

AGENDA

COMMITTEE ON LANDS AND BUILDINGS

September 19, 2011
Aldermen Osborne, Lopez,
Shea, Roy, Greazzo

4:00 PM
Aldermanic Chambers
City Hall (3rd Floor)

1. Chairman Osborne calls the meeting to order.
2. The Clerk calls the roll.
3. Communication from Ann Kelley, Manchester Arts Commission Chairman, requesting permission to utilize city and private property for hanging and installing photos for the Inside Out Art Project.
Gentlemen, what is your pleasure?
4. Communication from Linda Hodgdon, State Department of Administrative Services Commissioner, regarding surplus State-owned properties.
(Note: Referred by the Board of Mayor and Aldermen on 09/06/2011.)
Gentlemen, what is your pleasure?
5. Communication from Mayor Gatsas regarding the Facilities Building at 275 Clay Street.
(Note: Communications from the Assessor and Planning and Community Development Department are attached.)
Gentlemen, what is your pleasure?
6. Communication from Robert Carr, Cascade North Real Estate Inc., requesting that the requirement of a minimum bid of \$40,000 at the public sale of Tax Map 273 Lot 32 be rescinded.
(Note: Committee report from 06/21/2010 is attached.)
Gentlemen, what is your pleasure?

7. Communication from Robert Carr, Cascade North Real Estate Inc., requesting an easement deed for 401 Eve Way.
(Note: The Solicitor's Office has reviewed the proposed easement deed.)
Gentlemen, what is your pleasure?

TABLED ITEM

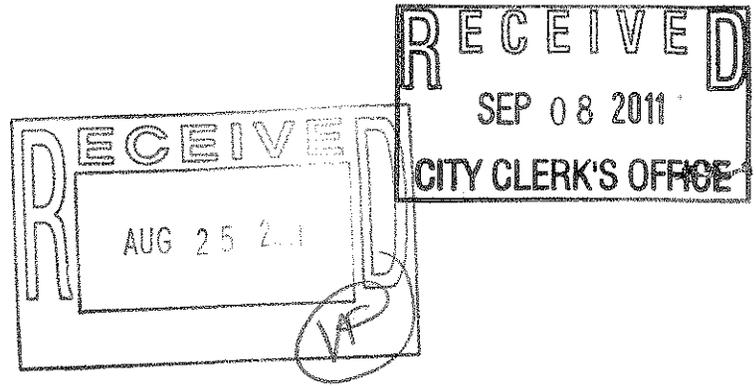
A motion is in order to remove this item from the table.

8. Communication from Jay Minkarah, Economic Development Director, regarding a proposed land swap for two Granite Street lots between the City and the Manchester Development Corporation.
(Note: Tabled 08/02/2011; Communication from the Planning and Community Development Department is attached.)
9. There being no further business, a motion is in order to adjourn.

August 25, 2011

Honorable, Mayor Ted Gatsas
City Hall
City of Manchester, NH

Dear Mayor Gatsas,



I am organizing the City of Manchester's participation in the Inside Out Art Project.

The Inside Out project is a creation of the artist JR, recipient of the 2011 TED Prize (Watch JR's TED talk here)

Inside Out is a large-scale participatory art project that transforms messages of personal identity into pieces of artistic work. This involves 3x 4 large photographs (head/faces) of citizens of Manchester. They will be hung in clusters in various locations around the city. The installation will take place on one night, in the first week in October, 2011. The project is meant to inspire dialogue and promote culture and community in Manchester. Inside Out is about individuals and personal statements, not brands. The project is anonymous in nature. Group actions and photos from the Inside Out project cannot be: affiliated with a business, company, NGO, or foundation, nor be used to make money or used to advertise. Photos must be free of signs or logos. Any donations are anonymous. It is already causing a buzz within the artistic, college and business communities.

Inside Out is a group action that will involve multiple artists and volunteers to create, install and document the exhibition. Also, it will involve the participation of many property owners and locations where the art will be displayed. The exhibition will stimulate curiosity and conversation amongst Manchester's citizens and visitors. Manchester's theme is "The Unexpected" (Who knew that about Manchester)?

I am requesting permission to utilize city and private property for hanging and installing the photos. Inside Out encourages us to put the posters in the most publicly visible locations. I am first asking for approval to utilize city property for displaying the posters for the project. I can work with the city's various departments to identify specific locations for the art. A possible list of locations would include: buildings, parking garages, sports arenas, bridge abutments, fences and walls.

The paper posters will be installed using wheat paste. The disintegration of the paper photos is part of the happening, but I will have a group that will track and manage any litter or negative impact that the posters may cause, and remove all traces of the exhibition when the project is completed.

This project is designed to give anyone a voice through his or her image. However we will not exhibit statements invoking hatred, violence, racism or extremism of any kind. Portraits will be of individuals who have a story that could be shared. The subject will look straight into the camera, making a strong facial expression. Only one person will be in each photo. Portraits will be of faces, no additional body parts, no pets or disguises. Photographers will obtain authorization from the people in the portraits.

The global stage of this group action is through photo documentation. Those photos of the exhibit, installation or various posters in the community will be uploaded to the Inside Out website. Our exhibition will be viewed by people all around the world. In addition, each poster will have a unique web address printed on it so that others can learn about the Manchester exhibit.

The spirit and purpose of the Inside Out project is cross-disciplinary, involving many of Manchester's various citizens in personal communication and community cooperation. Inside Out is focused on the power of art and ideas to change perceptions, attitudes and lives. I feel that Manchester, as a global leader in industry and multi-cultural community of the past and present, has an important message to share. Manchester will certainly benefit from participating in the Inside Out project and help strengthen the City's future.

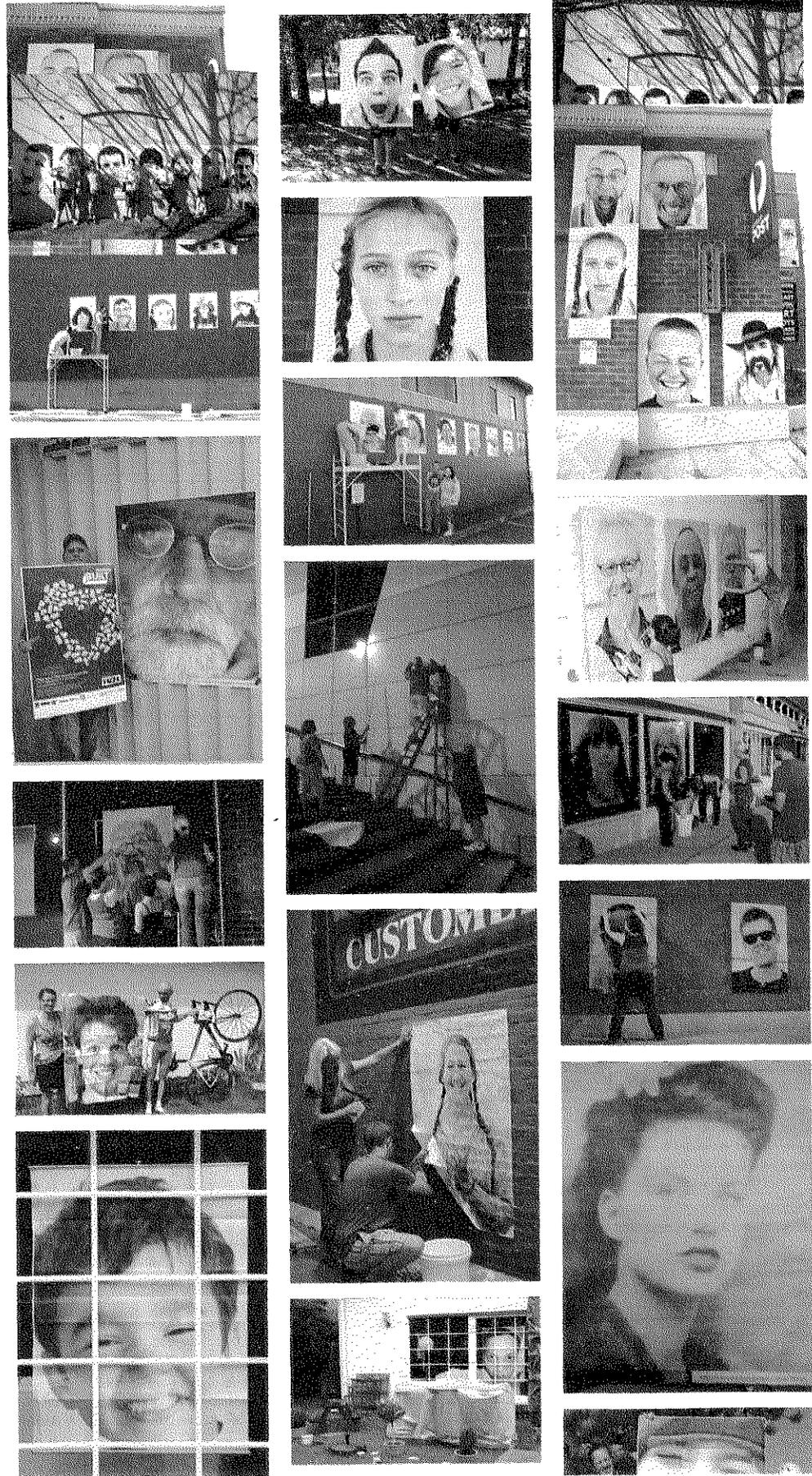
Thank you for your consideration and I look forward to your response.

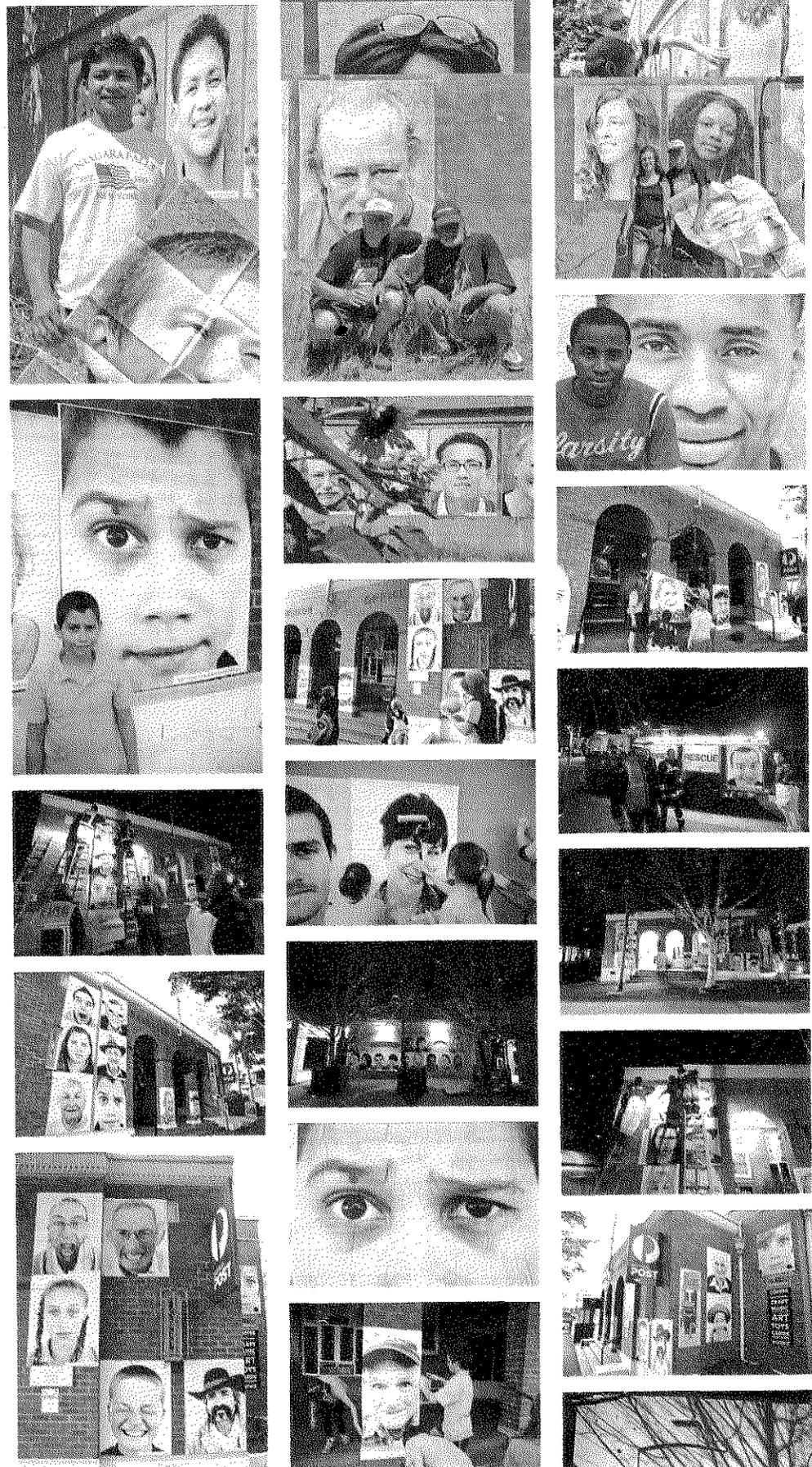
Sincerely,

A handwritten signature in cursive script that reads "Ann Kelley". The signature is written in black ink and is positioned above the typed name and title.

Ann Kelley
Chairperson, Manchester Arts Commission

cc: Dick Anagnost
Ben Gamache
David Brady
Arthur Sullivan

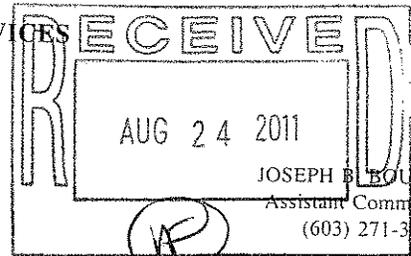






State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF THE COMMISSIONER
25 Capitol Street – Room 120
Concord, New Hampshire 03301



LINDA M. HODGDON
Commissioner
(603) 271-3201

JOSEPH B. BOUCHARD
Assistant Commissioner
(603) 271-3204

August 24, 2011

Mayor Ted Gatsas
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Dear Mayor Gatsas:

In accordance with RSA 4:40, I, the New Hampshire Department of Administrative Services (the "Department") hereby offers to the City of Manchester the right to purchase the following surplus State-owned properties, each consisting of a house and land, at the prices set forth below:

1164 River Road, Manchester (Tax Map-Lot # 420-1A)	Colonial (0.43 acres)	\$130,000
1188 River Road, Manchester (Tax Map-Lot # 420-1B)	New Englander (0.35 acres)	\$100,000

Both of these properties were part of the John H. Sununu Youth Services Center (JHSYSC) (formerly known as the "Youth Development Center" or "YDC") campus property prior to being subdivided in 2009. The subdivision plat was recorded in the Hillsborough County Registry of Deeds as Plan # 36366 (the "Plan"). The property located at 1188 River Road will be sold subject to a water line easement to be reserved by the State, because the primary water supply for the JHSYSC campus runs across that lot as depicted on the Plan.

The proposed sales and prices set forth above were approved by the legislative Long Range Capital Planning and Utilization Committee on August 23, 2011. I ask that the City please act on this offer as quickly as possible so that in the event of the City's rejection the Department may be able to list the properties for sale to the general public without undue delay. **In any event, the Department will deem this offer rejected if it does not receive the City's written acceptance within thirty (30) days of the date of this letter.**

If you have any questions, please contact Michael Connor, Director, Division of Plant & Property Management, at (603) 271-6899. To request further information on these properties, please contact Jared Nylund, Real Property Asset Manager, at (603) 271-6856 or jared.nylund@nh.gov.

Sincerely,

Linda M. Hodgdon
Commissioner

cc: Mary Anne Cooney, Assistant Commissioner, Department of Health and Human Services
Michael P Connor, Director, Department of Administrative Services



Handout at 8/15/11
Lands + Buildings
Meeting

CITY OF MANCHESTER

Theodore L. Gatsas

Mayor

August 15, 2011

Chairman Ed Osborne
Committee on Lands & Buildings
Office of the City Clerk
One City Hall Plaza
Manchester, NH 03101

RE: Facilities Building ~ 275 Clay Street

Dear Chairman Osborne,

As you are aware significant progress has been made at the site of the City of Manchester municipal complex. At this point we need to begin to plan for the consolidation of the various city departments to the campus of the complex. To this end I would respectfully request that the Committee on Lands and Buildings begin the process of declaring the Facilities Building located at 275 Clay Street surplus property and we work to bring it to market.

Regards,

Theodore L. Gatsas
Mayor

cc: Matthew Normand, City Clerk



CITY OF MANCHESTER Board of Assessors

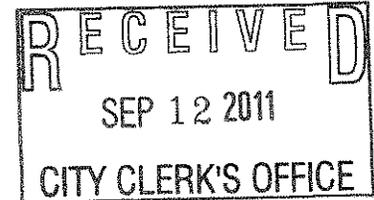
One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Chairman Ed Osborne, Committee on Lands & Buildings
From: Board of Assessors
Date: September 12, 2011
Re: Map 266, Lot 4 / 275 Clay Street / Facilities Building
Request to Value Property

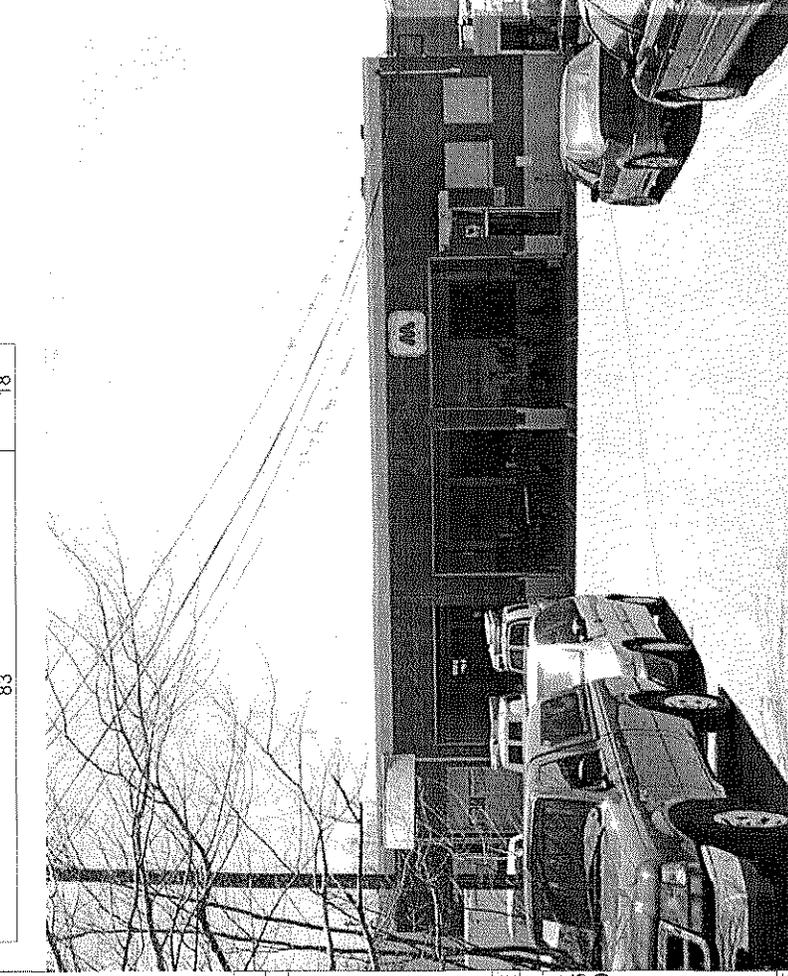
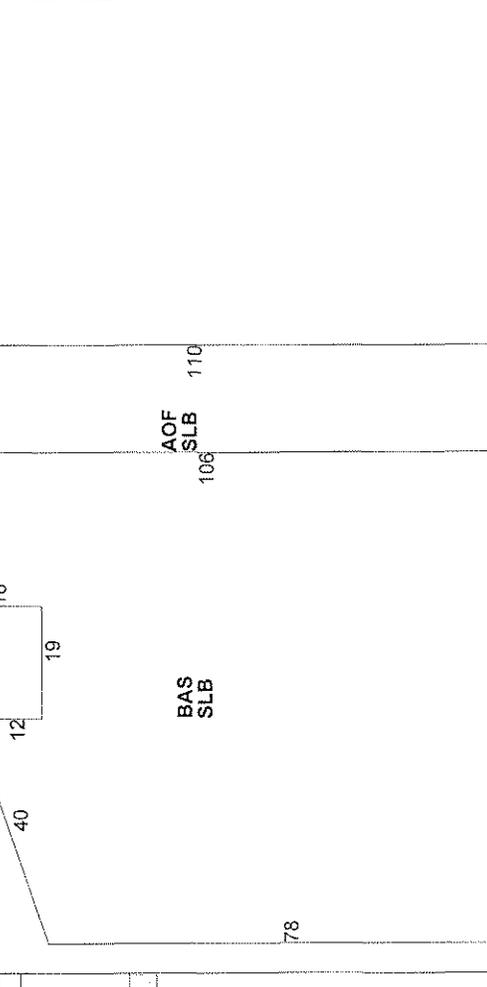


The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

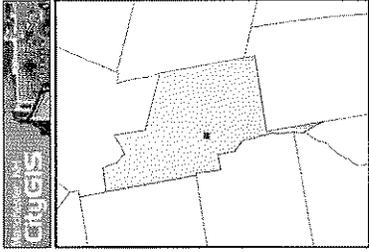
Property Location	275 Clay Street / Facilities Building
Assessors Map/Lot	Map 266 Lot 4
Property Owner	City of Manchester
Deed Book/Page	2064/246
Date Acquired	January 16, 1970
Improved/Vacant	Improved / 9,889 Sq.Ft. Industrial Service Shop
Total Land Area	33,855 square feet
Current Zoning	RDV / Redevelopment
Overlay District	N/A
Easements / Restrictions	Yes / See deed (Driveway Right of Way from Clay St)
Estimated Value	\$300,000
Comments	Irregular shaped parcel located between Beech and Union Streets on the south side of Clay Street. Access is from Clay Street and from Beech Street across the former railroad Right of Way (now City owned). Low grade industrial building is best described as a "service shop". Currently used as the City's "Facilities" building. There is adequate parking and access to serve the existing improvements. Visibility from well traveled streets (Union or Beech) is limited.

Respectfully,

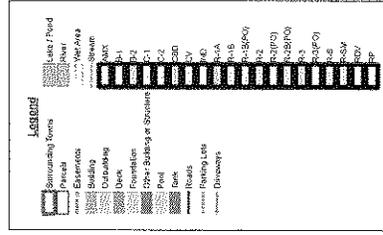
Robert J. Gagne, CNHA, NHCG
Chairman



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Ch	Description						
Style	25		Service Shop						
Model	94		Commercial						
Grade	05		Average +20						
Stories	1								
Occupancy	2								
Exterior Wall 1	17		Stucco/Masonry						
Exterior Wall 2	20		Brick/Masonry						
Roof Structure	01		Flat						
Roof Cover	04		Tar & Gravel						
Interior Wall 1	05		Drywall/Sheet						
Interior Wall 2	01		Minim/Masonry						
Interior Floor 1	05		Vinyl/Asphalt						
Interior Floor 2	03		Coner-Finished						
Heating Fuel	02		Oil						
Heating Type	03		Hot Air-no Duc						
AC Type	03		Central						
Bldg Use	9600		NON TAX C						
Total Rooms	00								
Total Bedrms	0								
Total Baths	0								
Heat/AC	02		MINIMAL						
Frame Type	02		WOOD FRAME						
Baths/Plumbing	02		AVERAGE						
Ceiling/Wall	05		SUS-CEIL & WL						
Rooms/Prtns	01		LIGHT						
Wall Height	16								
% Conn Wall									
OB-OUTBUILDING & YARD ITEMS(L) / (XF-BUILDING EXTRA FEATURES(B))									
Code	Description	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPH	L	3,200	1.50	2006	0	2006	50	2,400
PKI	PARKING SPA	L	6	0.00	2006	0	2006	50	0
LTI	LIGHTS-IN W/	L	1	1,990.00	2006	0	2006	50	1,000
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value			
AOF	Office	2,229	2,229	2,229		142,811			
BAS	First Floor	7,351	7,351	7,351		470,975			
SLB	Slab	0	9,295	0		0			
Ttl. Gross Liv/Lease Area:		9,580	18,875	9,580		613,786			

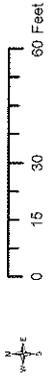
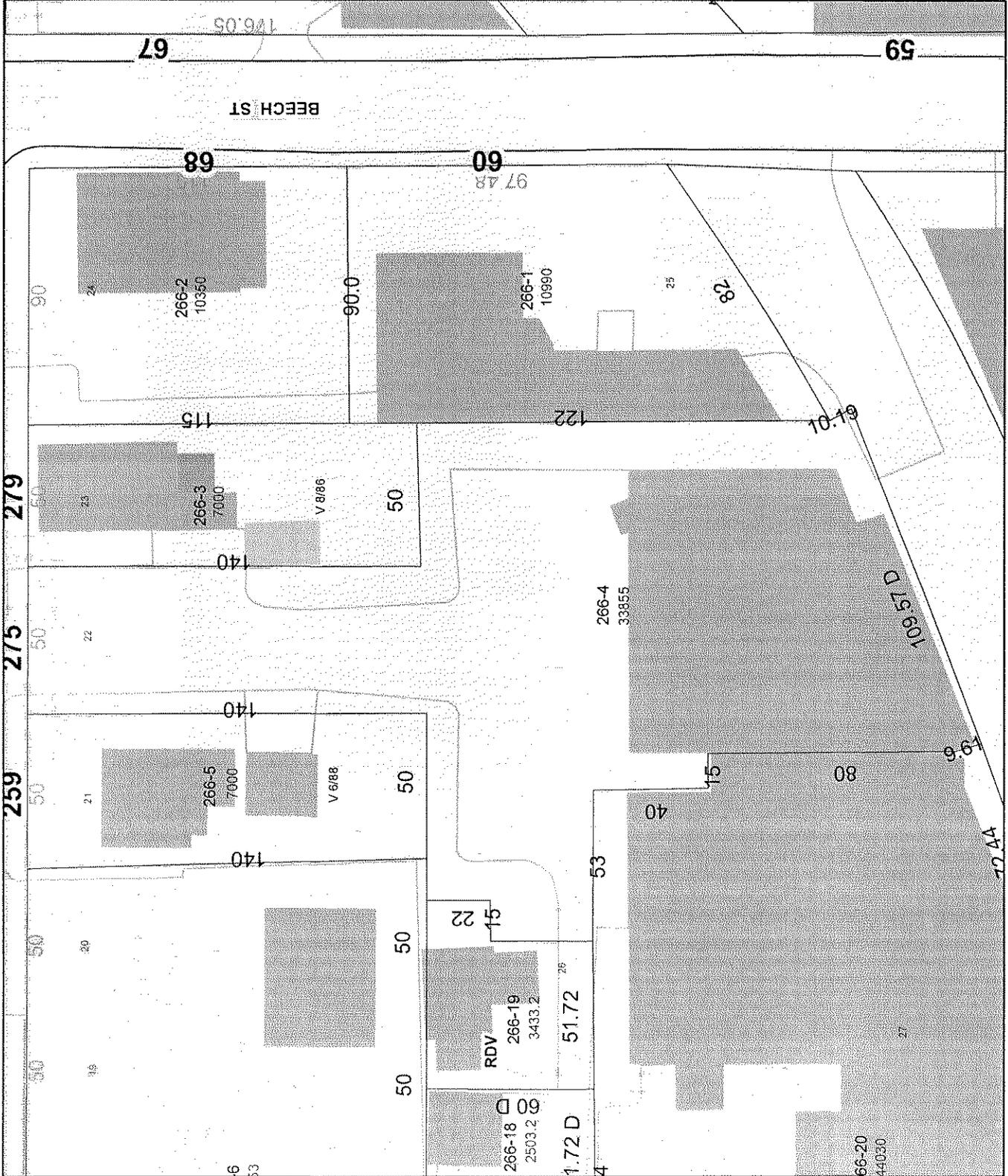


Aerial Map Showing Extent of Map At Left

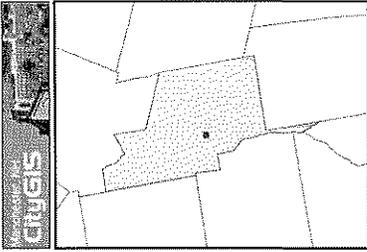


DISCLAIMER

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City of Manchester, New Hampshire - CityGIS Map Print



Aerial Map Showing Extent Of Map At Left



City of Manchester, New Hampshire - CityGIS Map Print

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CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

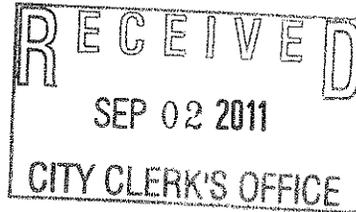
Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Matthew M. Sink
Deputy Director - Building Regulations

2 September, 2011

Committee on Lands and Buildings
Honorable Board of Mayor and Aldermen
City Hall - One City Hall Plaza
Manchester, New Hampshire 03101



re: *Request to declare the "Facilities Building" at 275 Clay Street "surplus" city property*

Honorable Committee Members:

This is to provide a report pursuant to Section 34.15-25 pertaining to the above-referenced parcel.

Background: Appropriate disposition of former departmental centers of operation is an expected end-product of the multi-year process of relocating various affected City Departments to the new municipal complex. In preparation for this eventuality, the Mayor has recently asked that the "Facilities Building" at 275 Clay Street be declared "surplus" so that the City may begin work to bring that property to market.

The one-story "Facilities Building", originally constructed in 1950, is an 18,875 square foot, wood frame "service shop" style building situated on a 33,855 square foot parcel (0.98 acre).

At present, Facilities Division personnel utilize about 17 paved and lined parking spaces which are laid out within a portion of the former B & M Railroad Portsmouth Branch Line ROW which abuts the rear of the 275 Clay Street property. This off-site rail ROW parking area has never been procedurally approved by the BMA and is not associated with disposition of the city-owned 275 Clay Street property.

Surplus Determination and Disposition: After investigating the matter, we have determined that there are no known reasons why the City should retain ownership of the parcel in question and it is, therefore, our recommendation that it be deemed surplus to City needs with this designation to take effect after the Facilities Department has fully vacated the property. Given the need for an increased property tax base, the most practical method of disposing of this parcel would be to put it up for public sale in accordance with City Ordinance.

If you have any questions, I will be available at your meeting.

Sincerely,

David J. Beauchesne, Senior Planner

Copy: Leon LaFreniere, Director; file

One City Hall Plaza, Manchester, New Hampshire 03101
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E-Mail: pcd@manchesternh.gov
www.manchesternh.gov

275 Clay Street

CLAY ST.

BEECH ST.

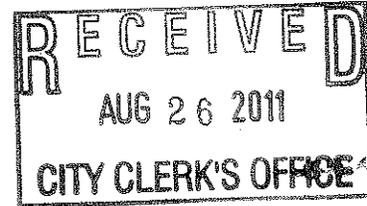
TM 266, Lot 4
City Owned
(0.77 Ac. / 33,855 s.f.)

Former B & M Railroad
Portsmouth Branch Line

This map was developed by the City of Manchester Planning & Community Development Department (D. Beauchesne) on August 18, 2011.



Cascade North Real Estate Inc.
722-2 East Industrial Park Drive
Manchester NH 03109
603-935-9210
Fax 232-0633



City of Manchester NH
Office of the City Clerk
One City Hall
Manchester NH 03103

8/23/11

Dear Mr. Normand, City Clerk

Attached you'll find my request for attempting to purchase property from the City of Manchester back in April of 2010. From what Pat Harte, the city's tax collector tells me, the board approved the sale, however the sale would have to be done through the auction process with a minimum bid of \$40,000.00. My letter states that for the \$40,000 price we were offering to be valid, the purchase has to be contingent on the land being approved for a building lot which it currently is not. Anyone, myself included, would not spend that much money on a piece of land that has not already been approved as a building lot. Pat tells me the only way to sell this land is through the auction process and that it would be impossible to sell it approved or with any contingencies. Therefore once someone has taken ownership of this land through the auction process, only then can it be taken in front of the ZBA for their approval or disapproval. Its a gamble for anyone who takes ownership of this property that they could be long term owners of a piece of land that can never be improved.

If the land is acquired and approved by the ZBA please consider the money that this building lot would bring to the city coffers regardless of the purchase price. Impact fees of \$2,300, building permit fees roughly \$1500, and yearly taxes estimated at \$4,500. The first year alone would bring \$8,300 to the city. In addition to the money coming into the city, this lot is located on a private road. This private road requires residents to pay for their own plowing, road maintenance, garbage pick up etc. Clearly this is a win-win for our city.

Please allow this land to be auctioned as is, with no minimum bid requirement, as soon as possible. We would appreciate anything you can do to move the process along as time is of the essence. To make this building lot feasible, if and when we take ownership, we need to go through the ZBA for their approvals, and assuming we receive those approvals we need to dig in the road before winter to install the water line to the property. The road has to be paved with its finish coat this year and can't be done any later than November 15th.

Thank you again for your consideration
Sincerely:



Robert C. Carr Jr.

cc Mayor Ted Gatsas
Pat Harte Tax Collector
Alderman Joyce Craig

To the Board of Mayor and Aldermen of the City of Manchester:

The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, the public sale of city-owned land off Eve Street (TM 273 Lot 32).

The Committee further recommends that the Board of Mayor and Aldermen:

- Find Lot 32 surplus to City needs;
- Dispose of Lot 32 through a public sale consistent with Section 34.21 of the City Ordinances;
- Establish \$40,000 as the minimum sale price; and
- Condition any sale on the development of appropriate public infrastructure easements to the satisfaction of the DPW and the Office of the City Solicitor.

(Unanimous vote with the exception of Alderman Roy who was absent)

Respectfully submitted,



Clerk of Committee

At a meeting of the Board of Mayor and Aldermen held July 6, 2010, on a motion of Alderman DeVries, duly seconded by Alderman O'Neil, the report of the Committee was accepted and its recommendations adopted.



City Clerk



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

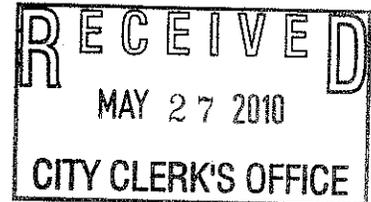
Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Matthew M. Sink
Deputy Director - Building Regulations

27 May, 2010

Committee on Lands and Buildings
Honorable Board of Mayor and Aldermen
City Hall - One City Hall Plaza
Manchester, N.H. 03101



RE: *Petition to acquire city-owned land on Eve Way (TM 273, Lot 32)*

Dear Committee Members:

This is to provide a report pursuant to Section 34.20 pertaining to the above-referenced parcel. Please refer to the accompanying map as needed.

Background: The City has received a letter from Cascade North Real Estate, Inc., asking to acquire an undeveloped, and landlocked, 42,216 s.f. city-owned parcel (0.97 ac.) known as TM 273, Lot 32, which is currently under the jurisdiction of the Department of Public Works (DPW). The petitioner's stated goal is to utilize Lot 32, which is in the R-1A zoning district, for a single family residence which would be accessed via Eve Way, an as-yet unconstructed private road. The petitioner has previously received legal permission to use Eve Way as an access road for entry into a series of other buildable parcels they own which abut city-owned Lot 32 along the west-side length of Eve Way and the DPW has reviewed their driveway access design.

An analysis of Lot 32 shows it to be a long (2,200-ft.) and narrow tract of land positioned between Boston and Eve Streets in the North End near the B & M railroad tracks and the Merrimack River. Generally wooded, it primarily consists of steeply sloping land with possibly enough buildable area at its south end to accommodate a single family home. Situated on a bluff immediately above, and to the east, of city-owned Lot 32 on McPhail, Sixth and Seventh Streets are a series of eight residential properties whose westerly views are significantly blocked by the wooded areas of Lot 32.

At the present time, a number of various-sized sewer and drain pipes are situated beneath Lot 32 and Eve Way, including a 54" sewer pipe which flows westerly to the Merrimack River through Lot 32 and the petitioner's lands to the west of Eve Way.

Consultation with Other City Agencies: We have conferred with DPW concerning this matter and they have indicated no heightened concern about disposing of city-owned Lot 32 to the private sector so long as easements (a) protect their right to access and maintain all sewer and

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 or (603) 624-6475 Fax: (603) 624-6529 or (603) 624-6324
E-Mail: pcd@manchesternh.gov
www.manchesternh.gov

drain pipes situated beneath Lot 32 and Eve Way and (b) prevent construction activities from occurring within 20 lateral feet of any sewer or drain pipe crossing Lot 32.

Established City Policy:

Existing city policy at Article 6.03 of the **Zoning Ordinance** requires a minimum lot frontage in the R-1A zoning district to be 100-feet along a "public street" – a requirement that is currently not met by Lot 32, which is landlocked. The petitioner recognizes this problem and understands that a ZBA-approved variance from the lot frontage requirement would be required before any building permit could be issued. They have asked that any sale of Lot 32 be conditioned upon the granting of such a variance.

Surplus Determination & Manner of Disposition:

After discussing this request with appropriate City agencies, we do not believe that there are any City needs for Lot 32 which cannot be resolved by appropriate public infrastructure easements. As such, we would recommend that, if the Committee wishes to return these properties to private ownership,

1. Lot 32 be determined "surplus" and disposed of through a public sale in a manner consistent with Section 34.21 of the City Ordinances;
2. That the minimum sale price be determined by the Assessor's Department; and
3. That any sale be conditioned on the development of appropriate public infrastructure easements to the satisfaction of the DPW and the Office of the City Solicitor.

If you have any questions, I will be available at your next committee meeting.

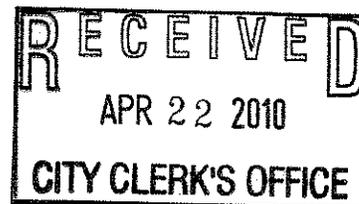
Sincerely,



David Beauchesne, Senior Planner

Copy: file, Leon L. LaFreniere, AICP, Director

Cascade North Real Estate Inc.
722-2 East Industrial Park Drive
Manchester NH 03109
669-4354
Fax 669-6631



City of Manchester NH
Office of the City Clerk
One City Hall
Manchester NH 03103

4/14/10

Dear Mr. Normand, City Clerk

Cascade North Real Estate Inc. would like to purchase a city owned parcel of raw land off Eve Street. The parcel is designated as Tax Map 273 Lot 32. The area of the lot is just under one acre, and has enough usable area for one single family house pending a variance. The lot would be accessed through a private road called Eve Way. The unusable area is as a result of steep slopes and a large drainage system and RCP pipe. This drainage system would be retained by the City with a proper easement drawn up.

Attached are photographs for your review. As you can also see from the photos the slopes are covered with wood, tires, and lawn debris. Cascade would also like to clean up these current eyesores for the neighborhood and the City of Manchester in general.

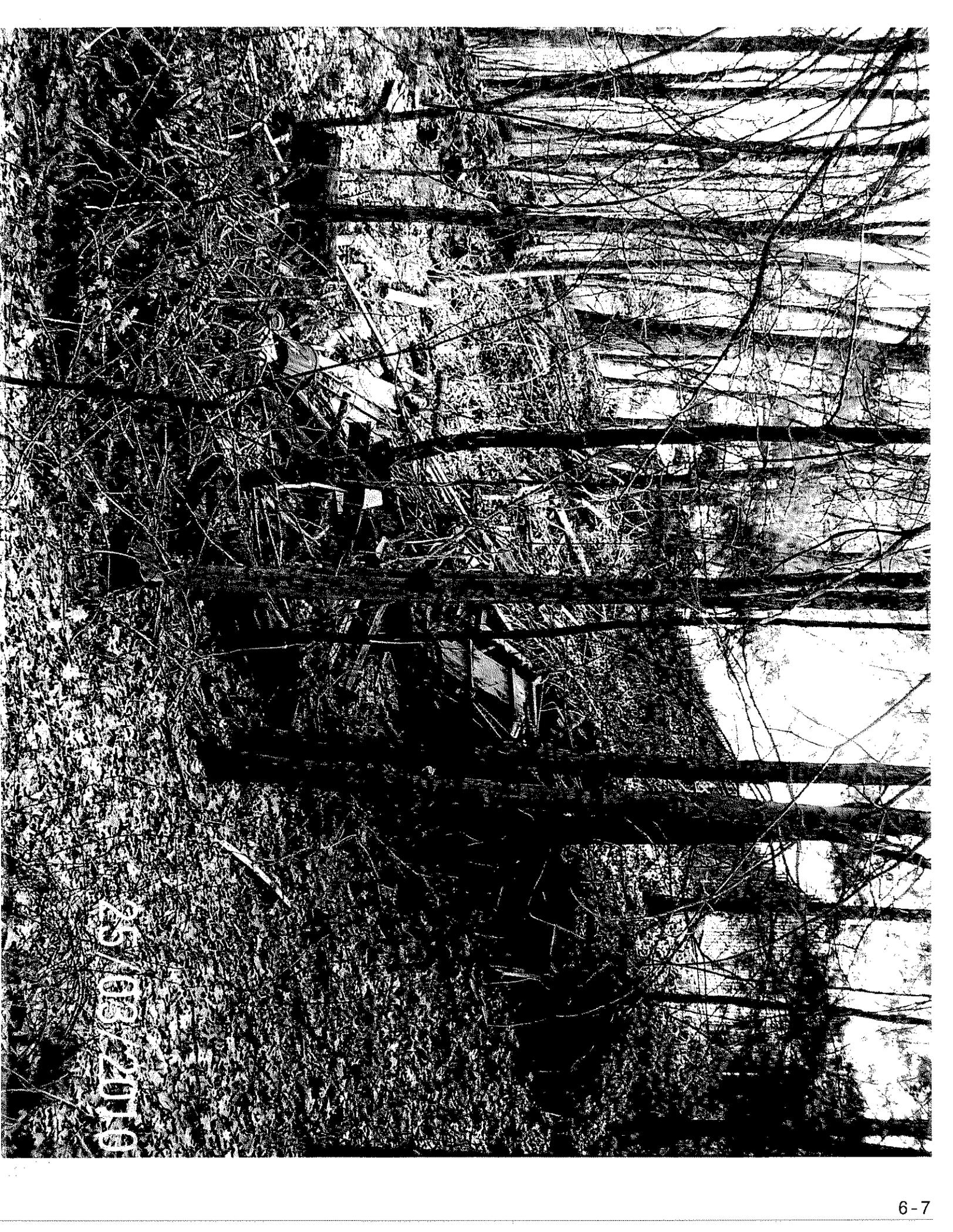
I have spoken to officials from the Building Department, Highway Department and the Assessors Office, all three departments do not see a reason why we shouldn't pursue its purchase. Because the property is located on a private street the final approval would have to go before the ZBA, as such the purchase of the property would have to be contingent upon that approval and our acceptance of a reasonable price for the land. Cascade would like to offer \$40,000 for the parcel.

When placing a value on the property, we considered the following: the cost of the road Cascade is installing, the 4 year cost of approvals to get to this point, and the cleaning up of debris throughout the site as shown in the photographs.

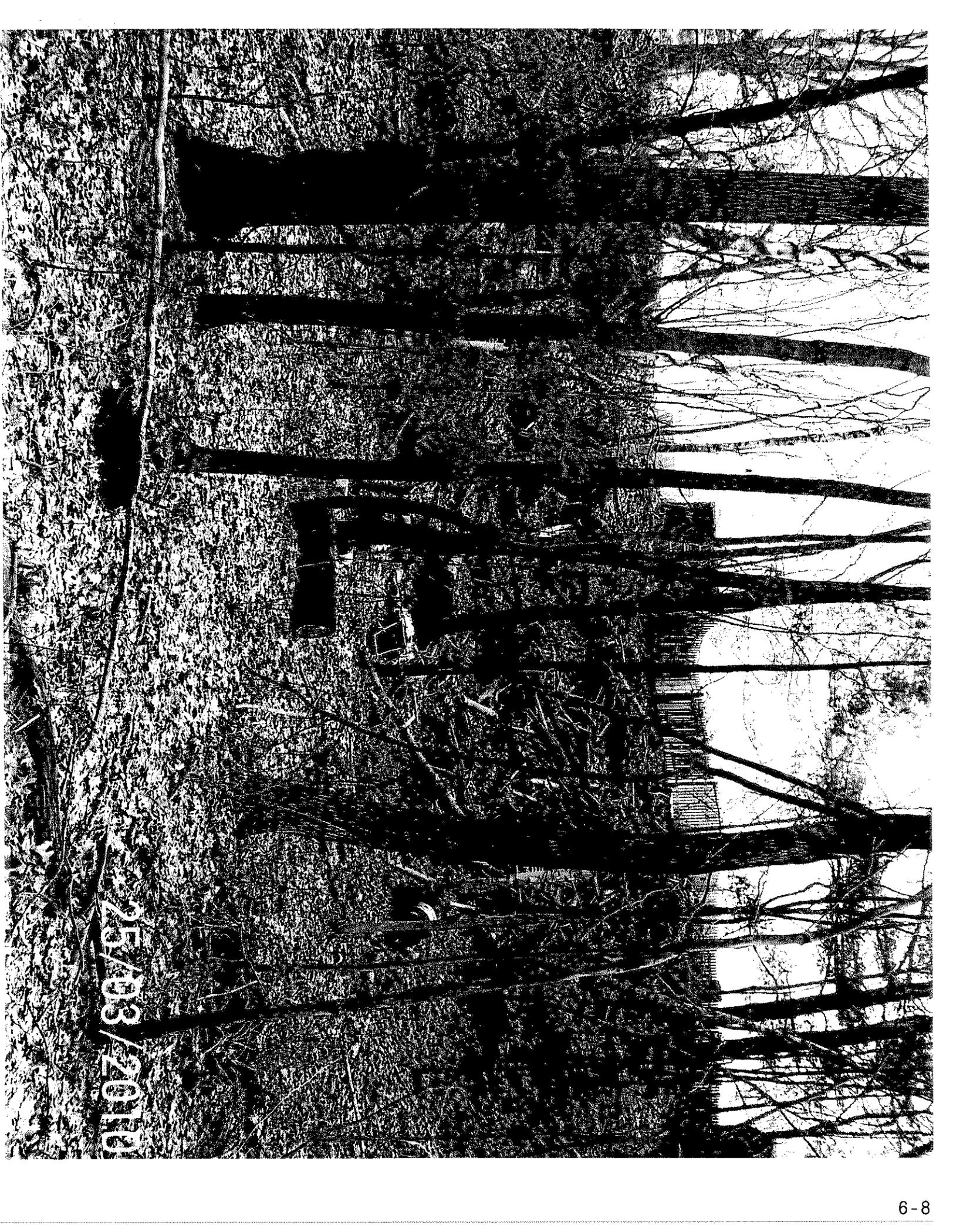
Receipts and budgets are available for your review at any time.

Thank you for your consideration.
Sincerely:

Robert C. Carr Jr.



0102700/02
25/03/2010



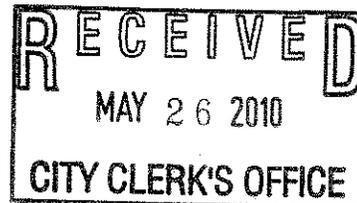
25/03/2018

Patricia M. Harte
Acting Tax Collector



Jacqueline G. Lutkevich
Second Deputy Tax Collector

**CITY OF MANCHESTER
TAX COLLECTOR**



Memorandum

DATE: May 26, 2010
TO: Land & Building Committee
FROM: Pat M. Harte, Acting Tax Collector
RE: Map 0273 Lot 0032

As requested, the following contains information regarding the Tax-Deeded property located at: **Eve Street**

Prior Owners: Charles P. Guay
Map/Lot: 0273/0032 (Previously known as Lot 44 Seventh Ave)
Lien Date: 09/07/1956
Deed Date: 09/09/1958
Recorded Date: 09/16/1958
Book/Page: Book 1545 Page 442
Back Taxes: \$76.67

I do not have any objections to the disposition of this property

The Notice to Former Owner to Repurchase (RSA 80:89) does not apply in this case as it was tax deeded prior to the effective date of the Statute.

TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value
14 Rolling	8 None	1 Paved	1 Urban	EXM LAND	960V	126,000	126,000

RECORD OF OWNERSHIP	SALE DATE	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CITY OF MANCHESTER HIGHWAY DEPARTMENT				2009	960V	126,000	2008	960V	126,000
Total:						126,000			126,000

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.
Total:						

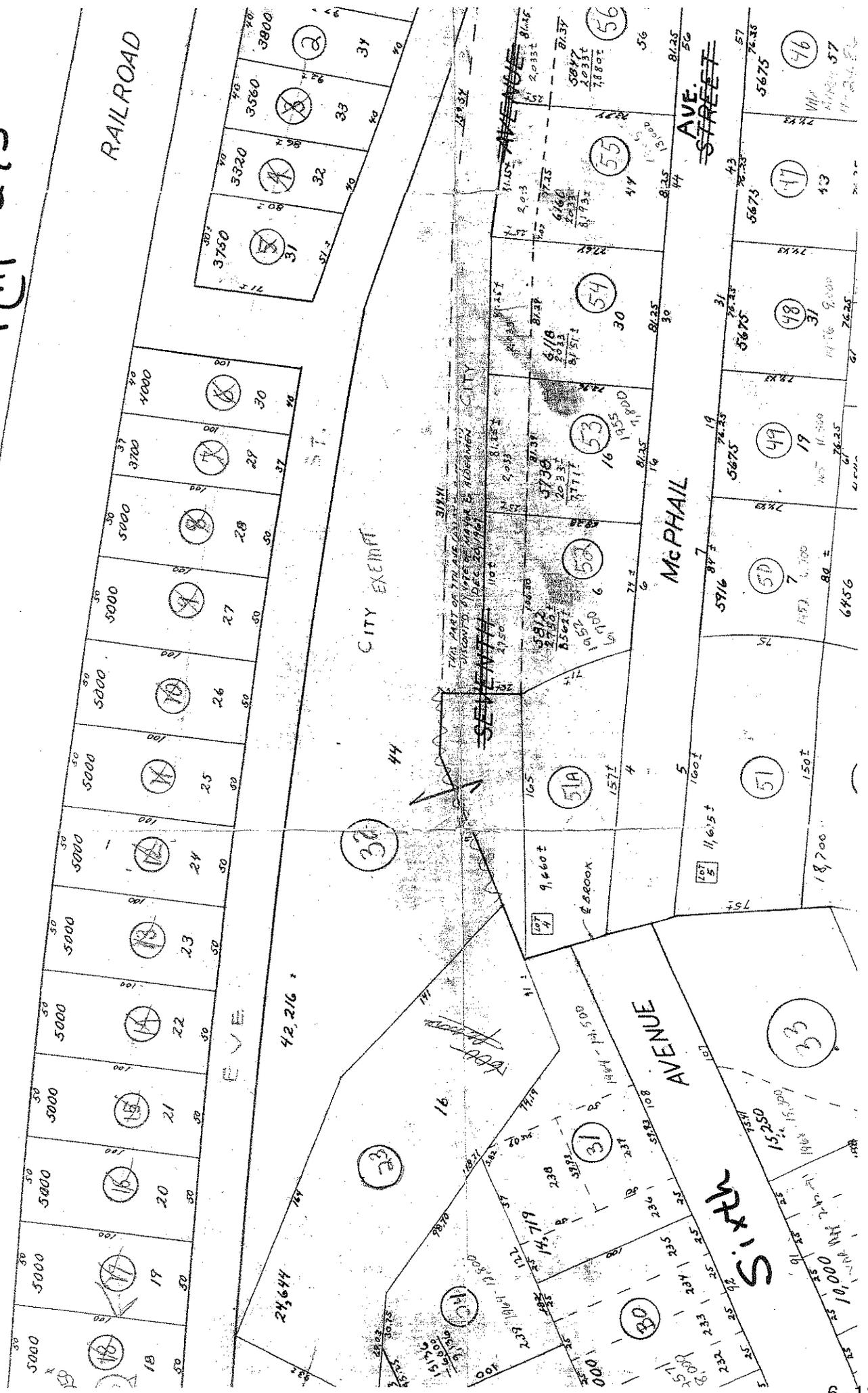
ASSESSING NEIGHBORHOOD	STREET INDEX NAME	TRACING	BATCH
Total:			

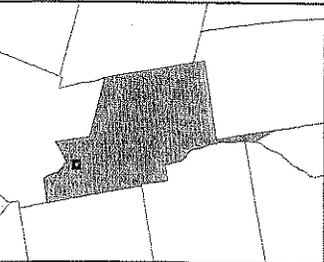
NOTES
VACANT

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.
Total:						

ASSESSMENTS (HISTORY)	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
Total:			126,000			126,000

MAP 273





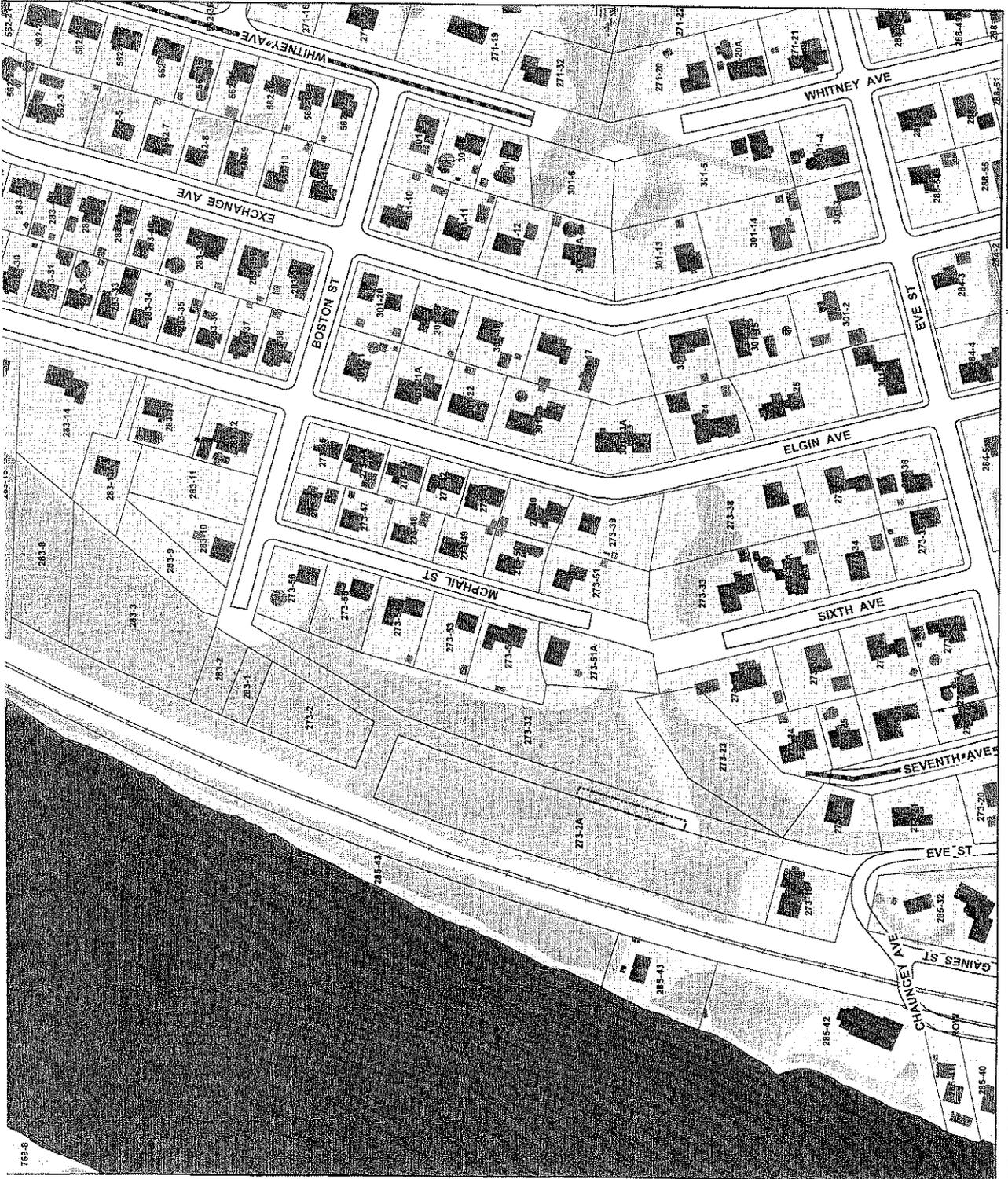
Area Map Showing Extent Of Map At Left

Legend

- Parcels
- Easements
- Building
- Outbuilding
- Deck
- Foundation
- Other Building or Structure
- Pool
- Tank
- Roads
- Railroads
- Lake / Poi
- River
- Wet Area
- Stream
- Excavation

DISCLAIMER

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City of Manchester - New Hampshire - CityGIS Map Print

Vicinity of Eve Way

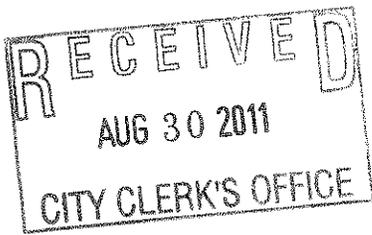
R-1A Land Use Zone

Minimum lot size = 12,500 s.f. (1-family detached DU)
 Minimum lot frontage = 100 feet
 Front Setback = 25 feet
 Rear Setback = 30 feet
 Side Setback = 20 feet



1. Map created by the City of Manchester Planning & Community Development Department (D. Beauchesne) on April 26, 2010.
 2. Aerial photo taken in April, 2003.

Perimeter of City-owned
 TM 273, Lot 32



Cascade North Real Estate Inc.
722-2 East Industrial Park Drive
Manchester NH 03109
603-935-9210
Fax 232-0633

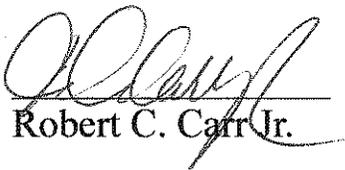
City of Manchester NH
Office of the City Clerk
One City Hall
Manchester NH 03103

8/23/11

Dear Mr. Normand, City Clerk:

Attached you'll find an Easement Deed prepared for a city owned drainage pipe that crosses 401 Eve Way, a privately owned parcel of land in Manchester . This parcel is a single family building lot that is currently under construction for a single family home. This easement was prepared by us with the assistance of Dave Winslow, Highway Department Engineer. Mr. Winslow has reviewed the easement language and is satisfied that it protects the city in case any future work ever has to be done on the drain line.

Thank you for your consideration
Sincerely



Robert C. Carr Jr.

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that Cascade North Real Estate, Inc., a New Hampshire corporation, having a usual place of business at 497 Hooksett Road, Suite 190, Manchester, New Hampshire, 03104 (hereinafter "Grantor"),

FOR CONSIDERATION PAID, GRANTS to the City of Manchester, a body corporate and politic, of One City Hall Plaza, Manchester, New Hampshire 03101 (hereinafter "Grantee"),

with WARRANTY COVENANTS, the perpetual right to pass and repass by foot, machine, or motor vehicle and to install, operate, maintain, repair, rebuild, replace, or enlarge, in whole or in part, any drainage pipes, safety drains, storm drains, or any fixtures or appurtenances incident thereto at any time within, through, over, and/or under the land of the Grantor, being shown as the "Exist. Storm Sewer Assumed 20' Wide" area on a Plan of Land entitled "Final Plan of Lots Merger(s) Tax Map 273/Lots 2-17 Eve Street, Manchester, NH" originally dated July 1, 2004, and prepared for Cascade North Real Estate, Inc., as revised, and recorded at the Hillsborough County Registry of Deeds as plan # 37086. Said area is more particularly described as follows:

Beginning at a point on the west side of Eve St., said point being 1.50' along a curve to the left with a radius of 5592.53' from the north east corner of Lot 273/15-17, said curve having a chord of 1.50' with a bearing of S30-54-30W, thence;

1) S89-53-47W, a distance of 116.30' to a point on the west line of Lot 273/15-17, also being the east line of the B & M Railroad land, said point being S30-36-24W and 61.43' from the north west corner of Lot 273/15-17, thence;

2) along a curve to the left having a radius of 5692.53' and a length of 23.16', said curve also having a chord of 23.16' and a bearing of S30-10-52W, to a point on the west line of Lot 273/15-17 and the east line of the B & M railroad, thence;

3) N89-53-47E, 116.02' to a point on the west line of Eve Street, thence;

4) along Eve St. and a curve to the right having a radius of 5592.53' and a length of 23.30', said curve also having a chord of 23.30' and a bearing of N30-46-52E, to the point of beginning.

Said easement contains 2,323 Sq. Ft.

Meaning and intending to describe a portion of the premises conveyed to the Grantor by deed of James Michael Langley, dated August 31, 2004 and recorded in the Hillsborough County Registry of Deeds at Book 7310, Page 2378.

The premises conveyed to the Grantor is also shown as Tax Map 273, Lots 2-17 on the City of Manchester Assessor's Maps.

The Grantor further conveys to the Grantee for the duration of said easement the right to temporarily place or store equipment and/or excavated earth and other material on the Grantor's property within ten feet (10') of the above-described easement; provided however that the Grantee shall restore said land to the condition to which it was immediately prior to such use.

The Grantor hereby covenants for itself, successors and assigns, that it will not erect any structure or obstruction on the easement premises nor will it permit others to do so during the term of his ownership nor will it interfere in any way with the exercise by the Grantee of right granted herein.

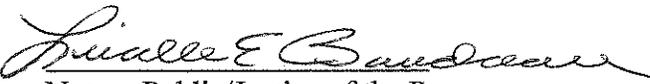
Executed this 26th day of AUGUST, 2011.

Cascade North Real Estate, Inc.

By: 
Robert C. Carr, President

State of NH
County of HILLSBOROUGH

The foregoing instrument was acknowledged before me this 26th day of AUGUST, 2011 by Robert C. Carr, President, duly authorized, on behalf of Cascade North Real Estate, Inc.


Notary Public/Justice of the Peace
My Commission Expires: 4/9/2013

Approved by: City of Manchester

By: _____
Mayor

Witness

Lucille E Boudreau
Justice of the Peace
My Commission Expires
April 9, 2013



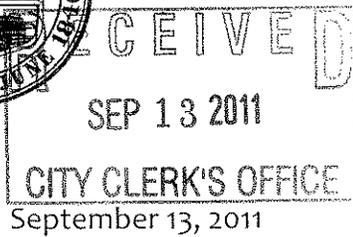
CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Matthew M. Sink
Deputy Director - Building Regulations



Planning and Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Committee on Lands and Buildings
Honorable Board of Mayor and Aldermen
Manchester City Hall
One City Hall Plaza
Manchester, NH 03101

**Re: Determination of "Surplus Land" for land swap
Tax Map 692, Lots 11 & 11B, owned by the City of Manchester
TPK 3, Lot 5, owned by Manchester Development Corporation**

Dear Committee Members:

Upon review of the property owned by the City of Manchester, it appears that there are no practical or substantial **City** uses for the two City owned parcels, other than their current function as surface parking for West High School or others. As such, the land may be declared "surplus" and be disposed of in a manner consistent with City Ordinance.

If the Committee determines that the land is surplus and the recommended method of disposal is other than by public sale, the Committee shall specify the reason or reasons for such a recommendation (Section 34.22 of the City Ordinance). The Committee's report (to the full Board) shall address such considerations as deemed appropriate by the Committee, since disposition other than by public sale shall be allowed only when it is in the best interest of the City, is required by justice, or if other good reasons exist (Section 34.21 of the City Ordinance).

Should you have any questions, I will be available at your next committee meeting.

Sincerely,

Leon L. LaFreniere, AICP
Director of Planning & Community Development

Tabled 8/2/11

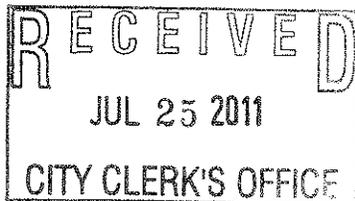


CITY OF MANCHESTER

Economic Development Office



July 25, 2011



Ed Osborne, Chairman
Committee on Lands & Buildings
Board of Mayor & Aldermen
One City Hall Plaza
Manchester, NH 03101

RE: Granite Street Lots

Dear Chairman Osborne and Members of the Committee:

Attached are two reports from the City's Assessors that provide estimates of the values of two parcels of undeveloped land located at the intersection of Granite and Second Streets for your consideration at the next available meeting of the Committee on Lands & Buildings. The parcel identified as Map TPK3, Lot 5 at the southeastern corner of the intersection is owned by the Manchester Development Corporation (MDC) and is currently vacant. Map 692, Lot 11 is owned by the City and consists of two paved parking lots located at the northwestern and northeastern corners of the intersection. The value estimates were prepared in response to a proposed land swap between the City and MDC to facilitate development of a state Liquor Store.

At its meeting of July 8, 2011, the MDC Board voted to enter into negotiations with the City to pursue a proposed land swap between the parties. If approved, the intent would be for the City to acquire Map TPK3, Lot 5 from the MDC in exchange for Map 692, Lot 11. The City would then enter into a long term lease with the state for development and operation of a liquor store on Map TPK3, Lot 5. I would be pleased to provide any additional background information or materials that may be necessary. Thank you for your consideration.

Sincerely,

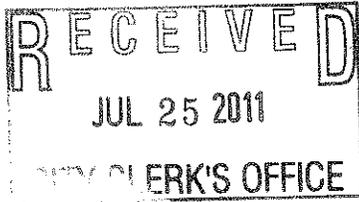
Jay Minkarah, Director
Manchester Economic Development Office

cc: Hon. Theodore Gatsas, Mayor
Alderman Mike Lopez
Newton Kershaw III, MDC Chairman
Tom Clark, City Solicitor

Pat M. Harte
Tax Collector



Jacqueline G. Lutkevich
Second Deputy Tax Collector



CITY OF MANCHESTER
TAX COLLECTOR

Memorandum

DATE: July 25, 2011
TO: Committee on Lands & Buildings
FROM: Pat M. Harte, Tax Collector *PH*
RE: Map TPK3, Lot 5 and Map 692, Lot 11

The above-referenced parcels are not tax-deeded parcels and, as such, the Tax Collector's Office has no interest in either parcel.



CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

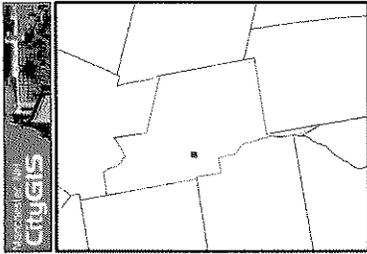
To: Alderman Lopez / Mayor Gatsas / Board of Mayor and Aldermen
From: Board of Assessors
Date: July 20, 2011
Re: Map 692, Lot 11
Request to Value Property

The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

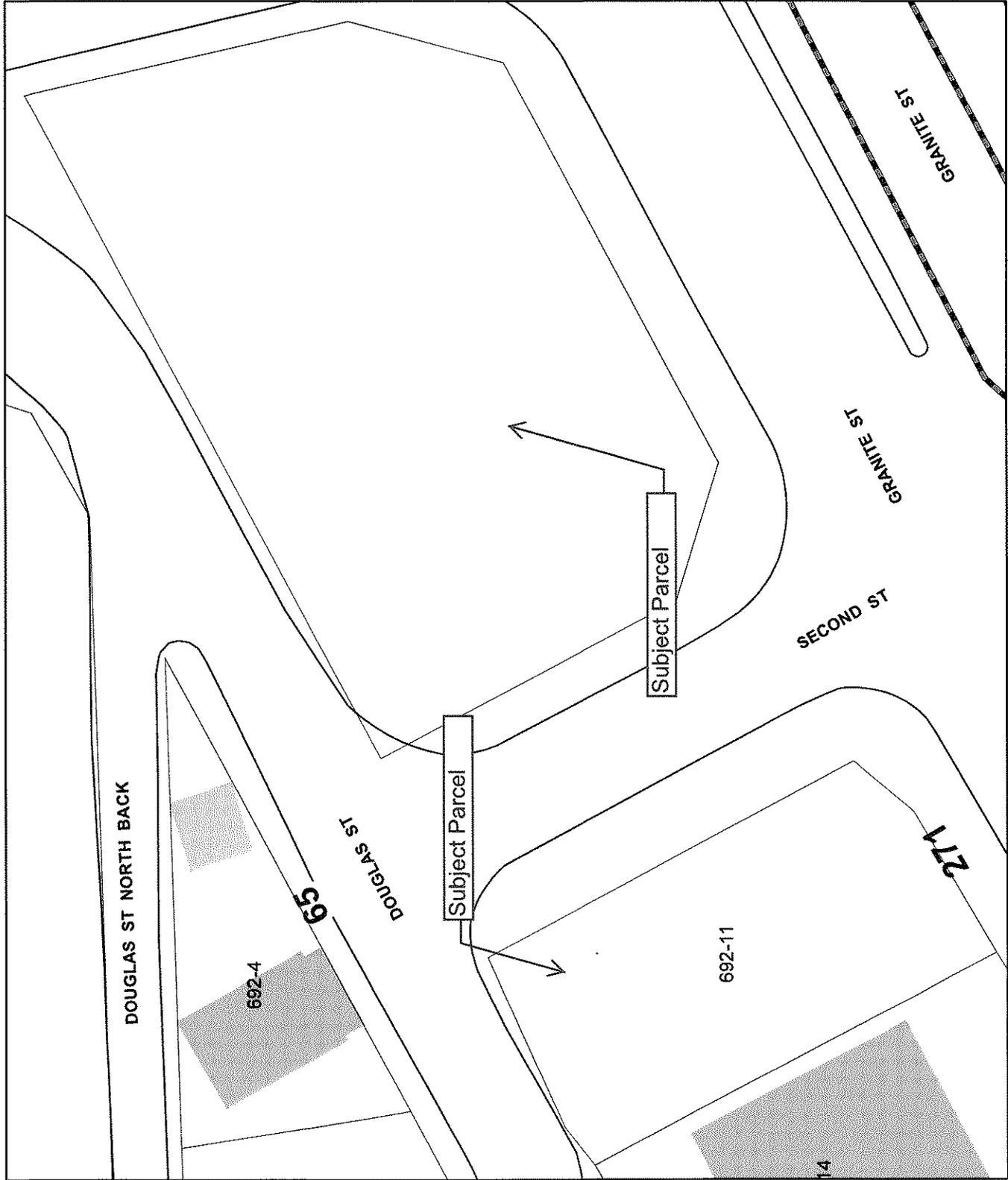
Property Location	271 Granite Street / City owned parking lots
Assessors Map/Lot	Map 692 Lot 11
Property Owner	City of Manchester
Deed Book/Page	3271/633
Date Acquired	February 22, 1985
Improved/Vacant	Parking Lots
Total Land Area	33,700+- square feet / See comments
Current Zoning	B-2
Overlay District	N/A
Easements/Restrictions	None known
Estimated Value	\$810,000
Comments	Parcel originally taken in 1985 for widening of Granite Street. Parcel is bisected by current layout of Second Street north of Granite. Used as parking lots by Manchester High School West for several years. Additional area used for the recent widening of Granite Street and reconstruction of I-293 ramps. Some area taken along Granite Street, some are added to the east side of parcel (former Raphael Club land). Exact square footage not surveyed, estimated at approximately 33,700 square feet. See map and aerial photos attached.

Respectfully,

Robert J. Gagne, CNHA, NHCG
Chairman

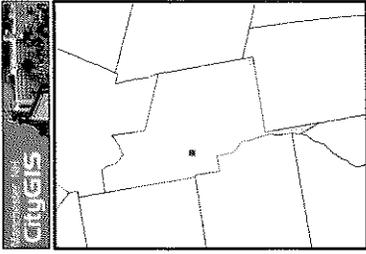


Aerial Map Showing Extent Of Map At Left



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Area Map Showing Extent Of Map At Left



City of Manchester, New Hampshire - CityGIS Map Print

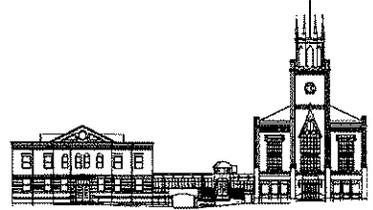
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CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
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Tel: (603) 624-6520 – Fax: (603) 628-6288
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Robert J. Gagne, Chairman
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Lisa Turner
Assistant to Assessors

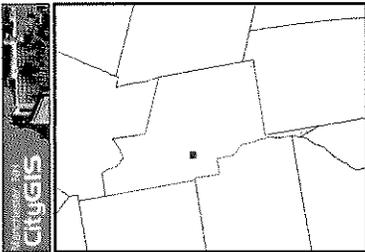
To: Alderman Lopez / Mayor Gatsas / Board of Mayor and Aldermen
From: Board of Assessors
Date: July 20, 2011
Re: Map TPK3, Lot 5
Request to Value Property

The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

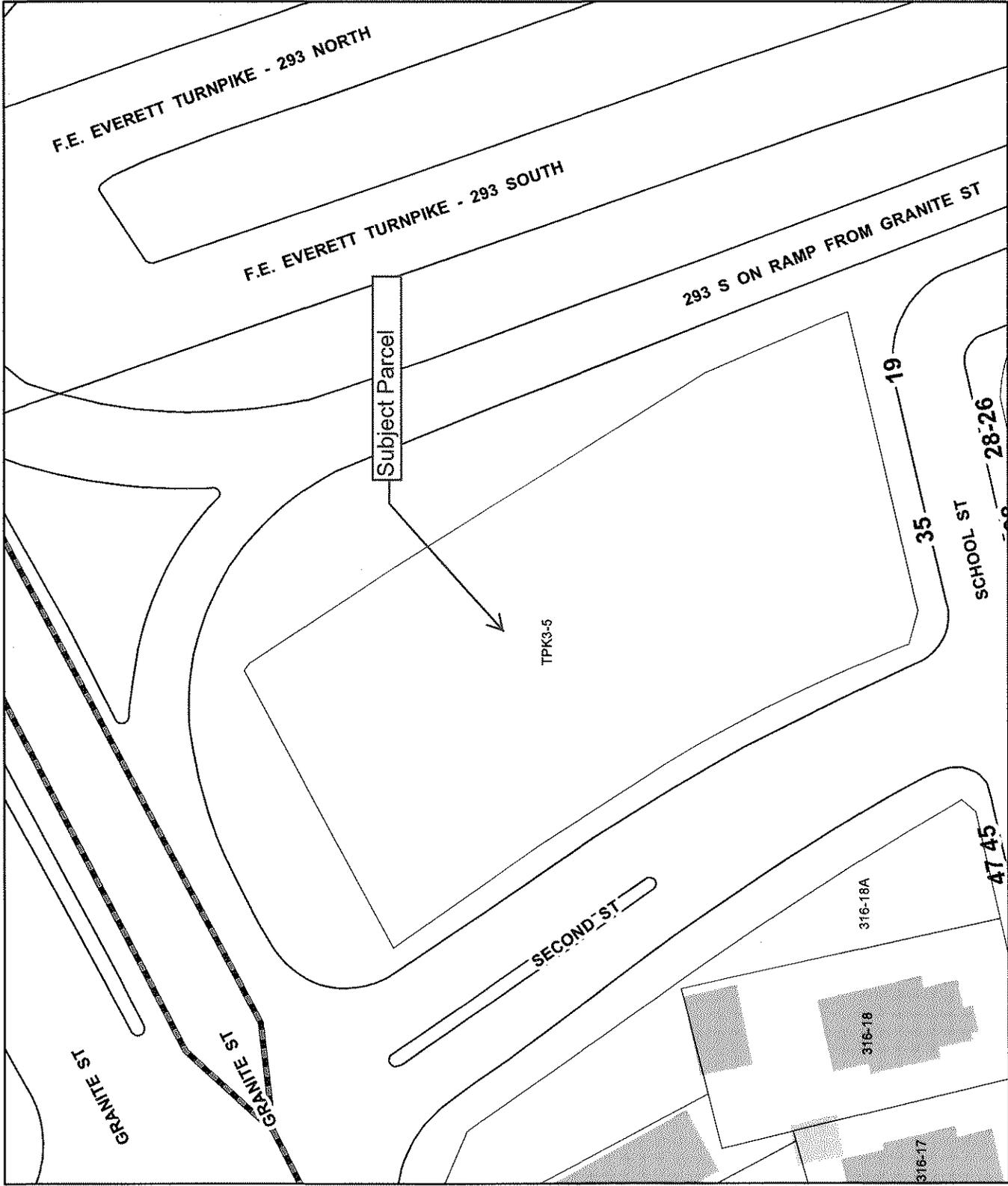
Property Location	Granite Street
Assessors Map/Lot	Map TPK3 Lot 5
Property Owner	Manchester Development Corp
Deed Book/Page	8203/542
Date Acquired	May 13, 2010
Improved/Vacant	Vacant
Total Land Area	34,848+- square feet / See comments
Current Zoning	B-2
Overlay District	N/A
Easements/Restrictions	None known
Estimated Value	\$875,000
Comments	Vacant parcel acquired by Raphael Social Club in 2004 from State of New Hampshire. Original location of the Club (directly across Granite Street from subject parcel) taken by the State for reconfiguration of I-293 Granite Street interchange. New building never constructed by the Club and parcel was purchased by the MDC in 2010. Assessing Records list parcel size as 44,882, which is incorrect. Square footage listed on the most recent deed is 34,848. See map and aerial photos attached.

Respectfully,

Robert J. Gagne, CNHA, NHCG
Chairman

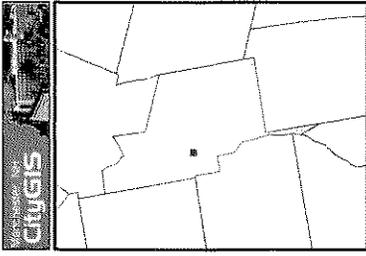


Area Map Showing Extent Of Map Area

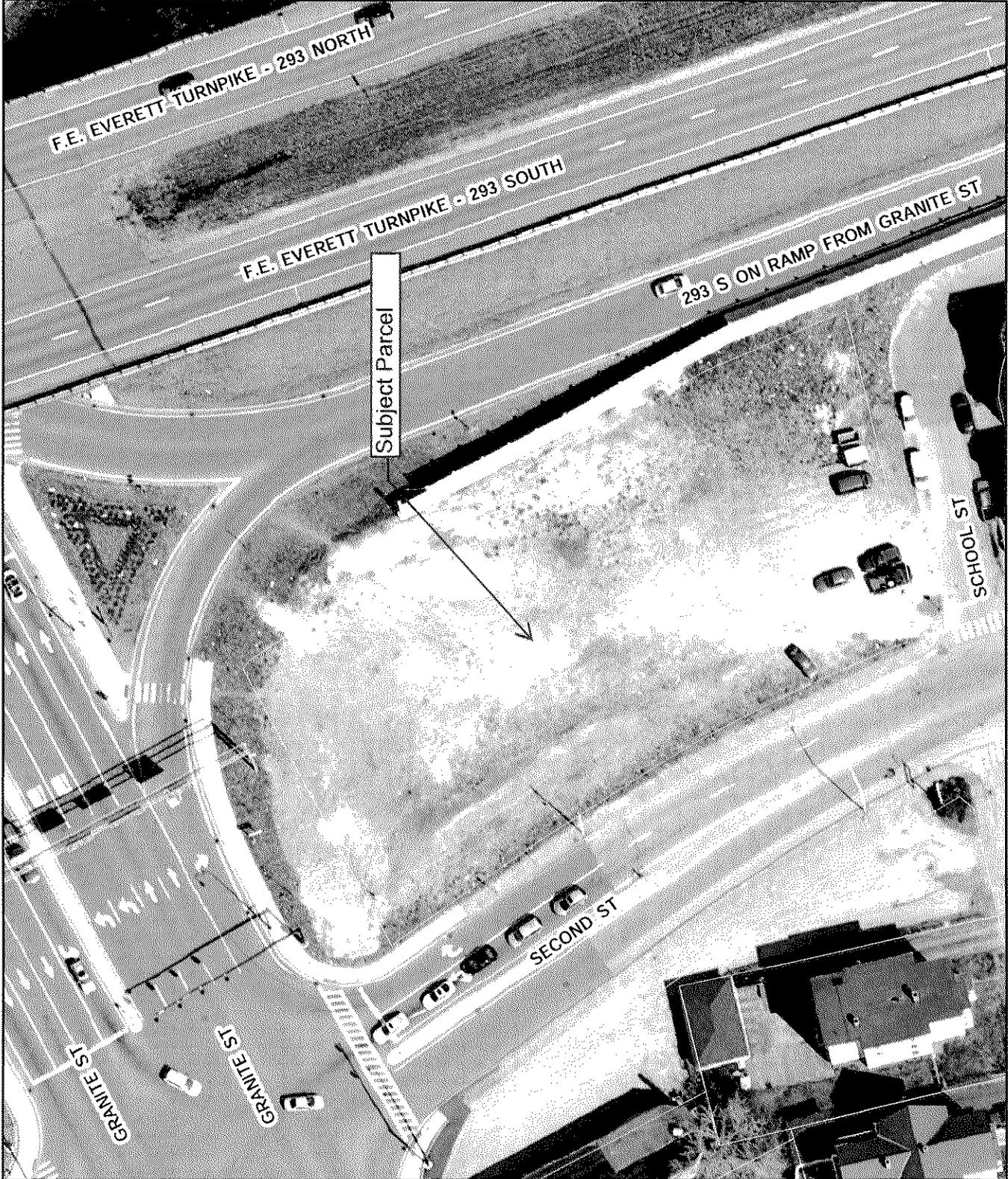


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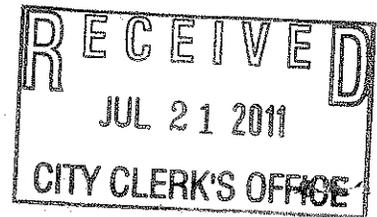
Area Map Showing Extent Of Map File



City of Manchester, New Hampshire - CityGIS Map Print

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REAL ESTATE APPRAISAL REPORT

OF

**RAPHAEL SOCIAL CLUB
15 SCHOOL STREET
MANCHESTER, NEW HAMPSHIRE**

FREMEAU PROJECT FILE #6.098

PROPERTY TYPE: COMMERCIAL SITE

PREPARED FOR

**RAPHAEL SOCIAL CLUB
C/O ARTHUR M. CONNELLY, ESQUIRE
MANCHESTER, NH 03104**

PREPARED BY

**FREMEAU APPRAISAL, INC.
11 STARK STREET
MANCHESTER, NEW HAMPSHIRE**

FEBRUARY 20, 2006

March 8, 2006

Raphael Social Club
c/o Arthur M. Connelly, Esquire
37 Bay Street
Manchester, NH 03104

Re: 15 School Street
Manchester, New Hampshire
Fremeau File No: 6.098

Dear Attorney Connelly:

We have prepared the attached restricted use report of a complete appraisal for the purpose of estimating the market value of the fee simple interest in this property. The accompanying report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice. By definition, the use of this report is restricted to the Raphael Social Club.

Your attention is called to the Assumptions and Limiting Conditions in the Addendum, which are an integral part of the analysis. The value estimated in the report is premised upon those Assumptions and Limiting Conditions.

Based on our investigation and analysis, together with the Certification and Assumptions and Limiting Conditions, it is our opinion that the market value of the fee simple interest in the property at 15 School Street, Manchester, New Hampshire, as of February 20, 2006, is \$750,000.

Respectfully submitted,

FREMEAU APPRAISAL, INC.

Joseph E. Fahey, III
NHCG-103

Joseph G. Fremeau, MAI
NHCG-89
President

aa

1

COMPLETE APPRAISAL/RESTRICTED USE REPORT

Property Location: 15 School Street
Manchester, New Hampshire
Tax Map TPK3; Lot 5

Property Owner: Raphael Social Club, Inc.

Legal Description: See Addendum for Warranty Deed

Effective Date of Appraisal: The effective date of this report is February 20, 2006, the date the property was inspected. The report was prepared in late February 2006.

Purpose of Appraisal: Estimate the market value of the subject property. The term **market value** is defined as: "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus."

Interest Appraised: This is an appraisal of the property's fee simple interest. The term **fee simple interest** is defined as "...absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power and taxation."

Intended Use of Appraisal: To assist the Raphael Social Club in analyzing this property for potential sale. Use of this report by anyone other than Raphael Social Club is not authorized.

Scope of Assignment:

- Inspection of property on February 20, 2006;
- Research and collection of data related to market conditions and activity;
- Some degree of due diligence to determine the existence of apparent adverse conditions;
- Highest and Best Use analysis;
- Review and analysis of recent sales of comparable land to estimate the market value of the subject property via the Sales Comparison Approach to value; and,
- Preparation of this report.

Property Description: This property encompasses the entire city block bounded by Granite Street, Second Street and the southbound on-ramp of Exit 5 of I-293. Generally, the area around the property is comprised of a variety of multi-family and commercial uses. There are multi-family properties to the south, across School Street and a Chinese restaurant to the west, across Second Street. To the north across Granite Street is a City of Manchester parking lot and the former site of the Raphael Social Club that was acquired by the State for the widening of I-293. Currently, in

the vicinity of the subject, the interstate is four lanes and has a signalized northbound off-ramp and a signalized southbound on-ramp.

The City and State are in the process of widening Granite Street and the Granite Street Bridge (City) and rebuilding I-293 and the Exit 5 interchange (State). The \$54.5 million projects, which have been in the planning stages for five years, are projected to be completed by May 2008 and will include:

City Portion:

- \$10 million to erect sound barrier and relocate underground utilities along the I-293 southbound on-ramp;
- \$2.5 million to widen Granite Street (west side) to four lanes with five turning lanes;
- \$12 million to widen the Granite Street Bridge to six lanes.

State Portion:

- \$30 million to build an additional three lanes (includes one future lane) along the west side of the southbound lane and create a new four lane highway with a full Exit 5 interchange

The subject property will be prominently located at the "Gateway to the City of Manchester" when this work has been completed.

The site is 34,412 ±SF (.79 ± acre) in size and rectangular in shape with 128' of limited access frontage on Granite Street, 248' of frontage on Second Street and 130' of frontage on School Street. The site is open, level and unimproved. There is no access via Granite Street which is a limited access right-of-way. According to the site plan (see Addendum), access to the proposed Raphael Club would be via one curb cut on the north side of School Street. An Assistant City Planner indicated this plan was formulated two years ago when the proposed work to Granite Street had not been formalized. Any proposed use of the subject will be intensely scrutinized by the City because of its prominent location. While another curb cut on Second Street might be feasible, it would depend upon the intensity of the subject's use, the flow of traffic and the proximity to the Granite Street intersection. After completion of the proposed State and City improvements to Granite Street, I-293 and the Exit 5 interchange, the subject site will be prominently located across from the new southbound off-ramp and adjacent to the southbound on-ramp of I-293. A sound barrier recently constructed along a portion of the subject's east boundary line will partially obscure the site from interstate visibility but, overall, the subject site will have very good exposure to the local commercial traffic in what will be the primary highway access to Manchester's Central Business District, the Verizon Center and the Fisher Cats baseball team. The property will be encumbered by a permanent sewer easement along the eastern boundary and a drainage easement in the southeast corner. Additionally, the State currently has temporary construction easements in three areas across the site, but these

will expire on completion of the NHDOT project (roughly May 2008) and were not considered in the analysis.

On April 12, 2004, the St. Raphael Social Club (the owner) submitted a site plan (SP-09-04) to the Manchester Planning Board for a 3,800 ±SF (150 seat) social club with parking for 43 cars. The plan was approved with conditions on June 10, 2004. An abutter, Charles Pestka, appealed the decision to Hillsborough County Superior Court. The appeal had eleven objections but mainly contended the site plan did not provide enough buffer to the surrounding residential properties. Recently, the Superior Court upheld the City's position. The final site plan has not been filed. A local developer, Red Oak, would like to develop the area east of Second Street between Granite and Blaine Streets with a mixed-use development which would include two 20,000 ±SF office buildings, a 112-unit hotel and a 60-70 unit apartment building. His proposal depicts the subject property as a park.

History of Conveyances:

The property was most recently transferred as follows:

Grantor: State of New Hampshire
 Grantee: Raphael Social Club, Inc.
 Date: April 9, 2004
 Book/Page: 7205/1551
 Price: \$260,000

There have been no transfers of an arm's length nature of this property for many years. It is our understanding that the property was not formally on the market but the State conveyed this parcel to the Raphael Social Club in response to a Taking of their existing property which was located on the north side of Granite Street, opposite the subject.

Zoning:

As noted on the Zoning Map in the Addendum, the subject property is situated within the General Business (B-2) district. Permitted Principal Uses within the B-2 district include, but are not limited to:

1. Veterinary hospital;
2. Printing and publishing;
3. Limousine or taxi service garage;
4. Warehousing or wholesale storage and distribution facilities;
5. Telecommunication towers and antennas;
6. Radio/TV stations, office, studios;
7. Telephone, telecommunication and cable service operations and maintenance facilities;
8. Building construction materials, nursery products, garden centers, manufactured housing, and similar retail uses with extensive outside storage of inventory;
9. Furniture and major appliance stores;
10. Convenience retail uses;

11. Sales of general goods and merchandise;
12. Restaurants;
13. Night clubs and other establishments;
14. Banking, financial, real estate and insurance offices;
15. Other business and professional offices;
16. Offices of health care practitioners and outpatient health care;
17. Medical and dental laboratories
18. Hotels, motels and extended stay facilities;
19. Conference, trade or convention center;

20. Theaters, cinemas, amusement arcade, dance or music studios and schools;
21. Bowling centers, billiard halls, mini golf;
22. Indoor health and fitness center;
23. Personal, business and repair services;
24. Self-service storage facility;
25. Sale or rental of motor vehicles, boats, trailers, motorcycles, snowmobiles and motor homes and incidental sales of related equipment and repair services;
26. Automotive service station and repair; car washes and car care centers
27. Commercial parking garage and lot;
28. Public or private schools;
29. Cultural facilities, such as museums and libraries;
30. Commercial child care facilities;
31. Adult day care facilities;
32. Fraternal and social organizations and clubs;
33. Churches and cemeteries;
34. Ambulance and emergency services
35. Dwellings in upper stories of building with commercial first floor;
36. Municipal facilities.

Minimum dimensional requirements of the B-2 District are as follows:

Lot Area:	12,500± SF
Frontage	100'
Yards:	Front - 20'
	Side - 20'
	Rear - 30'
Maximum Height Permitted:	50 feet (4 stories)
Maximum Lot Coverage:	75%
Floor Area Ratio:	1.0

The proposed development is a permitted use in the B-2 District and conforms to minimum dimensional requirements.

Flood Zone: According to Flood Insurance Rate Map #330169 0010 B, the property is in Flood Zone B, an area between the limits of 100 Year Flood and 500 Year Flood.

Assessment/Property Tax: Based on the tax card in the Addendum, the current assessment is as follows:

Land	\$97,400
Building.....	\$0
Total	\$97,400

2005 Tax Rate	\$28.36/\$1,000
2005 Property Tax	\$2,762.26

2004 Equalization Ratio.....	57.1%
2004 Equalized Value	\$170,578

Highest and Best Use: Commercial development like a convenience mart with fueling stations, fast food restaurant or branch bank associated with the widening of the Granite Street Bridge and the NHDOT improvements to I-293 (Exit 5).

Valuation Process: The Sales Comparison Approach was utilized in this analysis. The Cost and Income Approaches were not used because the property is unimproved.

Estimated Market Value: \$750,000 (about \$22/SF) based on analysis of six comparable sales summarized on the Comparative Analysis Chart which follows and detailed (with photographs) in the Addendum. The properties sold between September 2002 and November 2005. Also considered was the pending sale of a 33,720 ±SF (.774 ± acre) site on South Willow Street for \$1.2 million, or \$35.59/SF.

Effective Date of Appraisal: February 20, 2006 (date of inspection)

Date of Report: February 28, 2006

Exposure/Marketing Time: Under 6 months

Hazardous Waste: No investigation was made as to the possibility of hazardous substances on the property. For the purpose of this appraisal, it is assumed that none exist.

Assumptions and Limiting Conditions: See Attached

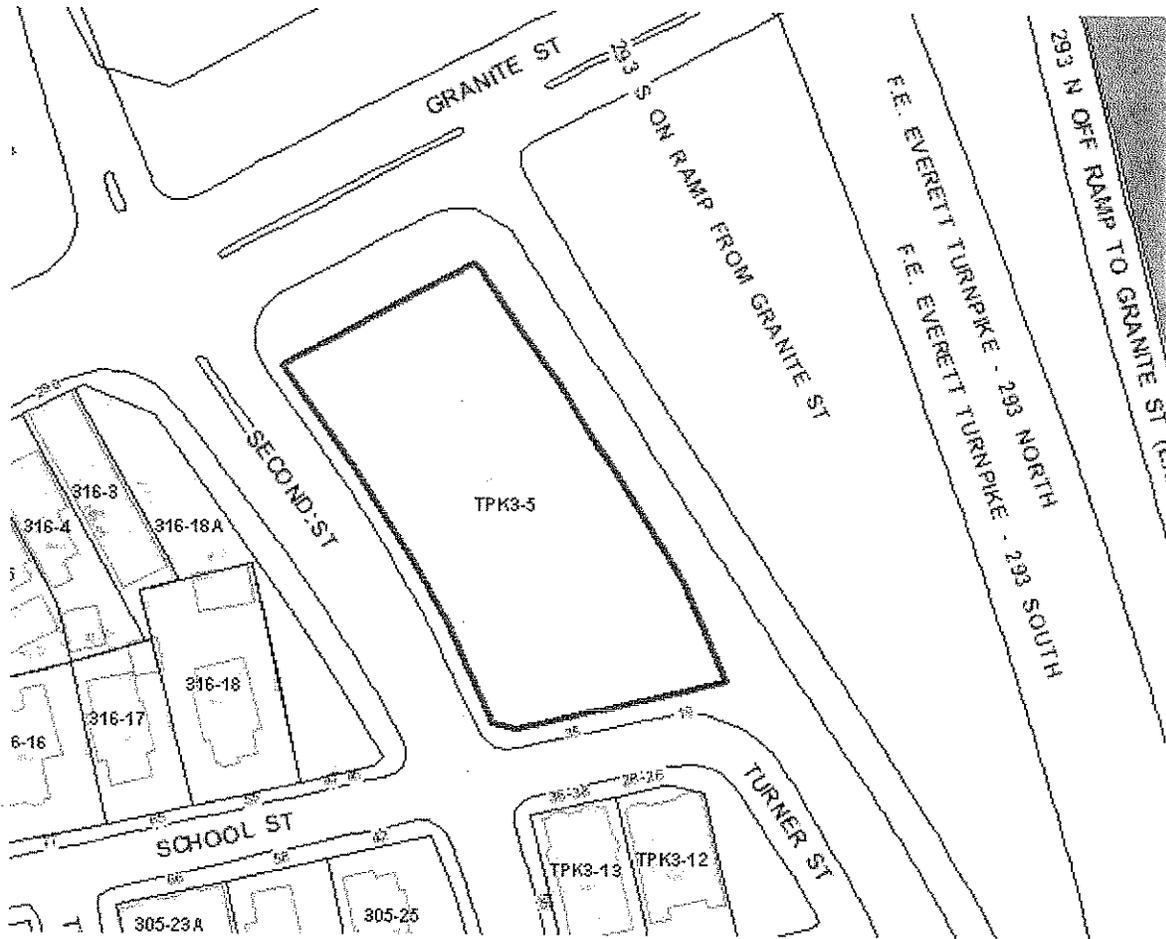
Appraisers: Joseph E. Fahey, III
NHCG-103
Joseph G. Fremeau, MAI
NHCG-89

COMPARATIVE ANALYSIS CHART - PER SQUARE FOOT

FACTORS	SUBJECT	COMP L-1	COMP L-2	COMP L-3	COMP L-4	COMP L-5	COMP L-6
Property	Raphael Social Club, Inc. 15 School St. Manchester	Browndun Realty, LLC 2297 Brown Ave Manchester	Lucier Holdings, LLC 639 Lafayette Rd., Hampton	Merrimack County Savings Bank 101 Broad St. Nashua	Pandolfo Co., Inc. 293 S. Willow St. Manchester	Exxon Mobil Corp. 1015-1019 Second St. Manchester	HT Manchester, LLC 1792-1816 S. Willow St., Manchester
Sale Price		\$500,000*	\$835,000	\$545,000	\$366,000	\$525,000	\$450,000
Sale Price/SF		\$18.45	\$19.73	\$17.23	\$18.30	\$21.43	\$19.25
Land Size (± SF)	34,412	27,100 (usable)	42,321	31,633	20,000	24,500	23,372
Sale Date	Assume 2/06	1/05	3/03	9/02	8/02	7/02	7/02
Property Rights		Fee simple	Fee simple	Fee simple	Fee simple	Fee simple	Fee simple
Conditions of Sale		Typical 0%	Typical 0%	Typical 0%	Typical 0%	Abutter (5%) 21%	Typical 0%
Time Adjustment @ 6%/yr.		1%	17%	20%	20.5%	21%	21%
Adj. Sale Price		\$18.63	\$23.08	\$20.68	\$22.05	\$24.86	\$19.25
ADJUSTMENTS							
Location		Similar	Offsetting	Similar	Offsetting	Offsetting	Offsetting
Zoning	General Business	General Business, =	Commercial, =	Residential, 5%	General Business, =	General Business, =	General Business, =
Land Size		Similar	Similar	Similar	Similar	Similar	Similar
Other Physical Characteristics		Similar	Similar	Similar	Similar	Similar	Similar
Net Adjustment		0	0	5%	0	0	0
Indicated Price		\$18.63	\$23.08	\$21.71	\$22.05	\$24.86	\$23.29

*actual sale price of \$600,000 adjusted downward to reflect estimated "shell" value of existing improvements

Estimated Value
 Mean - \$22.27/SF
 Median - Between \$22.05/SF and \$23.08/SF
 34,412 ±SF x \$22/SF = \$750,000 (rounded)



Parcel Location:	GRANITE ST
Owner Name:	RAPHAEL SOCIAL CLUB INC
Mailing Address:	18 BLAINE ST
Mailing City State Zip:	MANCHESTER NH 03102
Land Area (acres):	1.0303
Land Area (sq ft):	44,881

Vicinity of Granite and Second Streets



1. This map shows the parcels involved in a proposed trade of land between the City and the Manchester Development Corp. (MDC) where two city-owned parcels at TM 692, Lot 11 (app. 9,055 s.f.) and Lot 11B (app. 25,155 s.f.) would be exchanged for a parcel owned by the Manchester Development Corp. (MDC) at TPK 3, Lot 5 (app. 34,848).

2. This map was developed by the City of Manchester Planning & Community Development Department (D. Beauchesne) on September 9, 2011.

