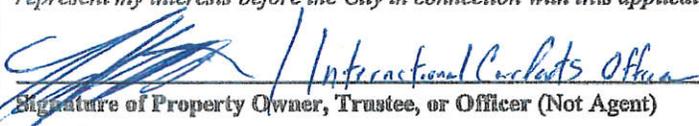
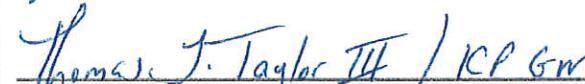


CONDITIONAL USE PERMIT APPLICATION

Planning & Community Development Department · City of Manchester, New Hampshire

Please print legibly. Please note that this form must be completed by the property owner.

<p>Submission Date: 9/28/2020</p> <p>Is the Conditional Use Permit associated with a Site Plan, Planned Development, or Subdivision?</p> <p><input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Subdivision <input type="checkbox"/> Not Applicable</p> <p>What is the purpose of the Conditional Use Permit?</p> <p><input type="checkbox"/> Use <input checked="" type="checkbox"/> Parking Reduction <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Special Lot Size in the R-2 District</p> <p>Location/Address of Property: 176 LAKE AVENUE</p> <p>Tax Map/Lot No(s): 102/54</p> <p>Zoning District: R-3</p> <p>Ward:</p>	<p>Property Owner (For additional owners, please submit separate forms.)</p> <p>Name: International Car Parts of N.H. LLC Address: 176 LAKE AVENUE MANCHESTER, NH 03103-5322 Phone: E-mail address:</p> <p>Agent</p> <p>Name: MATTHEO J. PETERSON Title and company, if any: Keach Wordstrom Associates, Inc. Address: 10 Commerce Park North, Suite 3B BEDFORD, N.H. 03110 Phone: 603-627-2881 E-mail address: m.peterson@keachwordstrom.com</p> <p> <input type="checkbox"/> Have all required application fees been submitted? (Refer to Appendix A) Yes No <input type="checkbox"/> Have all required application materials been submitted? (Refer to Appendix F) Yes No <input type="checkbox"/> Have written requests been submitted for all waivers sought? Yes No </p> <p>Certification, Permission, and Authorization: <i>As the owner of the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required by Appendices A and F or requested a waiver in writing for any documentation not submitted. I hereby permit City of Manchester officials and staff to enter onto the property to inspect it as part of this application. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.</i></p> <p>  Signature of Property Owner, Trustee, or Officer (Not Agent) </p> <p>  Printed Name and Title, if any </p>
--	---

DO NOT WRITE BELOW THIS LINE – for Planning and Community Development use only.

<p>Materials submitted:</p> <p><input type="checkbox"/> Written Description <input type="checkbox"/> Plans (Full Sized–22" X 34") <input type="checkbox"/> Reduced Plans <input type="checkbox"/> Abutters List <input type="checkbox"/> Application Fees <input type="checkbox"/> Postage Fee <input type="checkbox"/> PDF Files <input type="checkbox"/> Deeds <input type="checkbox"/> Criteria Addressing Article 12 of Zoning Ord. <input type="checkbox"/> Other _____</p>	<p>Fees:</p> <p>Application Fee: 300⁰⁰ Add. Review Fees: _____ Abutter Notices: _____ Total: 300⁰⁰</p> <p>Conditional Use Project Number: CU 2020-016</p>	<p>Receipt Stamp:</p> <div style="border: 2px solid blue; padding: 10px; text-align: center;"> <p style="font-size: 2em; letter-spacing: 0.5em;">RECEIVED</p> <p style="color: red; font-weight: bold;">OCT 01 2020</p> <p style="font-size: 1.5em;">CITY OF MANCHESTER PLANNING & COMMUNITY DEVELOPMENT</p> </div>
--	--	--

APPENDIX F**APPLICATION CHECKLIST FOR CONDITIONAL-USE PERMIT REVIEW****I. SUBMISSION ITEMS**

- Application form signed by the applicant and owner of record of the property;
- Abutter List including the names and mailing addresses of all abutting owners of record as defined in RSA 672:3;
- The application shall be accompanied by a check or cash to include all fees required by Appendix A;
- 6 copies of a plot plan or site plan drawn to scale that shows the existing conditions of the property and any proposed changes to the property, including the lot, building, parking (8.5' x 18.5'), setbacks, driveways, streets, etc.;
- 1 copy of the deed with description of lot. (Deed prior to 1965 if a new building or a subdivision.);
- 1 copy of the tax map and a current property card, which may be purchased from the Assessor's Office, located at One City Hall Plaza-West Wing, Manchester, NH 03101;
- 6 copies of the floor plans, models or pictures of the proposal. Elevations are required for any new construction (including additions);
- 1 signed affidavit from the owner, if the owner is not the applicant and the agent;
- A list of all tenants in the building and the square footage used by each tenant;
- 1 copy of a letter to the Planning Board addressing items in Article 12.05 Hearing and Decision (A-H) of the Zoning Ordinance for the City of Manchester.

II. DIGITAL FILE FORMAT

- All plans must be submitted as a PDF file, one file for each plan. They are in addition to and do not replace any current submission requirements. Accompanying documentation or updated information supplied after submission must also be accompanied by a CD-ROM containing the amended or new information in PDF format. This digital format will be kept in the Planning Department digital files and may be used to send plans to Planning Board Members, abutters, peer review engineers, and all other interested parties.

III. ADDITIONAL

The following excerpts, Section 6.10, Section 10.02(D), and Article 12 from the Zoning Ordinance for the City of Manchester, are subject to review by the Planning Board under a Conditional Use Permit application. For a complete reference of Conditional Uses, refer to Section 5.10 Table of Principle Uses.

6.10 Special Lot sizes in the R-2 District

Within the R-2 District, lots created prior to May 19, 1987 of at least 5,000 square feet in area and a lot width of at least 50 feet shall be considered conforming and shall not be subject to consolidation provisions of this ordinance. In addition, a new lot may be created with at least 5,000 square feet and a lot width of at least 50 feet, provided that it is for a single-family house only and that the Planning Board grants a Conditional Use Permit following a finding that the proposed use, lot size, height, bulk, orientation and other specific characteristics of the proposed lot and building are consistent with, and appropriate to, the predominant character of the adjacent neighborhood.

10.02 (D). Conditional use permits for alternative parking arrangements. The Planning Board is authorized to issue conditional use permits to reduce or alter the number of off-street parking spaces otherwise required by this Article. Such conditional use permits may be issued by the Planning Board for the following flexible parking arrangements and as the Planning Board may otherwise determine that parking to meet the normal requirements would not be used.:

1. Amoskeag Millyard District. Parking in strict conformance with the Table of Parking Requirements shall not be required within the Amoskeag Millyard District. A parking plan, however, shall be required for each development or redevelopment application subject to the review of the Planning Board within the district. The parking plan shall use the Table of Parking Requirements as general guidance for determining expected parking demand from the use(s) within, accompanied by other parking studies as needed. The parking studies may consider how actual parking demand may differ from expected demand based on the unique characteristics of the individual structure or use, and the characteristics of mixed uses which operate at different hours of the day. The plan shall identify how parking demands can be met utilizing any combination of on-site parking, available on-street parking or parking garages or lots. All approved plans shall be filed with the Building Commissioner.

2. Credit for availability of public parking in certain districts. Within the B-1, RDV, C-1 and C-2 districts, where public parking is available within five hundred (500) feet of the principal entrance to the use served, the Planning Board may issue a conditional use permit to reduce the number of off-street parking spaces otherwise required by this Article. Prior to approving such conditional use permit, the Planning Board must find that the public parking available to the proposed use, in combination with other uses placing demands on such facilities, is sufficient in volume, convenience, safety and availability to satisfy the anticipated parking demands of said use.

3. *Off-site parking.* Within the B-1, RDV, C-1 and C-2 districts, the Planning Board may issue a conditional use permit for off-site parking arrangements which are located within five hundred (500) feet of the principal entrance to the use served, where it finds that:

- a. The off-site parking is located within the same zoning district as the use served, and the use cannot practically supply all of its parking on site; and
- b. The off-site parking spaces are contiguous to one another, and specifically dedicated to the principal use(s), and demarcated on the ground to identify the principal use(s) it serves; and
- c. Adequate provisions have been made to assure safe pedestrian access between the off-site parking location and the proposed use; and
- d. Wherever required parking spaces are provided off site, such spaces shall be in the same possession, either by deed or long-term lease, as the property occupied by the use, structure or lot to which the parking spaces are accessory. In such case the owner of said lot shall be bound by a notarized letter of record in the Office of the Building Commissioner / Building Official requiring the owner, his heirs and assigns to maintain the required number of parking facilities for the duration of the use served.

4. *Other.* Within all districts, the Planning Board determines that the parking to meet the normal requirements would not be used.

ARTICLE 12. CONDITIONAL USE PERMITS

12.01 Planning Board to Administer

Wherever a conditional use is authorized by this ordinance, the authority to administer or grant conditional use permits shall be vested in the Planning Board. The duration of a conditional use permit shall be defined by the provisions of Article 15, Section 15.03 Expiration of Permits and Approvals.

12.02. Application and Review Procedure

An application for a conditional use shall be initiated by filing with the Planning Board for an application for a conditional use permit. The following procedures shall apply to the processing of such application:

A. Procedure if Subdivision or Site Plan Approval Also Required. Where other required development approvals for a conditional use include subdivision or site plan approval by the Planning Board, the application and review procedure for a conditional use permit shall be made concurrently and in accordance with the procedures specified in the

Subdivision Regulations or Site Plan Regulations as applicable to the particular development.

B. Procedure if Subdivision or Site Plan Approval Not Required. Where no subdivision or site plan approval would otherwise be required for the conditional use, the application and procedural requirements of the Site Plan Regulations shall be applied to the application and processing of conditional use permits with respect to content of applications, requirements for public notice, hearings and timing of decisions by the Planning Board.

12.03 Burden of Persuasion

The applicant shall bear the burden of persuasion, through the introduction of sufficient evidence through testimony or otherwise, that the development, if completed as proposed, will comply with this Article and will satisfy the specific requirements for the use contained in the ordinance.

12.04 Standards of Review

In reviewing an application for a conditional use permit, the Planning Board shall consider the following information in its deliberations, as applicable to the case:

- A. Specific authorization for the conditional use in Article 5, Sections 5.10 and 5.11 Table of Principal Uses and Table of Accessory Uses;
- B. Compliance of the development plan with the specific standards for such use contained in the zoning ordinance;
- C. The results of any special investigative or scientific studies prepared in association with the proposed development;
- D. Special reports or analysis of the project or its impacts, prepared by the City or consultants;
- E. The findings, goals and objectives of the City Master Plan;
- F. The relationship of the development to the timing, location and cost of public improvements scheduled in the Capital Improvements Program; and
- G. Testimony and evidence introduced at the public hearing on the application.

Article 12. Conditional Use Permits

- C. The results of any special investigative or scientific studies prepared in association with the proposed development;
- D. Special reports or analysis of the project or its impacts, prepared by the City or consultants;
- E. The findings, goals and objectives of the City Master Plan;
- F. The relationship of the development to the timing, location and cost of public improvements scheduled in the Capital Improvements Program; and
- G. Testimony and evidence introduced at the public hearing on the application.

12.05 Hearing and Decision

Following a public hearing on the proposed use, the Planning Board shall issue a conditional use permit, if it finds, based on the information and testimony submitted with respect to the application, that:

- A. The use is specifically authorized by Article 5, Section 5.10 or 5.11, Table of Principal Uses or Table of Accessory Uses as a conditional use;
- B. If completed, the development in its proposed location will comply with all requirements of this Article, and with specific conditions or standards established in this ordinance for the particular use;
- C. The use will not materially endanger the public health or safety;
- D. The use will not substantially de-value abutting property;
- E. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;
- F. The use will not have a substantial adverse impact on highway or pedestrian safety;
- G. The use will not have a substantial adverse impact on the natural and environmental resources of the City; and
- H. Adequate public utilities and community facilities are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.

12.06 Stipulations of Approval

In granting a Conditional Use permit, the Planning Board may attach reasonable conditions to its approval, including but not limited to the phasing of a development, where such conditions are shown to be necessary to further the objectives of this ordinance and the master plan, or which would otherwise allow the general conditions of this Article to be satisfied. Representations made at a public hearing, or in material submitted to the Planning Board by an applicant, to obtain a Conditional Use permit shall be deemed conditions for the issuance of the permit. All conditions of approval shall be stated in writing in the issuance of a permit. The Planning Board may require that such conditions be annotated on a site plan or subdivision plat, or otherwise recorded at the Hillsborough County Registry of Deeds.

12.07 Appeals

Any persons aggrieved by a Planning Board decision on a Conditional Use permit may appeal that decision to the Superior Court, as provided for in RSA 677:15. A Planning Board decision on the issuance of a Conditional Use permit cannot be appealed to the Zoning Board of Adjustment. (RSA 676:5, III)

September 28, 2020

City of Manchester
Planning and Community Development Department
One City Hall Plaza
Manchester, New Hampshire 03101

RE: Families in Transition – Food Pantry
176 Lake Avenue
Manchester, New Hampshire
KNA #20-0824-2

Dear Board Members,

Attached, please find an executed Conditional Use Permit Application for the above referenced project. This project is located at 176 Lake Avenue on City Tax Map 102 Lot 54.

Families in Transition – New Horizons (the “Applicant”) is purchasing the building at 176 Lake Avenue. The building is proposed to be the new “Food Pantry” for Families in Transition. The building will be outfitted with shelving for food storage, a delivery area for food drop off and a small pick up area that families will enter in one door and pick up there prepackaged meals and leave via the other access. The only outside changes will be the construction of 2 ADA access ramps into the building and 4 striped parking spaces.

As part of this project, the Applicant is proposing to provide an ADA parking space and access aisle as a park of the (4) striped parking spaces, see enclosed plan. The requirement is for eleven (11) parking spaces and the applicant is requesting a conditional use permit to allow four (4) where eleven (11) is required by the Manchester Zoning Ordinance Zoning.

As mentioned above, this facility provides food for homeless families. Similar to other facilities owned by New Horizons for NH, Inc., and Families in Transition (FIT), the parking provided with this project is more than adequate for this use. Families using this facility are mainly homeless, only a small percentage own vehicles and have a higher than average use of Public Transportation.

In order to specifically address the factors upon which a decision will be made, the following explanations are offered with respect to the requirements of Article 12, Section 12.05:

- A. *The use is specifically authorized by Article 5, Section 5.10 or 5.11, Table of Principle Uses of Table of Accessory Uses as a conditional use;*

The use, "Food Pantry" is not specifically outlined in the Table of Principal uses, however the ability to service the most vulnerable in the City with the location being right across the street from the Families in Transition building, makes this site an ideal location for this use.

- B. *If completed, the development in its proposed location will comply with all requirements of this Article, and with specific conditions or standards established in this ordinance for the particular use;*

The Applicant is proposing some renovations to improve ADA accessibility. If completed, the Applicant maintains that this development will comply with all the requirements of this Article except any site plan waivers.

- C. *The use will not materially endanger the public health and safety;*

The proposed reduction in parking spaces will not endanger the public health or safety. Based on the lower parking demand documented above, the Applicant is very confident that there is sufficient on-site parking to accommodate families and employees.

- D. *The use will not substantially de-value abutting property;*

Improvements are being made to the property and should if anything increase the abutting property values based on the history of Families in Transition and their other facilities in the City that are well taken care of. Parking on-site will be enough to accommodate the existing use and will not result in illegal parking.

- E. *The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;*

The use of the property would be changing from an automotive shop to a Food Pantry and as such the applicant believe the new use is more compatible with the neighborhood than the existing use. The reduction in parking is compatible with the neighborhood and abutting uses because of the offsite parking in this area.

- F. *The use will not have a substantial adverse impact on highway or pedestrian safety;*

The reduction in parking will not adversely impact highway or pedestrian safety as the parking required by the Ordinance is not needed or utilized for this use.

- G. *The use will not have a substantial adverse impact on the natural and environmental resources of the City;*

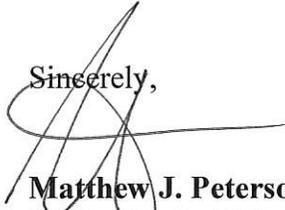
There are no proposed changes to impervious surface or other factors that could impact the natural or environmental resources of the City.

H. *Adequate public utilities and community facilities are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public service.*

The existing building is currently served by public utilities and therefore would not require public expenditures in providing these public services.

We trust that the enclosed material will make this project eligible for the November 2020 Planning Board agenda. As always, please do not hesitate to contact this office should you need further material or have questions regarding these applications.

Sincerely,



Matthew J. Peterson
Senior Project Manager
Keach Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110



September 28, 2020

Chairman Dan LeClerc
City of Manchester Planning Board
One City Hall Plaza
Manchester, NH 03101

Dear Chairman LeClerc and Planning Board Members:

On behalf of Families In Transition – New Horizons (FIT-NH), I would like to request that the Planning Board hold a limited business meeting to consider our application for 176 Lake Avenue during the Thursday, November 5th planning board meeting. Due to our tight timeline to complete the project and the community impact this project will have to support the most vulnerable individuals in our community, we are requesting the board vote on our application after the public hearing meeting on November 5th.

FIT-NH is looking to relocate our food pantry from 199 Manchester St to 176 Lake Ave in order to renovate the current pantry at 199 Manchester St to provide up to 50 emergency beds for the city's most vulnerable individuals. The funding FIT-NH is using to complete this project was provided through the CARES Act which has a completion deadline of December 30, 2020. In order to complete the necessary renovations at 176 Lake Ave, FIT-NH is requesting the planning board hold a limited business meeting on Thursday, November 5th to consider our application, rather than wait an additional two weeks. We appreciate your consideration and look forward to answering any questions about our application at the public hearing meeting.

Sincerely,

Maria Devlin

President & CEO

Families In Transition – New Horizons

NOT FOR REGULATORY
APPROVAL. PRELIMINARY
DRAWING FOR CONSTRUCTION.

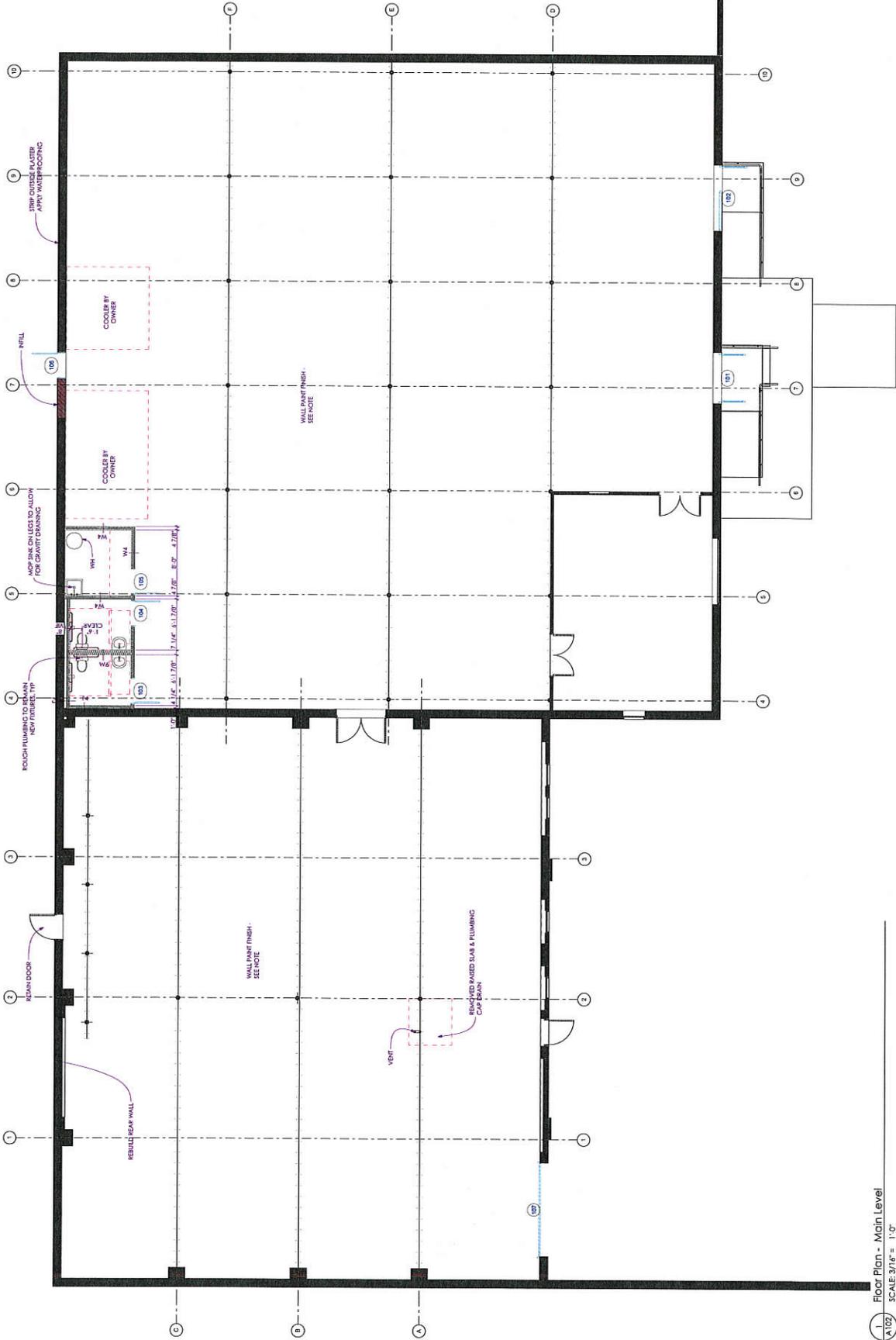
DENNIS MIRRES, P.A.
ARCHITECTS
603-425-6246 FAX 603-425-1307
www.thefactcheck.com | info@thefactcheck.com

Date	Description

Main Level Plan
REV. NO. 2022-070

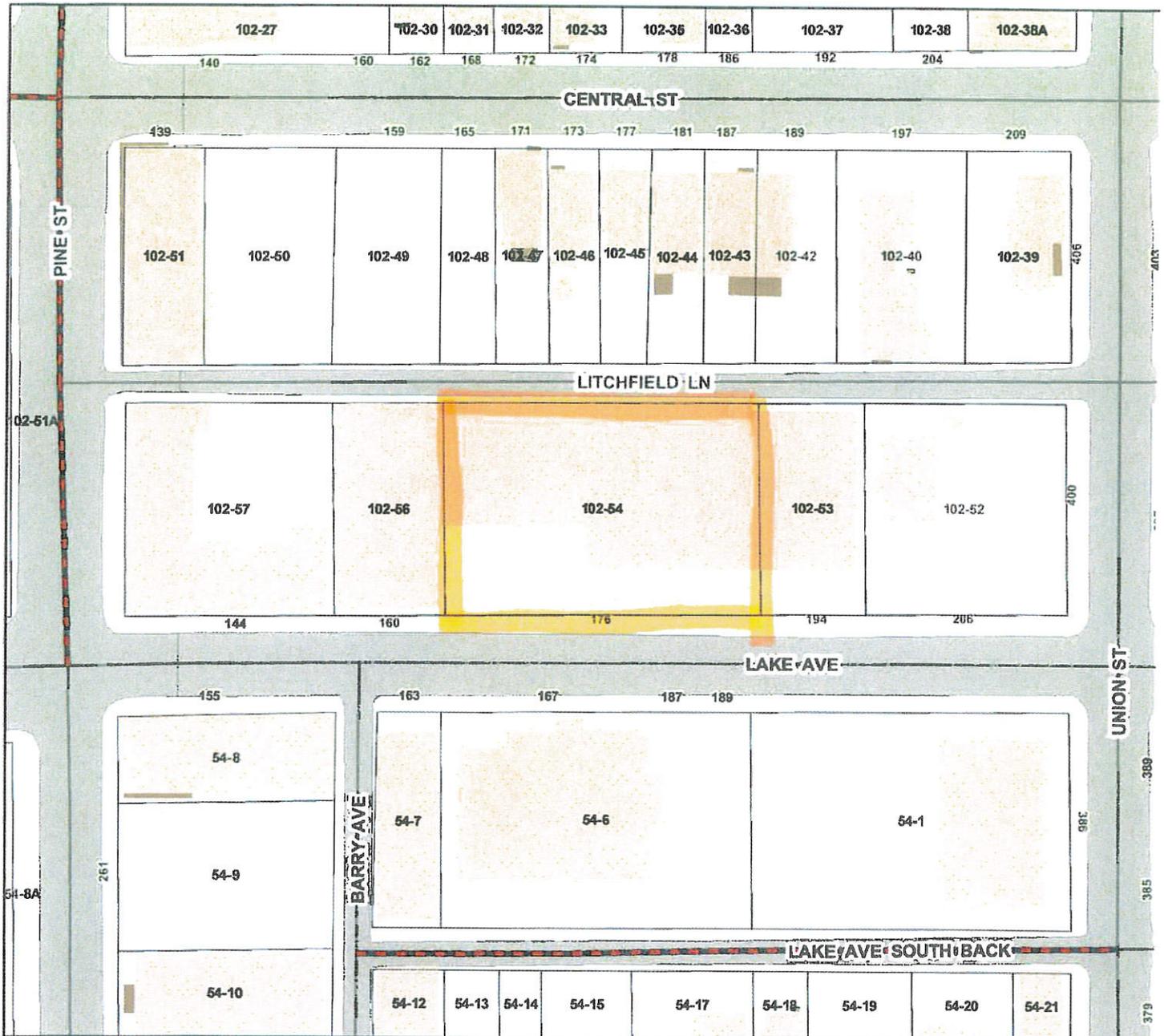
A102

PRELIMINARY ONLY FOR REVIEW



Floor Plan - Main Level
SCALE: 3/8" = 1'-0"

A102



City of Manchester, New Hampshire - CityGIS Map Print

176 Lake Ave

Legend



Google Earth

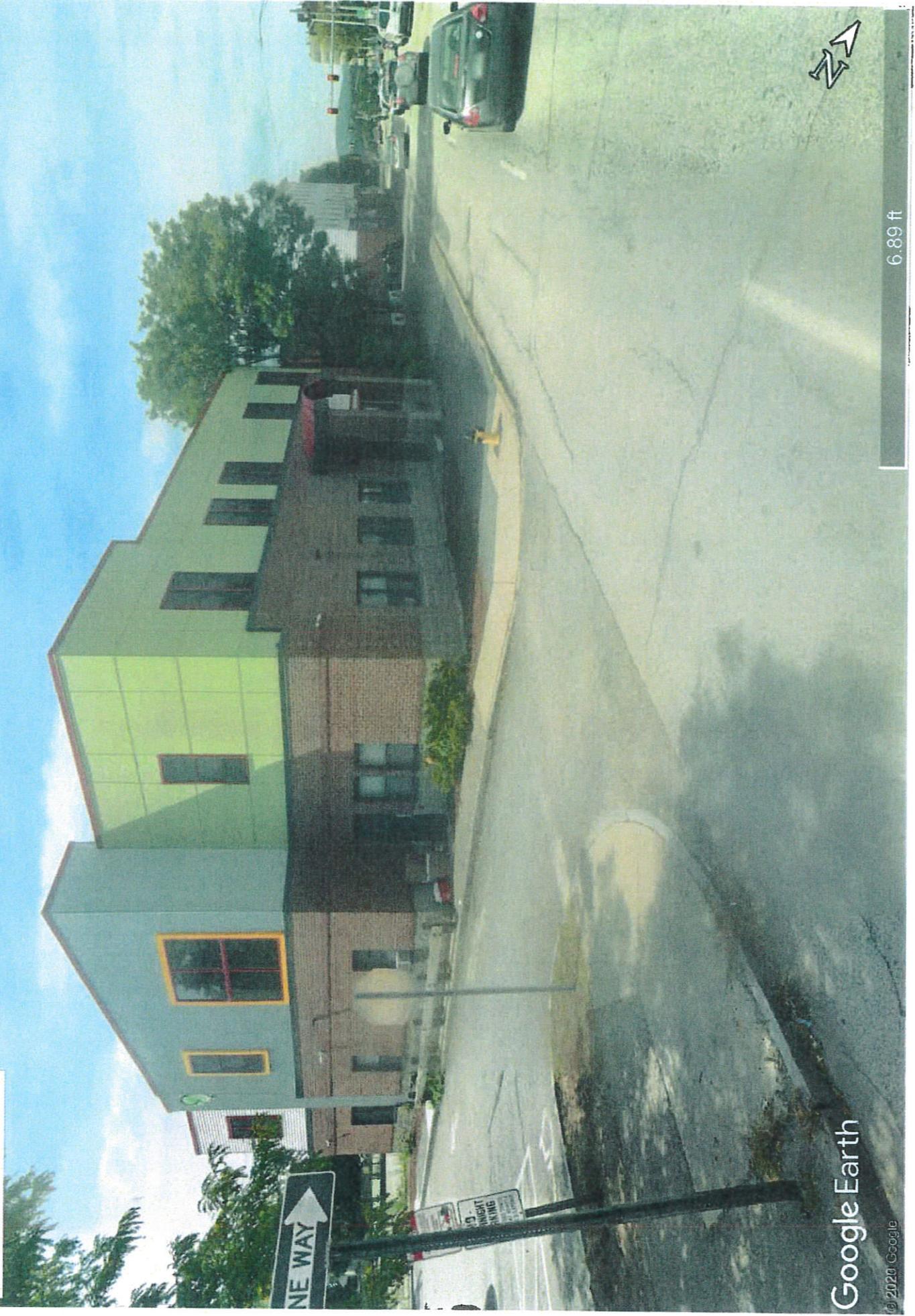
© 2020 Google

6.58 ft



176 Lake Ave

Legend



Google Earth

© 2020 Google

6.89 ft

176 Lake Ave

Legend



Google Earth

© 2020 Google

5.81 ft

Legend

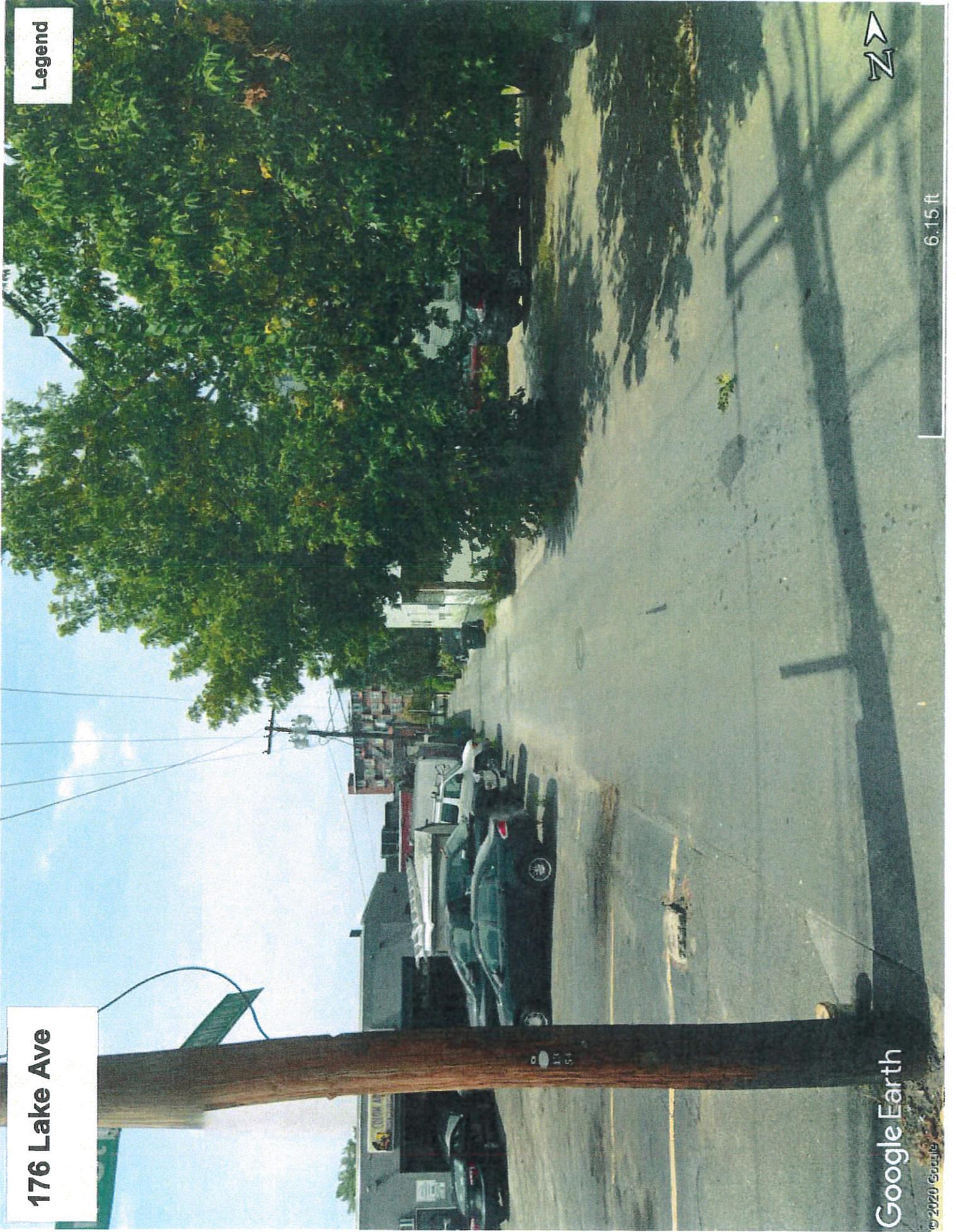
176 Lake Ave



6.15 ft

Google Earth

© 2020 Google



Google Maps 124 Litchfield Ln



Image capture: Aug 2007 © 2020 Google

INTERNATIONAL CAR PARTS OF NH
PO-BOX #17
REAL_OWNERS MA 02494

UTILITIES
 1 Tail Public
 5 Curb & Gutter
 6 Sidewalk

STRT/ROAD
 1 Paved
 1 Urban

LOCATION
 RAD OR C RAD = 140
 Callback Lt
 Sketch Not
 Land Class C
 Parcel Zip 03103-5322
 Assoc Pld#

SUPPLEMENTAL DATA
 All Prcl ID
 Land Adjus NO
 Voided NO
 Total SF 15000
 Zone
 Frontage/D No
 GIS ID 102-54

APPRASSED
 2017
 MANCHESTER, NH

VISION

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
EXEMPTIONS								
INTERNATIONAL CAR PARTS OF NH LLC								
BOURGEOIS TEE, ROBERT A								
BOURGEOIS, ROBERT A								
OTHER ASSESSMENTS								
Total 0.00								
ASSESSING NEIGHBORHOOD								
Tracing C								
NOTES								
METAL SHEVELS 3/4 PLYWOOD								
SECTION TOP EST. 900 SF								
MEZ1= CONSTRUCTED W/								

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
REG:VOL/PAGE:SALE:DATE:QU/WI:SALE PRICE:VC								
5926	1508	U	200,000	04				
5676	1916	U	4,000	04				
0	0		0					
PREVIOUS ASSESSMENTS (HISTORY)								
Total 300,400								
Total 300,400								

Year	Code	Description	Assessed	Year	Code	Description	Assessed
2017	3220	COMMERC.	191,900	2017	3220	COMMERC.	191,900
2018	3220	COM LAND	103,900	2018	3220	COM LAND	103,900
2019	3220	COMMERC.	4,600	2019	3220	COMMERC.	4,600
TOTAL							
300,400							

Year	Code	Description	Assessed	Year	Code	Description	Assessed
2017	3220	COMMERC.	191,900	2017	3220	COMMERC.	191,900
2018	3220	COM LAND	103,900	2018	3220	COM LAND	103,900
2019	3220	COMMERC.	4,600	2019	3220	COMMERC.	4,600
TOTAL							
300,400							

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
MEZ1=		CONSTRUCTED W/						

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
05-19-2016		PM						Field Review
01-04-2006		DP						Meas & Int Insp.
09-28-2000		MT						Meas & Int Insp.
07-24-1991		01						Meas/Int Estimate

B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	3220	STORE/SHOP		15,000 SF	5.64	1.00000	E	1.00	605	1,250		0	6.92	103,900
TOTAL CARD LAND UNITS 0.344 AC Parcel Total Land Area: 0.3444														
Total Land Value 103,900														

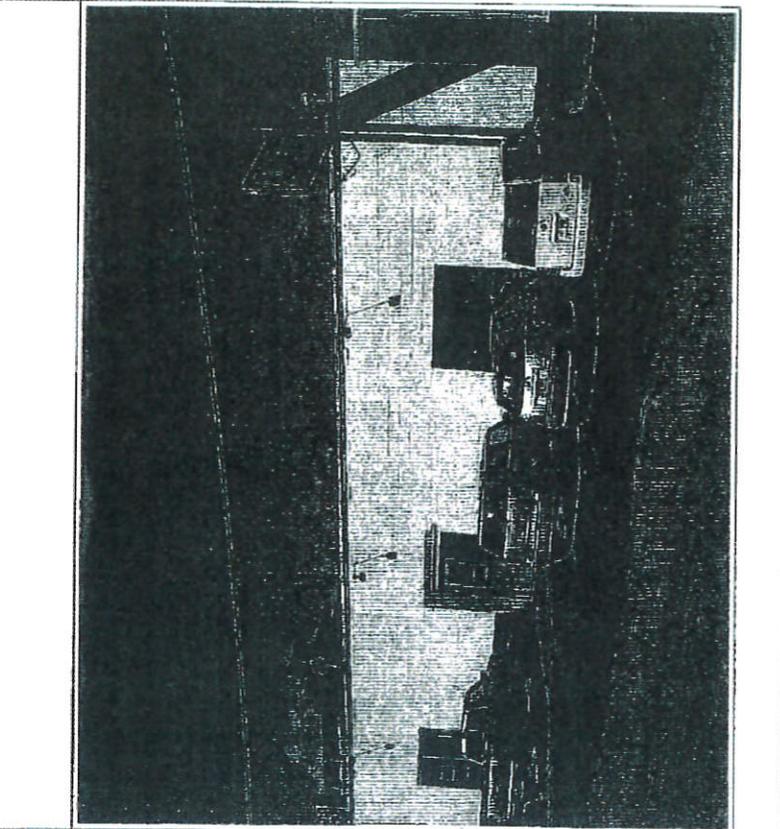
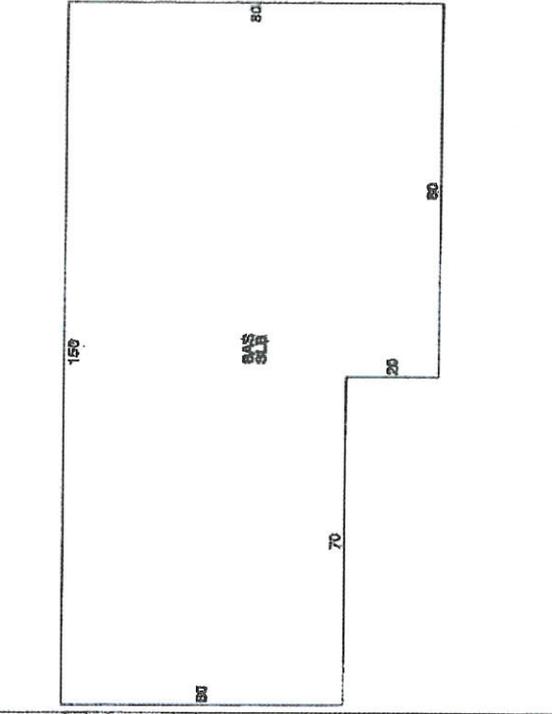
Year	Code	Description	Assessed	Year	Code	Description	Assessed
2017	3220	COMMERC.	191,900	2017	3220	COMMERC.	191,900
2018	3220	COM LAND	103,900	2018	3220	COM LAND	103,900
2019	3220	COMMERC.	4,600	2019	3220	COMMERC.	4,600
TOTAL							
300,400							

Element	Cd	Description	Element	Cd	Description
Style:	48	Warehouse			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Conder			
Exterior Wall 2	01	Flat			
Roof Structure	04	Tar & Gravel			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	04	Plywood Panel			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	03	Gas			
Heating Fuel	03	Hot Air-no Duc			
Heating Type	01	None			
AC Type	03	STORE/SHOP			
Big Use	3220				
Total Rooms	00				
Total Bedrms	0				
Total Baths	00				
Heat/AC	05	NONE			
Frame Type	02	STEEL			
Baths/Plumbing	03	AVERAGE			
Ceiling/Wall	02	SUS-CEIL/MN WL			
Rooms/Prms	02	AVERAGE			
Wall Height	15.00				
% Cornn Wall	3220				
1st Floor Use:					

Code	Description	Year Built	Effective	Depreciation	Remodel	Year	Depreciation	Functional	External	Trend	Condition	Percent	RCNLD	Dep %	Dep	Misc	Cost	Appr.	
3220	STORE/SHOP																		
RCN		1920	1974	FR	42	1	58	184,800											

Code	Description	L/B	Units	Unit Price	Yr	Bit	Cond.	Cd	% Good	Grade	Grade Ad	Appr. Value
PAV1	PAVING-ASPH	L	4,000	2.30	2016				50			4,600
MEZ1	MEZZANINE-U	B	900	14.00	1974				58			7,300
PK1	PARKING SPA	L	12	0.00	2016				75			0

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor	10,600	10,600	10,600	30.02	318,212			
SLB	Slab	0	10,600	0	0.00	0			
		Ttl Gross Liv / Lease Area	10,600	21,200	10,600	318,212			



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **ROBERT A. BOURGEOIS, AS TRUSTEE OF THE ROBERT A. BOURGEOIS REVOCABLE TRUST OF 1995 AND PAULETTE M. BOURGEOIS, AS TRUSTEE OF THE PAULETTE M. BOURGEOIS REVOCABLE TRUST OF 1995**, both of 31 Pebble Beach Drive, Bedford, Hillsborough County, State of New Hampshire, for consideration paid, grant to **INTERNATIONAL CAR PARTS OF NEW HAMPSHIRE, LLC**, a New Hampshire limited liability company, with an address of 176 Lake Avenue, Manchester, Hillsborough County, State of New Hampshire, with Warranty Covenants, the following:

Two certain tracts or parcels of land, with the buildings thereon, situate in Manchester, Hillsborough County, State of New Hampshire, and bounded and described as follows:

Tract 1:

A certain tract or parcel of land, with the buildings and improvements thereon, situated in the City of Manchester, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Southerly on Lake Avenue, there measuring fifty (50) feet; Westerly on Lot No. 676, there measuring one hundred (100) feet; Northerly on a 20 feet passageway, there measuring fifty (50) feet; and Easterly on Lot No. 673, there measuring one hundred (100) feet.

Said granted premises being known as Lot Nos. 674 and 675 as shown on the Amoskeag Manufacturing Company's Plan of Lands in Manchester, N.H.

Tract 2:

A certain tract or parcel of land, with the buildings and improvements thereon, situated in the City of Manchester, County of Hillsborough and State of New Hampshire, bounded and described as follows:

1. Southerly on Lake Avenue, formerly Park Street, there measuring one hundred fifty (150) feet;
2. Westerly on Lot #675 as shown on Amoskeag Manufacturing Company's Plan of Land in Manchester, New Hampshire, there measuring one hundred (100) feet;

*OMBS
RAB*

3. Northerly on a twenty foot passageway, there measuring one hundred fifty (150) feet;
4. Easterly on Lot #682, as shown on said plan, there measuring one hundred (100) feet.

Said premises being known as Lots #676, 677, 678, 679, 680 and 681 as shown on said plan,

The above described premises are conveyed subject to a right of way as set forth in Book 551, Page 558, Hillsborough County Registry of Deeds, on a portion of Lot #680.

The above described premises are conveyed subject to all easements, rights-of-way, flowage rights, covenants, conditions and restrictions of record and to all federal, state municipal and other public laws, ordinances or regulations, including but not limited to zoning laws, land use, subdivision, water supply and pollution control rules, ordinances or regulations.

Meaning and intending to describe and convey the same premises conveyed to the within Grantors by deed of Robert A. Bourgeois and Paulette M. Bourgeois dated September 6, 1995 and recorded in the Hillsborough County Registry of Deeds at Book 5676, Page 1916.

We, Robert A. Bourgeois and Paulette M. Bourgeois are husband and wife, and we hereby release all our right, title and interest herein including, but not limited to, all homestead rights.

IN WITNESS WHEREOF, We have hereunto set our hand this 10th day of April, 1998.

THE ROBERT A. BOURGEOIS REVOCABLE TRUST OF 1995

[Signature]
Witness

[Signature]
By: Robert A. Bourgeois, Trustee

THE PAULETTE M. BOURGEOIS REVOCABLE TRUST OF 1995

[Signature]
Witness

[Signature]
By: Paulette M. Bourgeois, Trustee

BK 5926 PG 1509

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND 0 HUNDRED AND 00 DOLLARS

04/13/1998 326112 \$ ****2000.00

VOID IF ALTERED

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 16th day of April, 1998, before me, the undersigned officer, personally appeared Robert A. Bourgeois, as Trustee of the Robert A. Bourgeois Revocable Trust of 1995, and Paulette M. Bourgeois as Trustee of the Paulette M. Bourgeois Revocable Trust of 1995, known to me or satisfactorily proven to be the persons whose names are subscribed to the within document, and acknowledged that they executed the same as their free act and deed for the purposes therein contained on behalf of said trusts, in their capacity as Trustees of The Robert A. Bourgeois Revocable Trust of 1995 and The Paulette M. Bourgeois Revocable Trust of 1995, respectively.

Margaret C. Beault
Notary Public/Justice of the Peace

My Commission Expires: 11/10/99

IN WITNESS WHEREOF, We have hereunto set our hand this 10 day of April, 1998.

Margaret C. Beault
Witness

Robert A. Bourgeois
By: Robert A. Bourgeois

Margaret C. Beault
Witness

Paulette M. Bourgeois
By: Paulette M. Bourgeois

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 10th day of April, 1998, before me, the undersigned officer, personally appeared Robert A. Bourgeois and Paulette M. Bourgeois, known to me or satisfactorily proven to be the persons whose names are subscribed to the within document, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Margaret C. Beault
Notary Public/Justice of the Peace

My Commission Expires: 11/10/99

BK5926PG1510