fixtures 0

Legal Description

2006 PLAN

Narrative Description of Property

This property contains 123,762.000 acres of land mainly classified as TRANS AUTH with a(n) UTIL BLDG style building, built about 1935 , having ASPHALT exterior and ROLLED roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

6/17/24, 1:09 PM

Unofficial Property Record Card

Unofficial Property Record Card - Fairhaven, MA

General Property Data

Parcel ID 07-014

Account Number

Prior Parcel ID

Property Owner WOOD'S HOLE MARTHA'S VINEYARD

Property Location 14 MAIN ST

Property Use TRANS AUTH

Mailing Address RAILROAD AVENUE

Most Recent Sale Date 3/2/2001

Legal Reference 4913-54

Grantor

City WOOD'S HOLE

Sale Price 2,815,159

Mailing State MA Zip 02543

ParcelZoning MU

Land Area 123,762.000 acres

Current Property Assessment

Card 6 Value

Building Value 315,600

Xtra Features Value 0

Land Value 0

Total Value 315,600

Total Parcel Value

Building Value 934,500

Xtra Features Value 4,300

Land Value 2,784,600

Total Value 3,723,400

Building Description

Building Style WAREHOUSE

Foundation Type CONCRETE

Flooring Type CONCRETE

of Living Units 0

Frame Type N/A

Basement Floor N/A

Year Built 1984

Roof Structure FLAT

Heating Type NONE

Building Grade AVERAGE +

Roof Cover SLATE

Heating Fuel NONE

Building Condition N/A

Siding AVERAGE

Air Conditioning 0%

Finished Area (SF) 7920

Interior Walls AVERAGE

of Bsmt Garages 0

Number Rooms 0

of Bedrooms 0

of Full Baths 0

of 3/4 Baths 0

of 1/2 Baths 2

of Other Fixtures 0

Legal Description

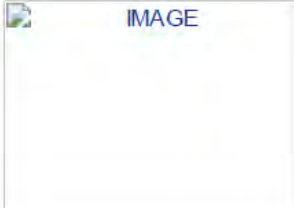
2006 PLAN

Narrative Description of Property

This property contains 123,762.000 acres of land mainly classified as TRANS AUTH with a(n) WAREHOUSE style building, built about 1984 , having AVERAGE exterior and SLATE roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images





HARTEL REALTY

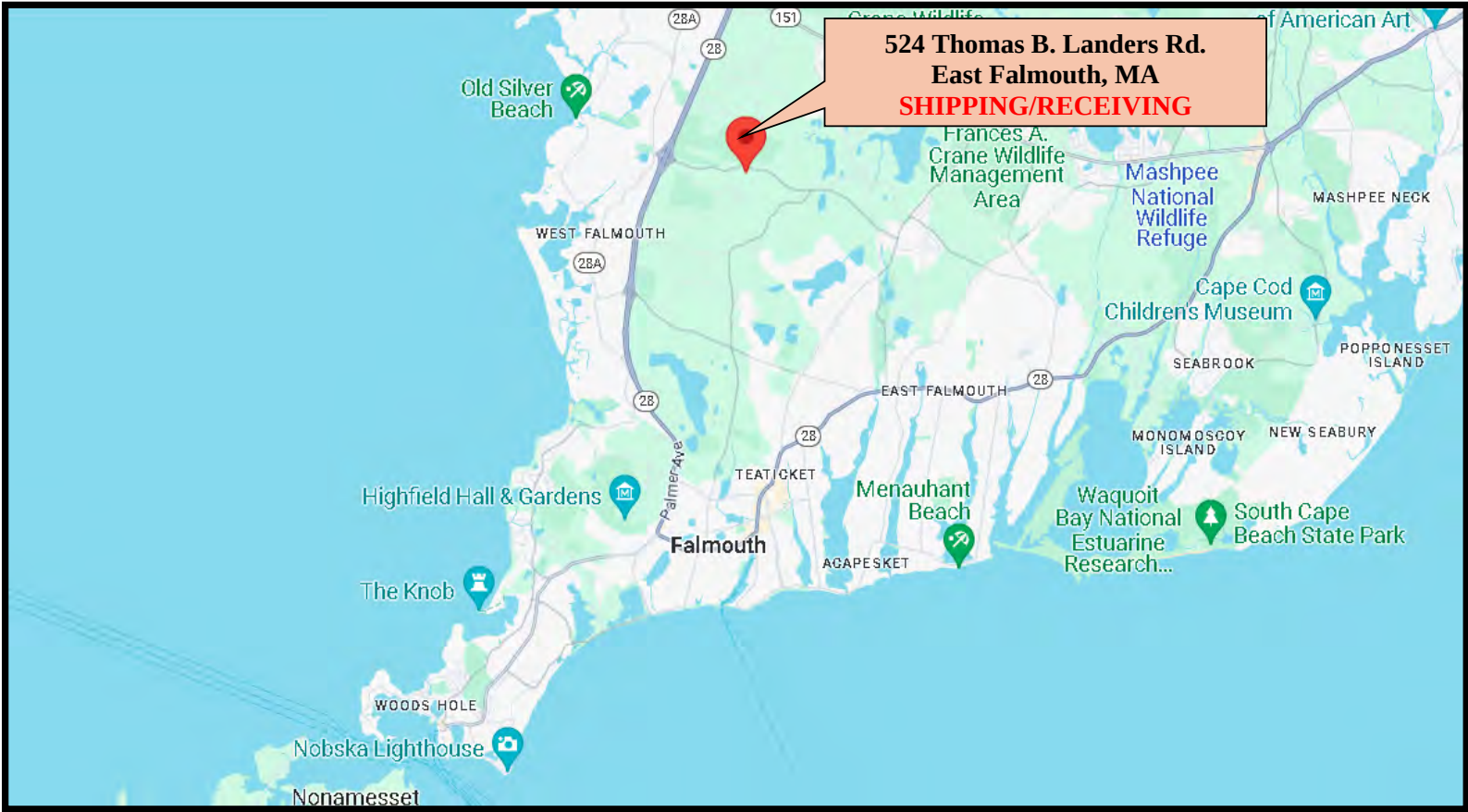
STEAMSHIP AUTHORITY - 2024 PROPERTY ANALYSIS

122

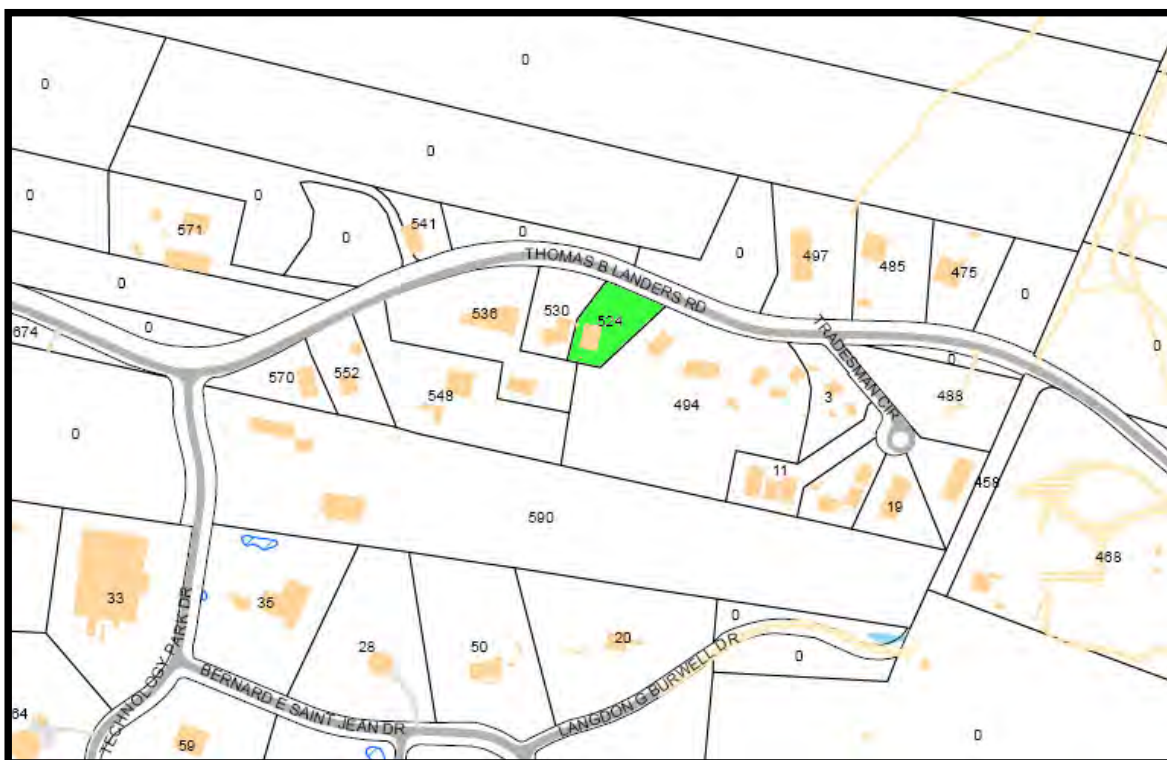
171

**THOMAS B. LANDERS ROAD
FALMOUTH, MA
SHIPPING/RECEIVING FACILITY -
OWNED**

THOMAS B. LANDERS ROAD SHIPPING/RECEIVING FACILITY LOCATION MAP



Steamship Authority Real Estate Owned as of June 1, 2024							
Shipping & Receiving Facility							
	Address	Parcel ID	FY 2024 Assessment	Land Area (Acres)	Land Area (SF)	Building SF	Description
1	524 Thomas B. Landers Rd	16 01 001 002B	\$732,600	1.007	43,865	4,750	Shipping & Receiving Facility
Totals			\$732,600	1.007	43,865	4,750	



**AERIAL VIEW OF 524 THOMAS B. LANDERS ROAD,
FALMOUTH, MA (SHIPPING & RECEIVING)**



ASSESSOR CARD

6/5/24, 1:03 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID 16 01 001 002B	Account Number HATCHVILLE
Prior Parcel ID —	
Property Owner WOODS HOLE MARTHAS VINEYARD NANTUCKET S S AUTHORITY	Property Location 524 THOMAS B LANDERS RD
Mailing Address PO BOX 284	Property Use OTHER MASS
	Most Recent Sale Date 3/8/1994
City WOODS HOLE	Legal Reference 09084-0178
Mailing State MA Zip 02543	Grantor LYONS CATHERINE D TRUSTEE
Parcel Zoning LIA	Sale Price 200,000
	Land Area 1.007 acres

Current Property Assessment

Card 1 Value	Building Value 239,300	Xtra Features Value 700	Land Value 492,600
			Total Value 732,600

Building Description

Building Style Warehousing	Foundation Type	Flooring Type WoodLaminate
# of Living Units 0	Frame Type Steel	Basement Floor N/A
Year Built 1988	Roof Structure Gable/Hip	Heating Type Frcd Hot Air
Building Grade 3 1,0	Roof Cover Metal	Heating Fuel Oil
Building Condition Average	Siding Prefin Metal	Air Conditioning 0%
Finished Area (SF) 4750	Interior Walls Minimum	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 0

Legal Description

STEAMSHIP AUTHORITY STATUTORY ORGANIZATION CH 701/ACTS '60/APP 159

Narrative Description of Property

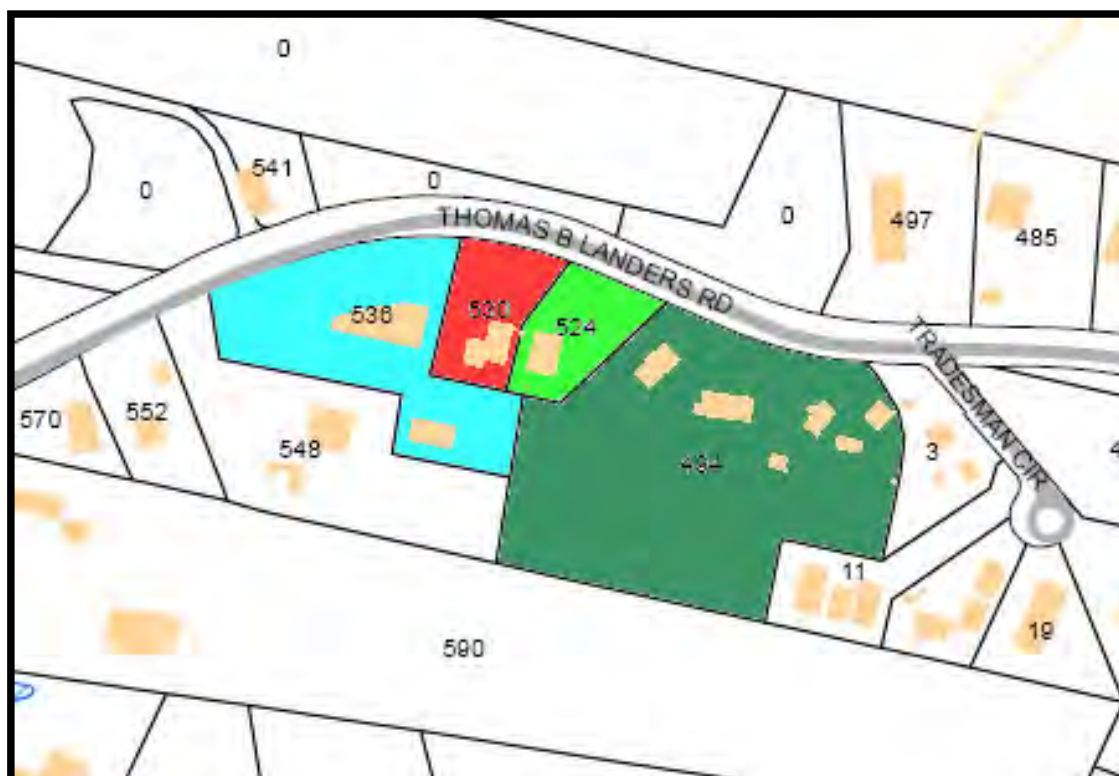
This property contains 1.007 acres of land mainly classified as OTHER MASS with a(n) Warehousing style building, built about 1988 , having Prefin Metal exterior and Metal roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ABUTTER INFORMATION – THOMAS B. LANDERS RD. SHIPPING/RECEIVING FACILITY

Abutting Parcels to the Steamship Authority Owned Parcels (As of June 1, 2024)						
Parcel #	Address	Last Sold	Sale Price	Acreage	Class/Type	Owner
16 01 001 002A	530 Thom. B. Landers	3/8/1994	Nominal	1.006	Office/Industrial	James & Ann Cleary, Tr.
16 01 001 003A	494 Thom. B. Landers	8/16/2016	Nominal	7.417	Factory	Cataumet Sawmill Realty LLC
16 01 001 001A	536 Thom. B. Landers	5/3/1988	\$139,900	3.107	Industrial Warehouse	Louis & Hilda Fuccillo, et al.



Parcel shaded Green is Owned by Steamship Authority

OTHER FALMOUTH PROPERTIES - OWNED

Steamship Authority Real Estate Owned as of June 1, 2024											
Other Falmouth Properties owned by Steamship Authority											
	Address	Parcel ID	FY 2024 Assessment	Sale Date	Sale Price	Seller	Land Area (Acres)	Land Area (SF)	Building SF	Description	Zoning
1	590 Thomas B. Landers Rd	15 04 015D 009	\$2,654,900	9/26/2014	\$4,268,999	Four Stones, LLC	18.587	809,650	1,120	Wood-Framed Accessory Building/1,900-Vehicle Parking Lot	LIA
2	0 Thomas B. Landers Road	15 04 015A 002	\$856,300	12/29/2009	\$2,276,000	Acme Cesspool Service, Inc.	12.607	549,161	None		AGAA
3	0 Research Road	15 04 027B 018	\$748,900	7/22/2014	Nominal	Town of Falmouth	12.723	554,214	None		PU
4	50 Bernard E. St. Jean	16 01 004 081	\$1,014,500	12/27/2012	\$925,000	Petie Properties, LLC	4.296	187,134	5,000	Light Industrial Building	LIB
Totals			\$5,274,600				48.213	2,100,158	6,120		



AERIAL VIEW OF OTHER FALMOUTH PROPERTIES



ASSESSOR CARD #1

9/5/24, 1:24 PM

Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	15 04 015D 009	Account Number	HATCHVILLE
Prior Parcel ID	--		
Property Owner	WOODS HOLE MARTHAS VINEYARD AUTHORITY NANTUCKET STEAMSHIP	Property Location	590 THOMAS B LANDERS RD
Mailing Address	PO BOX 284	Property Use	OTHER MASS
		Most Recent Sale Date	9/26/2014
City	WOODS HOLE	Legal Reference	28406-102
Mailing State	MA	Grantor	FOUR STONES LLC,
Zip	02543	Sale Price	4,268,989
ParcelZoning	LIA	Land Area	18.587 acres

Current Property Assessment

Card 1 Value	Building Value	176,400	Xtra Features Value	1,097,900	Land Value	1,380,600	Total Value	2,654,900
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Building Description

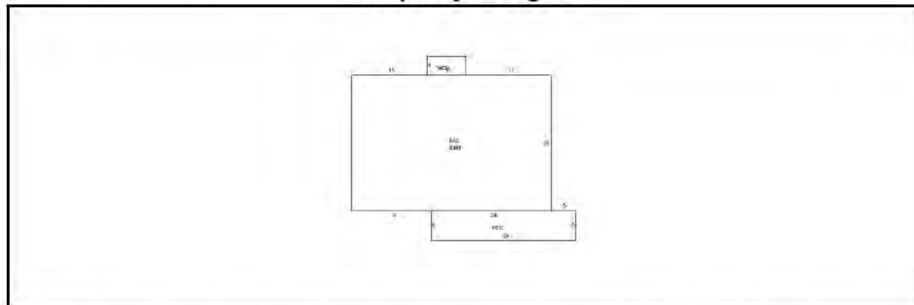
Building Style	AccessoryBld	Foundation Type		Flooring Type	Vinyl
# of Living Units	0	Frame Type	Wood	Basement Floor	Conc Slab
Year Built	2014	Roof Structure	Gable/Hip	Heating Type	Frcd Hot Air
Building Grade	6 1.35	Roof Cover	Asphalt	Heating Fuel	Gas
Building Condition	Average	Siding	Wood Shingle	Air Conditioning	100%
Finished Area (SF)	1120	Interior Walls	Drywall	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	2	# of Other Fixtures	12

Legal Description

Narrative Description of Property

This property contains 18.587 acres of land mainly classified as OTHER MASS with a(n) AccessoryBld style building, built about 2014 , having Wood Shingle exterior and Asphalt roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR RECORD #2

6/5/24, 1:25 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	15 04 015A 002	Account Number	HATCHVILLE
Prior Parcel ID	-		
Property Owner	WOODS HOLE MARTHAS VINEYARD STEAMSHIP AUTHORITY	Property Location	0 THOMAS B LANDERS RD
Mailing Address	PO BOX 284	Property Use	OTHER MASS
		Most Recent Sale Date	12/28/2009
City	WOODS HOLE	Legal Reference	24263-58
Mailing State	MA	Grantor	ACME CESSPOOL SERVICE INC,
Zip	02543	Sale Price	2,276,000
ParcelZoning	AGAA	Land Area	12.607 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	856,300	Total Value	856,300
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Building Description

Building Style	Foundation Type	Flooring Type	N/A
# of Living Units	Frame Type	Basement Floor	N/A
Year Built	Roof Structure	Heating Type	N/A
Building Grade	Roof Cover	Heating Fuel	N/A
Building Condition	Siding	Air Conditioning	0%
Finished Area (SF)	Interior Walls	# of Bsmt Garages	0
Number Rooms	# of Bedrooms	# of Full Baths	0
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 12.607 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR RECORD #3

7/11/24, 9:48 PM
Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	15 04 027B 018	Account Number	HATCHVILLE
Prior Parcel ID	—	Property Location	0 RESEARCH RD
Property Owner	WOODS HOLE MARTHAS VINEYARD NANTUCKET STEAMSHIP AUTHORITY	Property Use	OTHER MASS
Mailing Address	PO BOX 284	Most Recent Sale Date	7/22/2014
City	WOODS HOLE	Legal Reference	203987
Mailing State	MA	Grantor	FALMOUTH TOWN OF,
Zip	02543	Sale Price	1
ParcelZoning	PU	Land Area	12.723 acres

Current Property Assessment

Card 1 Value	Building Value	0	Xtra Features Value	0	Land Value	748,900	Total Value	748,900
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Building Description

Building Style	Foundation Type	Flooring Type
# of Living Units	Frame Type	Basement Floor
Year Built	Roof Structure	Heating Type
Building Grade	Roof Cover	Heating Fuel
Building Condition	Siding	Air Conditioning
Finished Area (SF)	Interior Walls	# of Bsmt Garages
Number Rooms	# of Bedrooms	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

Legal Description

Narrative Description of Property

This property contains 12.723 acres of land mainly classified as OTHER MASS with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

No Sketch Available

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ASSESSOR RECORD #4

7/11/24, 9:52 PM

Unofficial Property Record Card

Unofficial Property Record Card - Falmouth, MA

General Property Data

Parcel ID	16 01 004 081	Account Number	HATCHVILLE
Prior Parcel ID	-	Property Location	50 BERNARD E SAINT JEAN
Property Owner	WOODS HOLE MARTHAS VINEYARD	Property Use	OTHER MASS
	NANTUCKET STEAMSHIP AUTHORITY	Most Recent Sale Date	12/27/2012
Mailing Address	PO BOX 284	Legal Reference	199189
		Grantor	PETIE PROPERTIES LLC,
City	WOODS HOLE	Sale Price	925,000
Mailing State	MA	Zip	02543
ParcelZoning	LIB	Land Area	4.296 acres

Current Property Assessment

Card 1 Value	Building Value	409,800	Xtra Features Value	23,500	Land Value	581,200	Total Value	1,014,500
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Building Description

Building Style	Light Indust	Foundation Type	Slab	Flooring Type	Conc Slab
# of Living Units	1	Frame Type	Steel	Basement Floor	N/A
Year Built	2000	Roof Structure	Gable/Hip	Heating Type	AirNotDucted
Building Grade	6 1.35	Roof Cover	Metal	Heating Fuel	Gas
Building Condition	Average	Siding	Prefin Metal	Air Conditioning	0%
Finished Area (SF)	5000	Interior Walls	Minimum	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	2	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 4.296 acres of land mainly classified as OTHER MASS with a(n) Light Indust style building, built about 2000 , having Prefin Metal exterior and Metal roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

SECTION II:
**LAND LEASED BY STEAMSHIP
AUTHORITY AS OF JUNE 1, 2024**

Steamship Authority Real Estate Leased LAND as of June 1, 2024							
Parking Lot Lease - Pleasant Street Lot							
Address	Owner	Land Area (Acres)	Building SF	Original Lease Dates	Renewed Lease Dates	Original Lease Description & Rent	Current Contract Rent
1 Off Pleasant Street, Hyannis	Samuel W. Macey Irrevocable Trust No. 14	0.6	None	1/1/2005 - 12/31/2009		Base rent of \$67,500 per year plus taxes, permits, fees and any and all other expenses related to the leased property. Steamship Authority has right of first refusal on Leased Property	
Area 1 & Area 2 Barnstable Municipal Airport, Hyannis							
Address	Description	Land Area (Acres)	Building SF	Original Lease Dates	Renewed Lease Dates	Original Lease Description & Rent	Current Contract Rent
1 Hyannis - Barnstable Municipal Airport Area 1	Truck Staging Area	0.9	None	1/1/2005 - 12/31/2009		The Steamship Authority leases two separately classified areas from the Barnstable Municipal Airport Commission known as Area 1 and Area 2 - Base rent of Area 1 \$21,600 per year	
2 Hyannis - Barnstable Municipal Airport Area 2	Parking Facility for Autos & Other	6.1	None	1/1/2005 - 12/31/2009		The Steamship Authority leases two separately classified areas from the Barnstable Municipal Airport Commission known as Area 1 and Area 2 - Base rent of Area 2 \$26,000 per year	
Route 28A - Bourne, MA							
Address	Parcel ID	Land Area (Acres)	Building SF	Original Lease Dates	Renewed Lease Dates	Original Lease Description & Rent	Current Contract Rent
1 Rt. 28A Cataumet (Wing Lot) For Shuttle Service	Map: 52, Lot: 3	12.5	None	12/15/1999- 11/30/2004	12/1/2004- 11/30/2009 (Auto Extension)	\$12/Day - Current Rent At 1998 Lease signing the base rent was \$2.00/car parked per calendar day. Rent rate shall increase in direct proportion to increases in summer daily parking rates of the Palmer Ave lot. At lease signature date Palmer rent was \$8.00. 2008 Wing Lot Payment: \$3.00/day per car - Additional Rent: There is an option of additional rental fees if Lessee chooses to have Lessor construct improvements to the site. Lease Dates are to be renegotiated after the date January 1, 2000. A minimum rent of \$10,000 shall be paid, any difference shall be paid at the end of each rental year.	
Parking Lot Lease - Palmer Ave Lot							
Address	Owner	Land Area (Acres)	Building SF	Original Lease Dates	Renewed Lease Dates	Original Lease Description & Rent	Current Contract Rent
1 Palmer Ave Lot - Abutting Railroad Tracks	Mass Executive Offices of Transportation	1.2	None	6/24/1992	6/23/1996	A five year extensions is offered which would bring the Term to 2000. There is no signed confirmation of this extension. **Steamship Authority is billed annually for the Leased Parcel, there is no signed annual agreement to extend the lease beyond 1996. 1992 - \$17,000/year 1993 - \$17,000/year 1994 - \$17,000/year 1995 - \$18,000/year 1996 - \$18,000/year	
Parking Lot Lease - Oak Bluffs							
Address	Owner	Land Area (Acres)	Building SF	Original Lease Dates	Renewed Lease Dates	Original Lease Description & Rent	Current Contract Rent
1 Oak Bluffs - the 16,200 SF area is located south of the Steamship Authority pier and Sea View Extension in front of the Town comfort station up to the Town parking area.	Town of Oak Bluffs	0.4	None	6/15/2006 - 6/14/2011		One 5 Yr. Extension until 2016. First Year's rent is \$7,010. Annual adjustment proportionate to any increase in the fars/days charged by SSA of travel between Woods Hole & Oak Bluffs.	
TOTAL LAND LEASED		21.6					

**LAND LEASE – PARKING LOT OFF PLEASANT
STREET, HYANNIS, MA**

LAND LEASE - OFF PLEASANT STREET, HYANNIS



Steamship Authority Real Estate Leased as of June 1, 2024							
Off Pleasant Street, Hyannis							
Address	Description	Land Area (Acres)	Building SF	Modified Lease Dates	Renwed Lease Dates	Original Lease Description & Rent	Current Contract Rent
1 Off Pleasant Street, Hyannis	Parking Lot/Cars Only	0.6	None	1/1/2005 - 12/31/2009		Tenant since 1975. Lease was Modified on 1/1/2005. Base rent of \$67,500 per year plus taxes, permits, fees and any and all other expenses related to the leased property. In the event that the parking fee charged by Lessee exceeds \$12/day, Lessee shall pay to Lessor an increase in rent in the same proportion as the increase in the parking fee over the aforesaid threshold amounts. Rent payment is due on January 1st of each year.	

ORIGINAL LAND LEASE SUMMARY – OFF PLEASANT STREET, HYANNIS

The Steamship Authority leases a parking area for cars only off Pleasant St. in Hyannis.

Original Lease Synopsis

Property Type: Parking Lot – Cars Only – No Commercial Trucks or Commercial Vehicles.

Location: Hyannis – Off Pleasant St – Barnstable Assessor's Map: 326, Lot: 129

Size: 26,136± SF

Lessor: Samuel W Macey Irrevocable Trust No. 14

Lessee: Woods Hole, Martha's Vineyard, and Nantucket Steamship Authority

Original Lease Date: January 29, 1975

Modified Lease Signed: November 19, 2004

Lease Term: January 1, 2005 – December 31, 2009

Lease Payments: Base rent of \$67,500 per year plus taxes, permits, fees and any and all other expenses related to the leased property.

In the event that the parking fee charged by Lessee exceeds \$12/day, Lessee shall pay to Lessor an increase in rent in the same proportion as the increase in the parking fee over the aforesaid threshold amounts.

Rent payment is due on January 1st of each year.

Lease Notes:

- Improvements such as grading, paving, and painting of lot is allowed.
- Construction of buildings other than a mobile booth for employees is restricted.
- Steamship Authority has right of first refusal on Leased Property
- At termination of Lease, Lessee is required to remove all goods and effects from the Leased premises.

LAND LEASES -

**BARNSTABLE AIRPORT PARKING FACILITY
&
TRUCK STAGING AREA**

Steamship Authority Real Estate Leased as of June 1, 2024								
Area 1 & Area 2 Barnstable Municipal Airport, Hyannis								
Address		Description	Land Area (Acres)	Building SF	Original Lease Dates	Renwed Lease Dates	Original Lease Description & Rent	Current Contract Rent
1	Hyannis - Barnstable Municipal Airport Area 1	Truck Staging Area	0.9	None	1/1/2005 - 12/31/2009		The Steamship Authority leases two separately classified areas from the Barnstable Municipal Airport Commission known as Area 1 and Area 2 - Base rent of Area 1 \$21,600 per year	
2	Hyannis - Barnstable Municipal Airport Area 2	Parking Facility for Autos & Other	6.1	None	1/1/2005 - 12/31/2009		The Steamship Authority leases two separately classified areas from the Barnstable Municipal Airport Commission known as Area 1 and Area 2 - Base rent of Area 2 \$26,000 per year	

ORIGINAL LAND LEASE SUMMARY – BARNSTABLE AIRPORT – AREA #1

The Steamship Authority leases two separately classified areas from the Barnstable Municipal Airport Commission known as Area 1 and Area 2. The synopsis of Area 1 is below:

Original Lease Synopsis

Property Type:	Truck Staging Area – Area 1 - Parking for trucks, trailers, and other vehicles.
Location:	Hyannis – Barnstable Municipal Airport – Area 1
Size:	37,090 SF
Lessor:	Barnstable Municipal Airport Commission
Lessee:	Woods Hole, Martha’s Vineyard, and Nantucket Steamship Authority
Lease Signed:	July 22, 2005
Lease Term:	January 1, 2005 – December 31, 2009 with an automatic extension of three 5 year periods unless the Steamship Authority gives notice within 6 months of the then current lease. Commission can also terminate lease with the same 6 month written notice.
Lease Payments:	Base rent of \$1,800/month (\$21,600 Annually) In the event that the lease is extended, the first 5 year extension beginning January 1, 2010 shall have a payment equal to the greater of: i. \$1,800/mo ii. \$1,800/mo x $\frac{\text{CPI January 2010}}{\text{CPI January 2005}}$

Payment for the last two 5 year extensions shall be re-negotiated.

Rent payment is due for the subsequent month on the first day of each month

Lease Notes:

- Leased space for sole use of parking trucks, trailers, and other vehicles.
- The Steamship Authority shall not be permitted, under any circumstances to park or store hazardous materials.
- Any use that would create or result in hazards to flight are restricted i.e., electrical interference, glare, lighting, visibility.
- Steamship Authority has the right to improve the site with written approval from the Commission.
- Steamship Authority shall remove all improvements at termination of lease
- Agreement may be canceled by the Commission, if so required in order to comply with conditions imposed or arising out of Airport expansion.

ORIGINAL LAND LEASE SUMMARY – BARNSTABLE AIRPORT – AREA #2

The Steamship Authority leases two separately classified areas from the Barnstable Municipal Airport Commission known as Area 1 and Area 2. The synopsis of Area 2 is below:

Original Lease Synopsis

Property Type: Automobile Parking Facility – Area 2 - Parking for automobiles and other vehicles

Location: Hyannis – Barnstable Municipal Airport – Area 2

Size: 264,658 SF

Lessor: Barnstable Municipal Airport Commission

Lessee: Woods Hole, Martha's Vineyard, and Nantucket Steamship Authority

Lease Signed: July 22, 2005

Lease Term: January 1, 2005 – December 31, 2009 with an automatic extension of three 5 year periods unless the Steamship Authority gives notice within 6 months of the then current lease. Commission can also terminate lease with the same 6 month written notice.

Use Period: Steamship Authority has the right to use Area 2 from July 1st through August 31st of each year. Use reverts back to the Commission during the other times of year.

Lease Payments: Base rent per year totals \$26,000 and is paid as followed:

July - \$13,000 payable July 1st of each year

August- \$13,000 payable August 1st of each year

In the event the Authority uses the premises during other times of year a charge of \$443/day will be incurred.

In the event that the lease is extended, the first 5 year extension beginning January 1, 2010 shall have a payment equal to the greater of:

- iii. \$13,000
- iv. \$13,000 x $\frac{\text{CPI January 2010}}{\text{CPI January 2005}}$

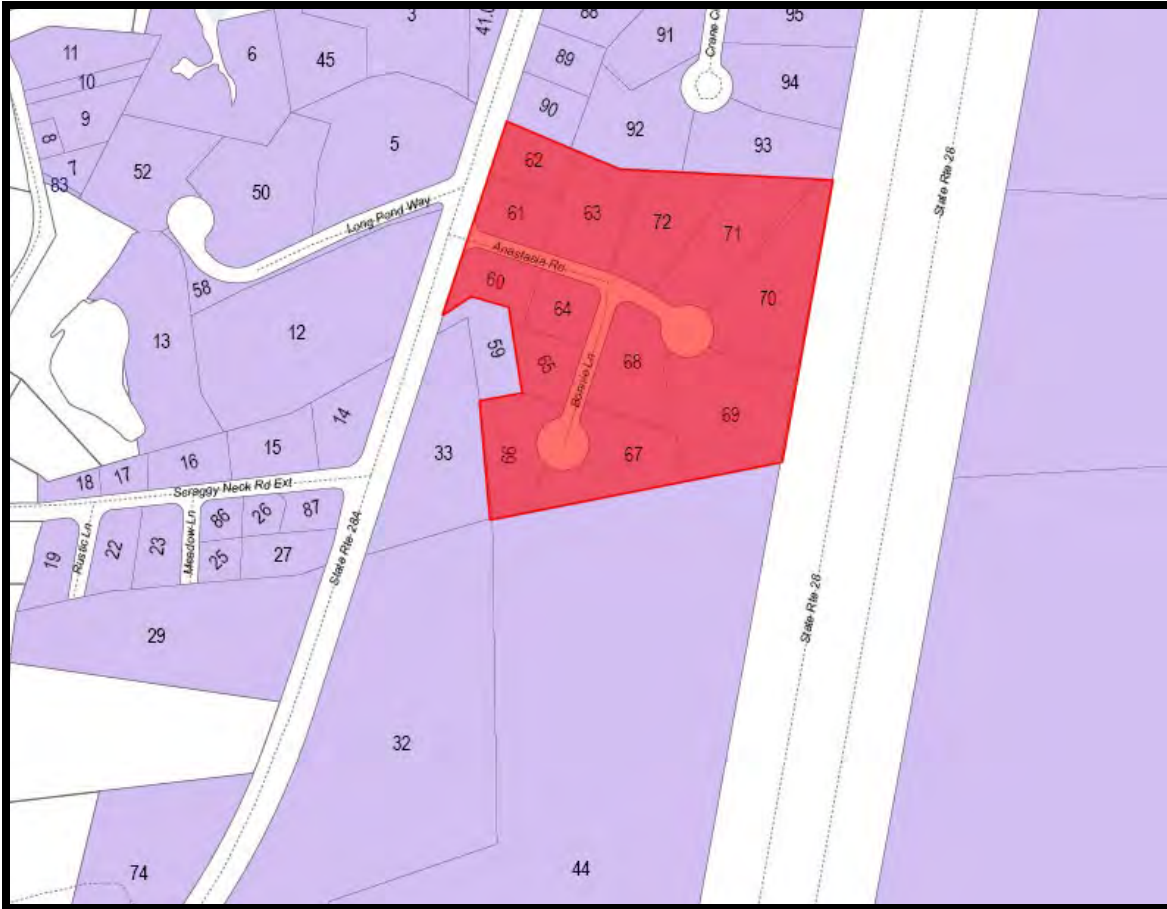
Payment for the last two 5 year extensions shall be re-negotiated.

Lease Notes:

- Steamship Authority will provide the commission a spill response plan
- The Steamship Authority shall not be permitted, under any circumstances to park or store hazardous materials.
- Any use that would create or result in hazards to flight are restricted i.e., electrical interference, glare, lighting, visibility.
- Steamship Authority has the right to improve the site with written approval from the Commission.
- Steamship Authority shall remove all improvements at termination of lease
- Agreement may be canceled by the Commission, if so required in order to comply with conditions imposed or arising out of Airport expansion.

**LAND LEASE - ROUTE 28A - CATAUMET (BOURNE)
PARKING FACILITY**

ASSESSOR MAP OF LEASED PROPERTY ON ROUTE 28A, CATAUMET (BOURNE), MA ("WING LOT")



Route 28A - Bourne, MA							
Address	Parcel ID	Land Area (Acres)	Building SF	Original Lease Dates	Renewed Lease Dates	Original Lease Description & Rent	Current Contract Rent
1 Rt. 28A Cataumet (Wing Lot) For Shuttle Service	Map: 52, Lot: 3	12.5	None	12/15/1999-11/30/2004	12/1/2004-11/30/2009 (Auto Extension)	\$12/Day - Current Rent At 1998 Lease signing the base rent was \$2.00/car parked per calendar day. Rent rate shall increase in direct proportion to increases in summer daily parking rates of the Palmer Ave lot. At lease signature date Palmer rent was \$8.00. 2008 Wing Lot Payment: \$3.00/day per car - Additional Rent: There is an option of additional rental fees if Lessee chooses to have Lessor construct improvements to the site. Lease Dates are to be renegotiated after the date January 1, 2000. A minimum rent of \$10,000 shall be paid, any difference shall be paid at the end of each rental year.	

AERIAL VIEW OF LAND LEASED PROPERTY ON ROUTE 28A, CATAUMET (BOURNE), MA

(Leased lot lines are approximated and shown in red highlight)



**ORIGINAL LAND LEASE SUMMARY- "WING LOT" ON RT. 28A,
CATAUMET (BOURNE, MA)**

The Steamship Authority leases a parking area off Route 28A in Bourne known as the **Wing Lot**.

Original Lease Synopsis

Property Type: Parking Lot – Shuttle Bus Service

Location: Bourne – Route 28A in Cataumet – Assessors Map 52,
Lot 35 (Wing Lot)

Size: 12.5± Acres

Lessor: Woodland Trust

Lessee: Woods Hole, Martha's Vineyard, and Nantucket
Steamship Authority

Original Lease Date: December 15, 1999

Original Lease Term: December 1, 1999 – November 30, 2004

Extension Lease Term: December 1, 2004 – November 30, 2009 – Automatic
Extension

Lease Payments: At 1998 Lease signing the base rent was \$2.00/car
parked per calendar day. Rent rate shall increase in
direct proportion to increases in summer daily parking
rates of the Palmer Ave lot. At lease signature date
Palmer rent was \$8.00.

Current Palmer Ave rent: \$12.00/day

2008 Wing Lot Payment: \$3.00/day per car

Additional Rent: There is an option of additional rental fees if Lessee chooses to have Lessor construct improvements to the site. Terms are to be renegotiated after the date January 1, 2000.

Rent payment is due with 30 days of the end of each rental month

A minimum rent of \$10,000 shall be paid, any difference shall be paid at the end of each rental year.

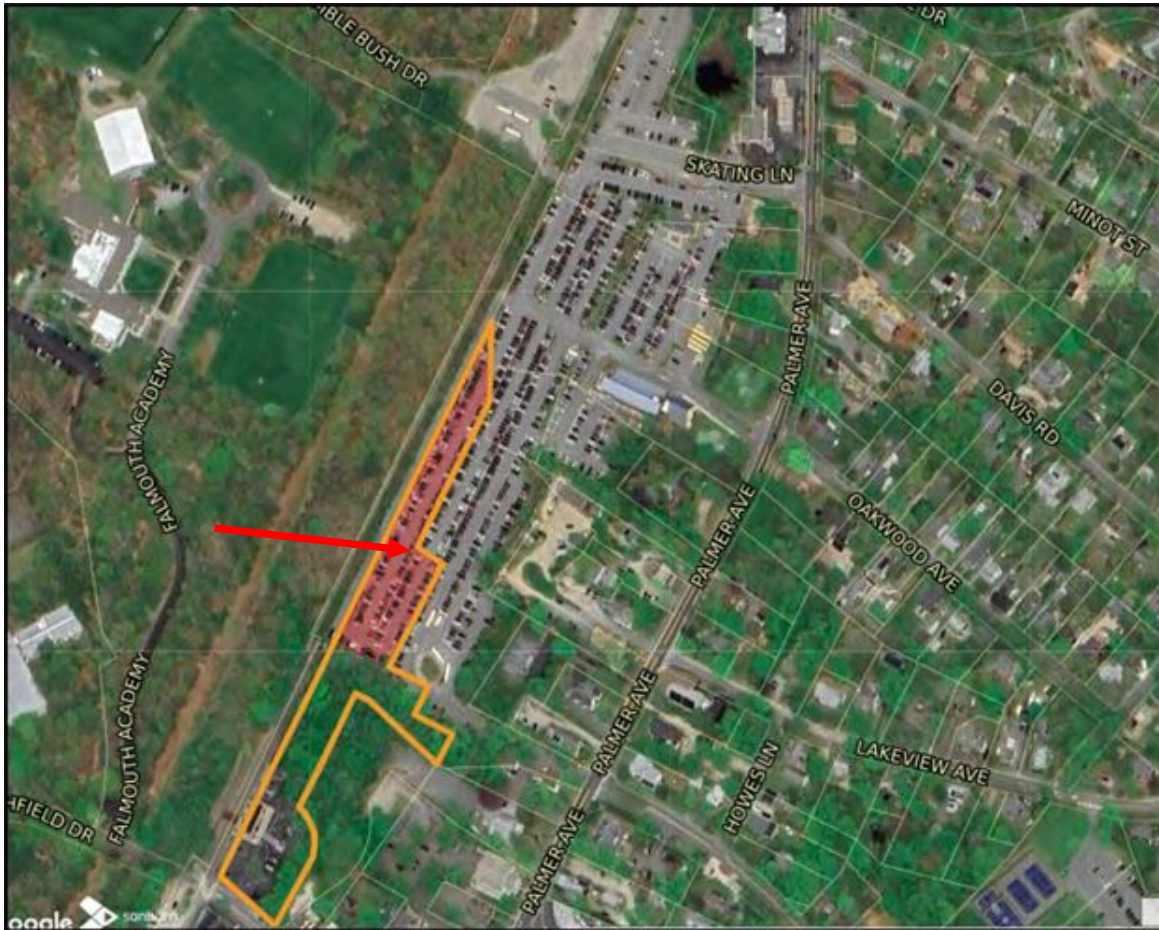
Lease Notes:

- Steamship Authority has the right to have the Lessor construct improvements to the site at a negotiated price that will affect monthly rent payments.
- Steamship Authority may terminate lease prior to the start of improved parking lot construction
- Steamship Authority shall pay for all costs associated with the initial and continuing cleaning of lot, access drive and sidewalk.
- Storage of employee trailer on site is permitted.
- Steamship has the right to purchase the Lease Parcel at any time at fair market value based on the average of two independent appraisal reports.

**LAND LEASE - PALMER AVENUE PARKING LOT,
FALMOUTH, MA**

AERIAL VIEW OF LEASED LAND ON PALMER AVENUE, FALMOUTH, MA

(Leased lot lines are approximated and shown in red highlight)



Parking Lot Lease - Palmer Ave Lot							
Address	Owner	Land Area (Acres)	Building SF	Original Lease Dates	Renewed Lease Dates	Original Lease Description & Rent	Current Contract Rent
1 Palmer Ave Lot - Abutting Railroad Tracks	Mass Executive Offices of Transportation	1.2	None	6/24/1992	6/23/1996	A five year extensions is offered which would bring the Term to 2000. There is no signed confirmation of this extension. **Steamship Authority is billed annually for the Leased Parcel, there is no signed annual agreement to extend the lease beyond 1996. 1992 - \$17,000/year 1993 - \$17,000/year 1994 - \$17,000/year 1995 - \$18,000/year 1996 - \$18,000/year	

LAND LEASE SUMMARY – LAND ABUTTING THE PALMER AVE LOT AND THE RAILROAD TRACKS

The Steamship Authority leases a parking area from the Massachusetts Executive Office of Transportation for land abutting the Palmer Ave lot and the railroad tracks.

Original Lease Synopsis

Property Type: Parking Lot

Location: Falmouth – Palmer Ave Lot

Size: 51,000± SF abutting railroad tracks.

Lessor: Massachusetts Executive Office of Transportation

Lessee: Woods Hole, Martha's Vineyard, and Nantucket
Steamship Authority

Original Lease Signed: June 24, 1992

Lease Term: June 24, 1992 – June 23, 1996

A five year extensions is offered which would bring the Term to 2000. There is no signed confirmation of this extension.

**Steamship Authority is billed annually for the Leased Parcel, there is no signed annual agreement to extend the lease beyond 1996.

Lease Payments: Base rent in 1996 of \$17,000 per year. Rent increases through 1996 as followed. No additional information of current rent payments.

1992 - \$17,000/year

1993 - \$17,000/year

1994 - \$17,000/year

1995 - \$18,000/year

1996 - \$18,000/year

Rent payment is due on or before July 2 of each year.

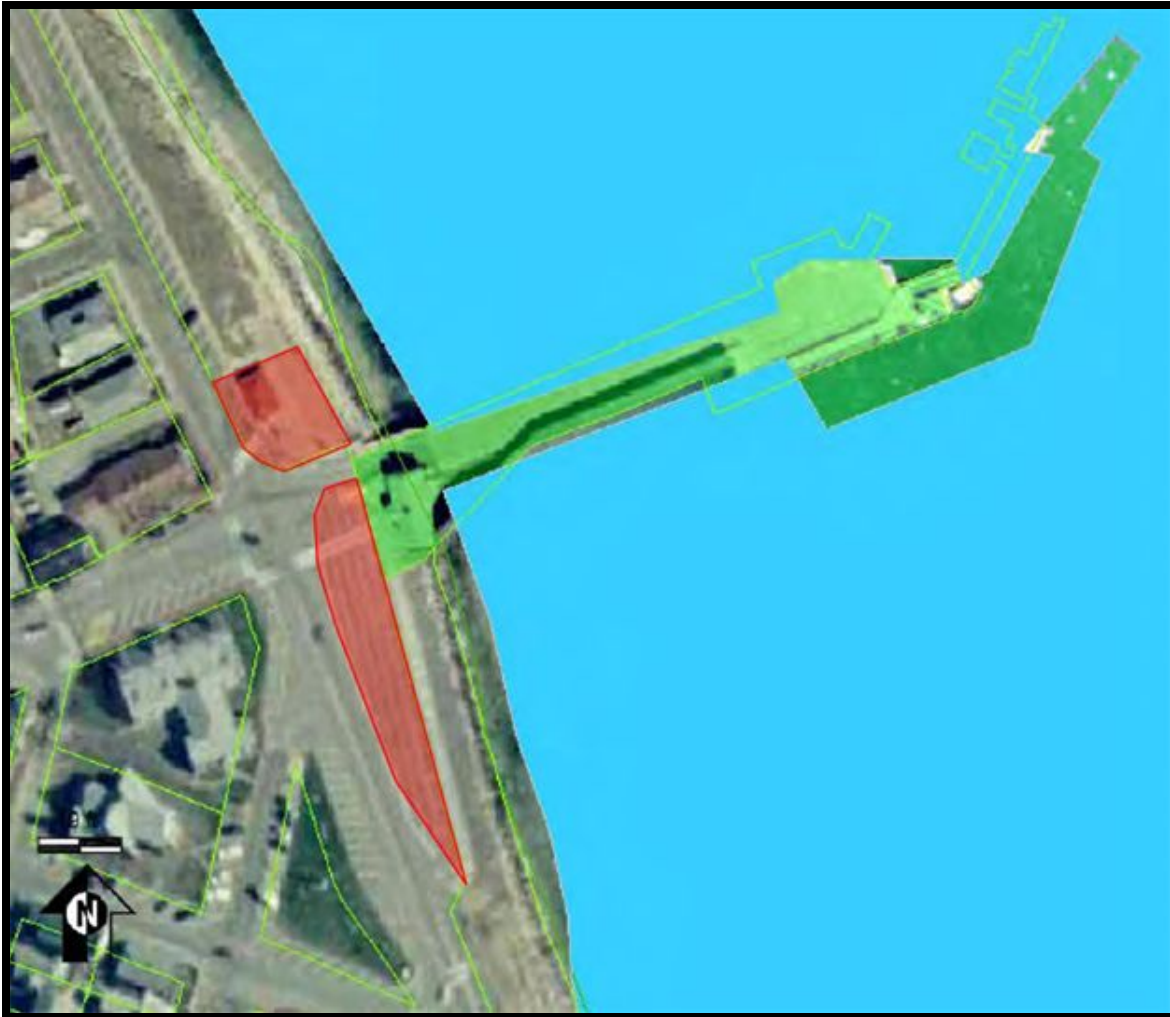
Lease Notes:

- Leased premises will only be used as parking purposes.
- Steamship Authority has right to clear lot, pave, and grade.
- A 5ft plus chain link fence must be installed on site
- Upon request, Steamship Authority will provide one portable platform to maintain railroad operations.
- Steamship Authority is responsible for all taxes, permits, licensing etc.

***No lease provided which noted contract with Executive Office of Transportation in reference to "Grade Crossing," Leased Parcel seems to be in use, but no lease or extension information was provided.

**LAND LEASE – VEHICLE STAGING LOT OFF SEAVIEW
AVENUE, OAK BLUFFS, MA**

AERIAL VIEW OF LEASED LAND ON SEA VIEW AVENUE, OAK BLUFFS, MA



(Leased lot lines are approximated and shown in red highlight)

Steamship Authority Real Estate Leased as of June 1, 2024							
Parking Lot Lease - Oak Bluffs							
Address	Owner	Land Area (Acres)	Building SF	Original Lease Dates	Renewed Lease Dates	Original Lease Description & Rent	Current Contract Rent
1 Oak Bluffs - the 16,200 SF area is located south of Lease Datedinal plus Sea View Ext. Area (For Vehicle Staging Purposes)	Town of Oak Bluffs	0.4	None	6/15/2006 - 6/14/2011		One 5 Yr. Extension until 2016. First Year's rent is \$7,010. Annual adjustment proportionate to any increase in the fars/days charged by SSA fo travel between Woods Hole & Oak Bluffs.	

ORIGINAL LAND LEASE SUMMARY – VEHICLE STAGING LOT ON OAK BLUFFS, MA

The Steamship Authority also leases a portion of a parcel from the Town of Oak Bluffs. This parcel is utilized as a staging area for vehicles going on the Steamship Authority's vessels. The lease details are as follows:

Original Lease Synopsis

Property Type: Vehicle Staging

Location: Oak Bluffs - The 360' x 45' paved area located immediately south of the Steamship Authority pier and Sea View Extension in front of the Town comfort station up to the Town parking area.

Lessor: Town of Oak Bluffs

Lessee: Woods Hole, Martha's Vineyard, and Nantucket Steamship Authority

Size: 16,200± SF located south of terminal plus Sea View Extension area

Lease Term: June 15, 2006 – June 14, 2011

Lease Signed: June 13, 2006

Lease Renewal Option: Lease may be renewed for an additional 5 year term or fewer years by agreement. Lessor may also initiate renewal of this Lease for another term of five or fewer years by giving written notice to the Lessee of its intent within 30 days prior to expiration.

Lease Payments:First year rent of \$7,010, successive e years increase at an annual adjustment proportionate to any increase in the passenger fare/days charged by the Steamship Authority for travel between Woods Hole and Oak Bluffs between the previous calendar year and the year immediately preceding.

$$\text{\$7,010 2006 Rent} + \text{Fare/Days Increase \%} = \text{2007 Rent}$$

Lease Notes Vehicle staging area is under the direction and control of the Steamship Authority's Terminal Manager or Terminal Agents.

SECTION III:
OFFICE SPACE LEASED BY
STEAMSHIP AUTHORITY AS OF
JUNE 1, 2024

Steamship Authority Real Estate Leased OFFICE SPACE as of June 1, 2024							
Mashpee Reservation Office Lease							
Address	Description	Owner	Leased SF	Original Lease Dates	Renewed Dates	Original Lease Description & Rent	Current Contract Rent
1 Pine Tree Place, 509 Falmouth Road, Suite 1C, Mashpee	Office Space	Prime Properties LP	5,390	7/1/1999 - 12/1/2003		One 5 Year Ext to 12/1/2024 - Rent is \$47,400/Yr. - Ext. Annual Rent is \$57,384, MG. (Includes 4,990 SF Office and 400 SF of basement storage space)	
East Falmouth Industrial/Office Leases							
Address	Description	Owner	Leased Area (SF)	Original Lease Dates	Renewed Dates	Original Lease Description & Rent	Current Contract Rent
1 494 Thomas B. Landers Road, 7A, 7B, and 7C, E. Falmouth, MA Units	Industrial Contractor Bays	Cataumet Sawmill Realty Trust LLC	3,710	5/1/2024 - 4/30/2029	N/A	Rent for the Original Term is \$92,750 (\$7,729/Month). One Option to Extend for One Additional Year at \$8,350/Month. Rent includes Electricity and CAM.	
2 485 Thomas B. Landers Road, E. Falmouth, MA	Ind/Office	A&G Business Trust	-		NA		
3 530 Thomas B. Landers Road, E. Falmouth, MA	Ind/Office	Cleary Land Nominee Trust	5,014		N/A		
Nantucket Office Leases							
Address	Description	Owner	Leased SF	Leased Area (SF)	Original Lease Dates	Original Lease Description & Rent	Current Contract Rent
1 62 Centre Street, Nantucket, MA	Office	First Congregational Church of Nantucket					
2 15 Broad Street, Nantucket, MA	Office	Nantucket Historical Association					
TOTAL OFFICE SPACE LEASED							

OFFICE LEASE – RESERVATION OFFICE, MASHPEE

RESERVATION OFFICE LOCATION MAP



Steamship Authority Real Estate Leased OFFICE SPACE as of June 1, 2024							
Mashpee Reservation Office Lease							
Address	Description	Owner	Leased SF	Original Lease Dates	Renewed Dates	Original Lease Description & Rent	Current Contract Rent
1 Pine Tree Place, 509 Falmouth Road, Suite 1C, Mashpee	Office Space	Prime Properties LP	5,390	7/1/1999 - 12/1/2003		One 5 Year Ext to 12/1/2024 - Rent is \$47,400/Yr. - Ext. Annual Rent is \$57,384, MG. (Includes 4,990 SF Office and 400 SF of basement storage space)	

ORIGINAL OFFICE LEASE SUMMARY – RESERVATION OFFICE, MASHPEE, MA

The Steamship Authority leases office space at the Mashpee Rotary in the Pine Tree Place building.

Original Lease Synopsis

Property Type:	Office Space
Location:	Mashpee Rotary – Pine Tree Place – Suite 1-C, 4,990 SF of office space and 400 SF of basement storage.
Lessor:	Prime Properties Limited Partnership
Lessee:	Woods Hole, Martha's Vineyard, and Nantucket Steamship Authority
Lease Date:	August 10, 1999
Original Lease Term:	July 1, 1999 – December 1, 2003 with a five year extension bringing the Lease Term to December 1, 2008. **There is no written confirmation of the most current Lease extension.
Lease Payments:	Initial Base Rent of \$47,400 per year. At extension Base Rent increased to \$57,384. In addition the Steamship is responsible for utilities, their portion of taxes, insurance, and Common Area Maintenance charges. Rent payable on the fifteenth day of every month
Lease Notes:	• Leased space restricted to office use. • Steamship Authority is allowed to make non-structural alternations with Lessor's written consent

**OFFICE LEASES ON THOMAS B. LANDERS ROAD,
EAST FALMOUTH, MA**

AERIAL VIEW OF OFFICES LEASED ON THOMAS B. LANDERS ROAD, EAST FALMOUTH, MA



East Falmouth Industrial/Office Leases								
Address		Description	Owner	Leased Area (SF)	Original Lease Dates	Renewed Dates	Original Lease Description & Rent	Current Contract Rent
1	494 Thomas B. Landers Road, 7A, 7B, and 7C, E. Falmouth, MA Units	Industrial Contractor Bays	Cataumet Sawmill Realty Trust LLC	3,710	5/1/2024 - 4/30/2029	N/A	Rent for the Original Term is \$92,750 (\$7,729/Month). One Option to Extend for One Additional Year at \$8,350/Month. Rent includes Electricity and CAM.	
2	485 Thomas B. Landers Road, E. Falmouth, MA	Ind/Office	A&G Business Trust	-		NA		
3	530 Thomas B. Landers Road, E. Falmouth, MA	Ind/Office	Cleary Land Nominee Trust	5,014		N/A		

**NEW OFFICE LEASE SUMMARY– 494 THOMAS B. LANDERS ROAD, E.
FALMOUTH (UNITS 7A, 7B & 7C)**

The Steamship Authority leases three (3) industrial bays known as Units 7A, 7B, and 7C (from Cataumet Sawmill Realty).

Original Lease Synopsis

Property Type: Three (3) Contiguous Industrial Contractor Bays

Location: 494 Thomas B. Landers Road, Units 7A, 7B and 7C,
East Falmouth, MA

Size: Total 3,710± SF

Lessor: Cataumet Sawmill Realty Trust, LLC

Lessee: Woods Hole, Martha's Vineyard, and Nantucket
Steamship Authority

Original Lease Date: May 1, 2024

Original Lease Term: May 1, 2024 – April 30, 2029

Extension Lease Term: May 1, 2029 – April 30, 2030

Lease Payments: Total Annual rent is \$92,750 (\$7,729±/Month) for
each year of Original Lease Term.

CAM (Common Area Maintenance) & Electrical
Service Expenses are included in rent; Tenant pays
Gas Expense.

Option Period Rent: Rent shall increase to
\$8,350/Month during the Option Period (one year).

Use: Industrial Use Only.

**NEW OFFICE LEASE SUMMARY– 485 THOMAS B. LANDERS ROAD, E.
FALMOUTH**

The Steamship Authority leases industrial/office space.

Original Lease Synopsis

Property Type: Industrial/Office

Location: 485 Thomas B. Landers Road, East Falmouth, MA

Size: _____ ± SF

Lessor: A&G Business Trust

Lessee: Woods Hole, Martha's Vineyard, and Nantucket
Steamship Authority

Original Lease Date: _____

Original Lease Term: _____

Extension Lease Term: _____

Lease Payments: Total Annual rent is \$_____

(\$_____±/Month)

Option Period Rent: \$_____.

Use: Industrial/Office Use Only.

**NEW OFFICE LEASE SUMMARY– 530 THOMAS B. LANDERS ROAD, E.
FALMOUTH**

The Steamship Authority leases industrial/office space.

Original Lease Synopsis

Property Type: Industrial/Office

Location: 530 Thomas B. Landers Road, East Falmouth, MA

Size: 5,014± SF

Lessor: Cleary Land Nominee Trust

Lessee: Woods Hole, Martha's Vineyard, and Nantucket
Steamship Authority

Original Lease Date: _____

Original Lease Term: _____

Extension Lease Term: _____

Lease Payments: Total Annual rent is \$_____

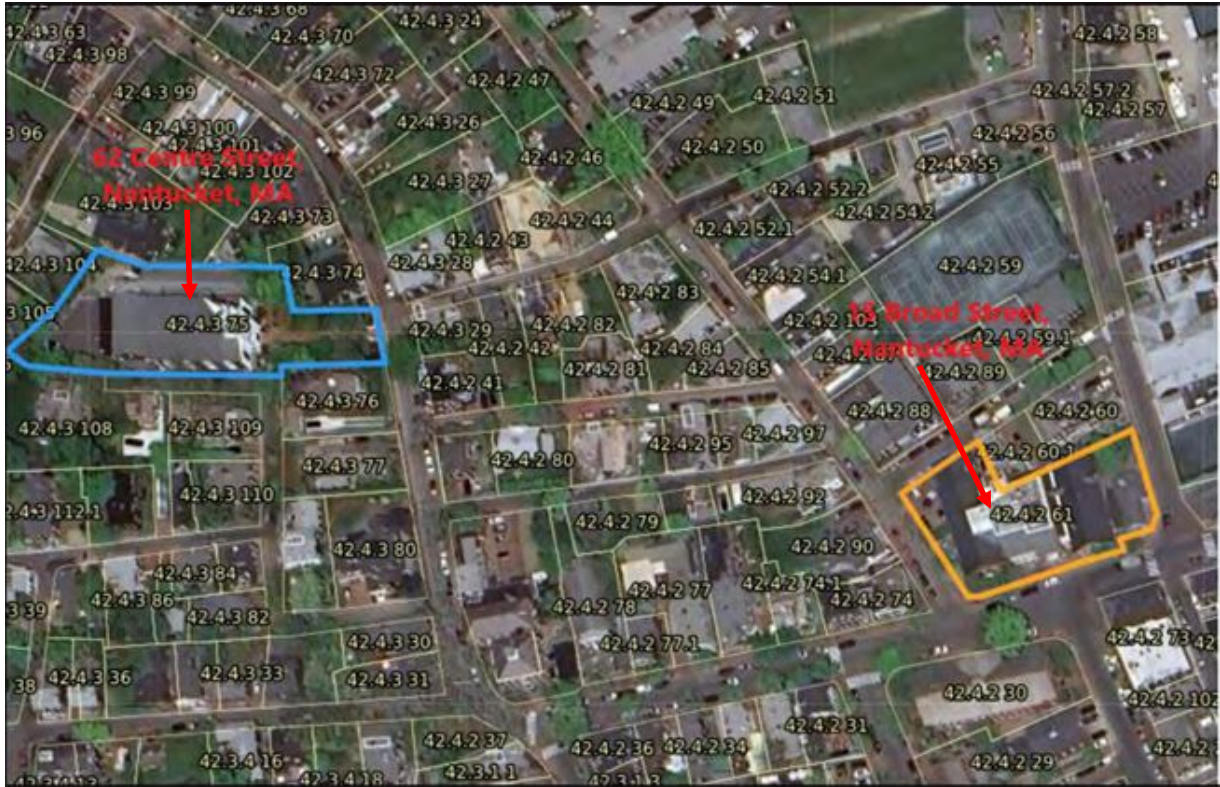
(\$_____±/Month)

Option Period Rent: \$_____.

Use: Industrial/Office Use Only.

OFFICE LEASES –NANTUCKET, MA

AERIAL VIEW OF OFFICES LEASED ON NANTUCKET, MA



Nantucket Office Leases								
Address		Description	Owner	Leased SF	Leased Area (SF)	Original Lease Dates	Original Lease Description & Rent	Current Contract Rent
1	62 Centre Street, Nantucket, MA	Office	First Congregational Church of Nantucket					
2	15 Broad Street, Nantucket, MA	Office	Nantucket Historical Association					

**NEW OFFICE LEASE SUMMARY– 62 CENTER STREET, NANTUCKET,
MA**

The Steamship Authority leases professional office space.

Original Lease Synopsis

Property Type: Office

Location: 62 Center Street, Nantucket, MA

Size: _____ ± SF

Lessor: First Congregational Church

Lessee: Woods Hole, Martha's Vineyard, and Nantucket
Steamship Authority

Original Lease Date: _____

Original Lease Term: _____

Extension Lease Term: _____

Lease Payments: Total Annual rent is \$_____
(\$_____/Month)

Option Period Rent: \$_____.

Use: Professional Office Use Only.

**NEW OFFICE LEASE SUMMARY– 15 BROAD STREET, NANTUCKET,
MA**

The Steamship Authority leases professional office space.

Original Lease Synopsis

Property Type: Office

Location: 15 Broad Street, Nantucket, MA

Size: _____± SF

Lessor: Nantucket Historical Association

Lessee: Woods Hole, Martha's Vineyard, and Nantucket
Steamship Authority

Original Lease Date: _____

Original Lease Term: _____

Extension Lease Term: _____

Lease Payments: Total Annual rent is \$_____
(\$_____/Month)

Option Period Rent: \$_____.

Use: Professional Office Use Only.

Item No. 6

Discuss freight vessel
conversion project

To be discussed