

WHITE APPRAISAL



REAL ESTATE APPRAISING & CONSULTING

Brian W. White, MAI, SRA

June 17, 2020

Mr. Paul Rasmussen
Durham Planning Board
Town Hall
8 Newmarket Road
Durham, NH 03824

RE: The Conditional Use Permit application for a mixed-use development located on 5 Mill Road in Durham, NH

Mr. Rasmussen:

I have been asked by Colonial Durham Associates, LP to investigate if the proposed mixed-use development for Mill Plaza would cause or contribute to “a significant decline in property values of adjacent properties”. The revised proposed mixed-use development will be located on 5 Mill Road which is currently improved with an older multi-tenant commercial development. The owners of the subject property have provided me with the most recent site and building plans (Prepared by Tighe & Bond – Revised: May 19, 2020 to June 10, 2020) for the proposed development. I have reviewed the Durham Zoning Ordinance that addresses the standards for a Conditional Use Permit. I have viewed the subject property along with the surrounding neighborhoods. I interviewed several municipal employees and several owners and/or managers of several similar mixed-use commercial and student housing developments located in the downtown area of Durham. I have been appraising commercial and residential properties located in the greater Seacoast area of New Hampshire for the past 37 years. I have appraised most of the properties located in the downtown area of Durham over the years at one time or another and mixed-use and student housing developments are two of my appraisal specialties. To prepare this letter, I have completed research on the proposed subject property, the neighborhood and the Durham marketplace. The following letter summarizes my analysis, findings and conclusions:

1. The Existing Development:

The subject property is currently a 10.0-acre parcel of land located in the “CB” (Central Business District) zone. The parcel is currently improved with a 54,103 square foot multi-tenant commercial development. There are two multi-tenant buildings that were constructed in the 1960’s (northern building) and 1970’s (southern building). There is a front drive located off of Mill Road that has ingress and egress lanes. The paved drive provides access to a large paved parking lot that extends to the front and rear of both buildings. The paved areas total approximately 175,000 square feet and they appear to be in average overall condition. The northern building contains four commercial units while the southern building contains 11 commercial units. There is a mixture of restaurant, retail and office space within the two buildings. At the present time, the overall condition of the two buildings is considered to be below average for the area.

2. *The Proposed Development:*

The proposed development calls for retaining the existing building (Building A) and razing the other building. Two new mixed-use buildings (Buildings B & C) will be constructed (See Site Plan). Building A will be upgraded with a new façade and sloped roof areas that will have face brick, synthetic stucco, glazed aluminum storefronts and cementitious clapboard siding. Building A will continue to contain several commercial units. The two new buildings will contain 3 or 4 story sections with exterior finishes that will match the new façade on Building A. These buildings will largely have commercial space on the ground floor area with student apartments on the upper levels. Building C will also have a ground level parking garage area that will contain parking for 84 automobiles. The buildings will have several points of entry. There will not be any exterior balcony, deck or roof areas that will be accessible by the occupants of the building. The apartment units will have Juliette balconies that will be non-accessible. In addition, Buildings B and C will have outdoor atriums and green roof areas that will be non-accessible by the residents. When completed, the upgraded development will contain 80,250 square feet of commercial space and 108 student apartments designed to accommodate no more than 258 students (beds).

The site area for the proposed expansion will contain new paved drive and parking areas. There will be several areas with specialty paved areas. Some of the paved areas located in the western portion of the parcel will be located further from College Brook than the existing paving. Landscape buffers will be located along all four sides of the development. There will be an increased natural buffer located along the southern property line along College Brook. There will be a true sidewalk installed in the southwestern portion of the parcel. There will be a ground level connector in the development that was designed to encourage pedestrian traffic through the site towards Main Street. Upon completion of the proposed expanded development, the subject's development will be a very good condition mixed-use development with a combination of first floor commercial space and upper level office (Building B second floor only) and apartment space. While students are the predominant likely tenant in the downtown area of Durham, these apartment units could be occupied by a number of different apartment users. The overall condition and appeal of the development will be enhanced. The economic strength of the development will be enhanced as the very good condition space will be able to command higher lease rates than the existing commercial buildings.

3. *Adherence to the Conditional Use Permit:*

Article VII of the Durham Zoning Ordinance addresses Conditional Use Permits (See Addenda). Section 175-23 addresses Approval Criteria. Item C speaks to the "Criteria Required for Consideration of a Conditional Use Permit". Criteria number 6 addresses the "Impact on property values". The requirement states that "The proposed use will not cause or contribute to a significant decline on property values of adjacent properties". The purpose of this opinion letter is to address these criteria.

4. Neighborhood & Neighboring Properties:

The subject property is located on the southern side of Mill Road in the downtown area of the Town of Durham in the “CB” (Central Business) zone. The subject property abuts “RA” (Residence A) zoned land to the west and south, “CH” (Church Hill) land to the east and “CB” and “CH” land to the north. The properties to the north are largely mixed-use buildings with a commercial use on the ground floor with student apartments on the upper levels. The properties to the east are largely older wood frame buildings that are utilized as student apartment space or church space. The properties to the south are separated from the subject property by College Brook. This brook is partially located on the subject property and partially located on several abutting residential properties. Brookside Commons is a residential condominium development located on 13 Mill Road that abuts College Brook. There is several single family residences located on Faculty Road, which is located off of Mill Road that also abut College Brook. The University of New Hampshire land to the west is developed several residence halls and administrative buildings.

At the present time, all of the buildings located immediately to the north and west of the subject property have either unobstructed or partially obstructed views of the subject property. There are several residential buildings located to the east and south of the subject property that have obstructed views of the subject property. The current use of the subject property as a multi-tenant commercial development is similar to several other commercial spaces located in the downtown area to the north of the subject property. The proposed expanded use of the subject property as mixed-use (commercial & apartments) development would be similar to several other mixed-use developments in the downtown area.

5. Factors that could impact the Market Value of the Adjacent Properties:

For the subject property, there are three potential factors that could directly impact the market value of the abutting properties. These factors are noise, view and use.

Noise:

At the present time, the subject property is improved with an older multi-tenant commercial development. There are various noises that are emitted from the property that would likely be audible from portions of some of the abutting properties. The property has two multi-tenant buildings that both have front entry areas and rear delivery areas. There is a large parking lot that currently contains 345 parking spaces. Common sense would indicate that there is noise currently emitting from the subject property to some of the abutting properties from: delivery trucks and automobiles accelerating and braking; car and delivery vehicle doors shutting; and people talking.

The proposed expanded development will contain an upgraded northern building (Building A) and two new multi-story mixed-use buildings. There will be a similar number of parking spaces in the new development but there will be a decrease in the open parking spaces. The noise from delivery trucks and automobiles accelerating and braking would likely remain somewhat similar. The noise from car and delivery vehicle doors shutting would likely be reduced as the number of open parking spaces is being reduced. The noise from people talking people talking would likely increase as there will be up to 2580 new residents located on the parcel. Considering the fact that speaking voices make much less noise than vehicles

accelerating and braking, and the fact that most of the single family homes are not located within speaking voice range, the overall noise change from these three causes would likely be minimal.

The one major potential noise change for the subject property would be the fact that there would be the potential that additional noises would be emitted from the students or some of their extra-curricular activities. These potential noises could be from music playing, large outside gatherings, parties or even criminal activities. One mitigating factor in favor of the proposed student housing component of the subject property is the fact that the property will be developed with modern apartment units that will have central heat and air-conditioning. There will also be well-organized on-site property management in place. The central HVAC would greatly reduce the need to open windows which largely keeps the noise within the building. The on-site property management for these new modern student housing developments tends to eliminate exterior gatherings or exterior parties. Safewise, a safety and home security-focused website, in 2019 identified Durham, the home of UNH, as the 10th safest college in the country. In 2017, Safewise identified Durham as the #1 safest college in the country. Recent Durham Police “calls for service” from the past three years (See 2019 Annual Town Report) indicates that the calls for service for five of the larger student housing developments located in Durham have fluctuated over the past three years with some developments experiencing an increase in calls while others seeing a decline in calls. The recently constructed Madbury Commons development is the most similar of the five listed developments to the proposed subject property. This newer development experienced only three calls in 2019 which was much less than experienced by the four other listed developments which are either older student apartment developments or developments located outside of the downtown area of Durham. According to Dave Kurz, Chief of Police for the Town of Durham, the fact that some of the older style student housing developments are being replaced by new modern mixed-use or student housing developments has had a major impact on reducing the crime numbers and especially noise complaints. The older style student housing developments typically have yard areas that can accommodate the exterior gathering of students for outside activities or parties. The new modern student housing developments don’t have these green areas and management doesn’t allow for exterior group gatherings, so this potential for exterior noise is almost eliminated. Chief Kurz has cited the Madbury Commons development on Madbury Road as a good example. Prior to its redevelopment, that property was improved with a multi-unit student apartment building (the Greens) and two fraternity buildings. Chief Kurz has indicated that that property went from one that had numerous complaints to the Police Department that was “problematic” for his department to one that has minimal calls or complaints. Chief Kurz identified several factors that turned this property around. The first is the fact that these new modern student housing developments are self-contained buildings that have well-organized on-site management. Exterior extra-curricular activities are not permitted on these new modern developments. The second is the fact that the Durham Police Department utilizes a POP Officer (Problem Orienting Policing). This is where the POP Office follows up with an on-site visit to meet with the offending individuals to go over the infraction that brought the police to their location and to find a solution that works for everyone. Chief Kurz noted that this program has been so successful that it recently won an award. Chief Kurz is familiar with the current proposal for the subject property to be developed with a new mixed-use development that will contain a large student housing component. He stated that as long as there is competent management in place, there is no reason that the subject’s proposed development wouldn’t have similar success to Madbury Commons with respect to being a new large student housing development that results in “minimal call or complaints”.

I also spoke with several owners or property managers of several of the similar new modern mixed-use (commercial & student housing) developments located in the downtown area of Durham including: Peter Murphy; Nick Kostis; Mark Henderson; Elizabeth Comeau, General Manager, University Downtown; Mimi Kell, Community Manager, Madbury Commons; and Tracey Cheney, Property Manager, Torrington Properties. All of these developments have well-organized management in place. In general, they indicated that their new modern student housing developments have typically have only a handful of complaint calls to the Durham Police Department each year. It was noted by several of these individuals that most if not all of the complaints comes from other residents within the building as compared to individuals from an abutting property.

View:

At the present time, the existing buildings, the drive areas and parking areas of the subject property can be viewed by several of the abutting properties by either unobstructed views or obstructed views. The view of the subject property is of an older multi-tenant commercial development that is in average overall condition. The proposed development calls for the remaining building to have a new façade and for two new multi-story mixed-use buildings to be constructed on the parcel. Because of the increased height of the new buildings, the property may be more visible from those properties that currently have some view of the subject property and they may become viewable from several other nearby parcels that currently don't have any view of the property. However, it is noted that the proposed buildings will not exceed the height of some of the new Main Street buildings. Additionally, the terrain for the subject property is well below that of Main Street. Because of this change in ground elevation and the shorter height of the subject's buildings, the subject's development will actually provide a transition of massing from tall to medium to short from Main Street to Mill Plaza to Faculty Road. There will be an enhanced landscape buffer installed on all sides, and an additional natural buffer facing College Brook that might further obstruct views of the developed areas. It is noted that the expanded and upgraded subject property will be in very good condition. So whatever building areas are viewable, they will be of new buildings in very good condition. The view of the existing below average condition buildings, which might be a negative for some, will be replaced with very good condition new buildings and finishes. This type of condition upgrade tends to have a positive impact on the older surrounding properties.

While it is true that the distant view of the subject property from the yard areas of a few nearby single family residences will change, it is not necessarily true that the market value of the abutting residences will change because of this view change. Any alternate use of the subject property different from the multi-tenant commercial use will likely result in a change in the view from the abutting properties.

The subject property is a below average condition multi-tenant commercial development that is located on Mill Road in a transition area with a mixture of commercial and residential developments. If the subject property is not a multi-tenant commercial development or an expanded mixed-use development with commercial and student housing space, it will be something else that changes the view of all of the abutting residential properties located on Faculty Road and Chesley Drive. Any other proposed development for the subject property might not install an extensive landscape buffer as currently proposed. Additionally, many other commercial uses could be more detrimental to the residential neighbor's view as they

could contain the rear of the building with delivery areas or dumpsters facing the residential properties.

I have attempted to gather market sales data from the Durham area and other similar communities area that would speak to the change in view issue and possible value changes. There are no exactly similar properties from which to extract paired-sales. Therefore, only general observations can be made based on my experience in the marketplace. Over the past several years, in the downtown and surrounding areas of Durham, several multi-story mixed-use buildings and student housing developments have been constructed. These properties can be viewed by many multi-family and single family properties. While the view of these residential properties has changed, there is no sales data that indicates that the market value of any impacted property has diminished. In many cases, these new buildings have been constructed and the overall appearance and condition of the neighborhood has increased resulting in an overall value enhancement for the neighborhood. This is the case from many other similar communities that I have examined. The subject property is planned for development with two new multi-story mixed-use buildings. The commercial space will contain several new commercial units that will likely command rents higher than the existing commercial units in the development. The proposed student housing units will likely command rental rates toward the upper end of the range in the marketplace as they will be desirable new units located directly across from the UNH campus. The subject's existing older commercial development will be replaced by a very good quality mixed-use development that will likely be viewed by some as an asset and value enhancement to the surrounding neighborhood.

Jim Rice, the Durham Assessor, completed a statistical update of sales in 2018 in the Town of Durham. He stated that, as part of the study, they were looking to see if there is any negative impact on the value of properties that abut properties that abut different property types such as student housing developments or railroad tracks. Mr. Rice stated that the residential properties in Durham have been in such demand that this analysis indicated that there "has not been any diminution in the value of single family homes are located nearby a student housing development".

While there is no data to suggest that there would be a diminution in the value of the adjacent properties, there have been a couple of recent sales of an abutting single family residence over the past two years. The three-bedroom Colonial-style residence located on 15 Faculty Road sold in September of 2017 for \$295,000. This property directly abuts the southwestern boundary of the subject property. According to Denise Sassaman, the selling agent, the asking price for this residence was \$290,000. There were three competing offers for this residence and it was put under agreement in less than one week. Ms. Sassaman indicated that the buyers were all aware of the proposed use for Mill Plaza. She didn't think that the buyer's knowledge of this negatively impacted the purchase price. It is also noted that 15 Faculty Road previously sold in December of 2014 for \$255,200. A comparison of this sale price in 2014 with the sale price in 2017 indicates that the property appreciated 15.6% over this time period. Based on MLS sale statistics for single family homes in Durham, the average single family residential sale price change from 2014 to 2017 was 2.65% (\$383,185 to \$393,354) while the average single family residential sale price change from 2015 to 2017 was 9.88% (\$357,970 to \$393,354). The appreciation rate for the 15 Faculty Road residence far exceeded the average rates of appreciation based on the MLS statistics. Additionally, the sale price of \$295,000 for 15 Faculty Road far exceeded the Durham assessment of \$242,800. The most recent sale of an abutting Faculty Road property is that of 11 Faculty

Road which sold in July of 2018 for \$350,000. The property was listed for sale by Beth Rohde Campbell with an asking price of \$360,000. After being on the market for 3 days, the property was under agreement and eventually sold for \$350,000 which is in the range of a typical market price negotiation. Ms. Campbell indicated that there was a fair amount of interest in this residence. She advertises the Faculty Neighborhood as being "highly desirable". Ms. Campbell indicated that she made everyone aware of the abutting Mill Plaza development along with the recent history of development proposals. According to Ms. Campbell, for approximately 50% of the potential buyers, this was a deal killer. The other half did not view it as a major limiting factor. It is noted that Ms. Campbell resides at 12 Faculty Road and it is her personal opinion that the proposed development will negatively impact property values located on Faculty Road. Based on several methods of comparison, it is concluded that while there are some individuals that view the proposed development as a negative factor, there are enough off-setting market participants that don't view it as a major negative. The recent sale success of these two Faculty Road residences, along with the fact that the marketing times for these two sales were from 3 to 6 days, leads me to conclude that there is no indication that there was any diminution in value for these sales because of the subject's well known development plan.

Use:

The subject property is proposed for use as an expanded mixed-use development with a mixture of commercial space and 108 student apartments. In the surrounding neighborhoods along Main Street and Mill Road there are a variety of commercial and residential uses that include: single family residential, multi-unit residential, retail, office, restaurant and student housing uses. Without considering the zoning requirements in the CB zone, the proposed use of the subject property would mix in well with the variety of mixed residential and commercial uses that currently exist in the area of the Main Street and Mill Road intersection. Hypothetically, there are some uses, such as a sexually orientated business, a commercial building with toxic materials that could be an explosion hazard, a medical marijuana distribution facility or a nightclub or bar that would obviously be undesirable uses for a nearby single family residence. Any of these uses would be so egregious that the surrounding neighborhood and the adjacent properties could experience market resistance or have a stigma. Because of the adjacent undesirable use, the demand for the abutting properties would decline and the market value would be negatively impacted. The subject's proposed use as an expanded mixed-use development is one that would be viewed by some people as an enhancement to the community as the commercial component will be upgraded and enhanced. Conversely, there may be some people that will view the additional expansion of housing in the downtown area as a negative. If this sentiment was prevalent in Durham, then it could be possible that a stigma would exist and the values of surrounding properties would be impacted. However, the Town of Durham is generally considered to be a welcoming progressive community. It isn't one that would likely discriminate against a group of people simply based on their age and or occupation (college employee or college student).

It is noted that some of the owners of nearby student housing developments are concerned that the addition of up to 258 beds to the downtown area of Durham would have a negative impact on the occupancy and possibly rental rates currently being commanded by other new modern student housing developments in the downtown area. These same concerns were in place when Madbury Commons was proposed then subsequently constructed. One property manager indicated that rental rates for new student housing space in the downtown area

actually increased after Madbury Commons was constructed. Therefore, concern does not always result in reality. There may be a point in time when these new modern downtown developments experience vacancies. However, over the past several years, these new downtown developments have only experienced near full occupancy and rental rates increasing annually. Operating with a minimal amount of vacancy would be considered typical for most types of multi-unit commercial properties. If vacancies are experienced in the near future, it will likely be found in the less desirable apartment developments located outside of the more desirable downtown area of Durham.

The addition of the subject's mixed-use development to the Mill Road area will add up to 258 residents to the immediate area. The addition of this many residents to the downtown area could slightly impact the area given the volume of the additional residents. Businesses in the area could benefit from the slight increase in the immediate resident population. Potential valuation impacts from decreasing enrollment and fewer potential tenants, is likely off set by UNH's stated desire to reduce on-campus student housing. In other words, the impact is unpredictable, could increase or decrease off-campus rental demand, and may be negligible.

6. *Conclusions on Possible Significant Decline on Property Values of Adjacent Properties:*

It is my opinion that granting a conditional use for the subject property to be developed with an expanded mixed-use development, which would include a student housing component, would not result in a significant decline of the property values of adjacent or nearby properties. Additionally, the existing and continued encroachment into the shoreland and wetland buffers will likewise not contribute to a significant decline on property values. I have gathered information on the existing subject property, the proposed development, the neighborhood and several factors that could impact the market value of the adjacent properties. No market data was identified that could be specifically linked to the diminution of the real estate prices of properties that abut a student housing development in Durham. Rather, the two most recent sales of single family residences which abut the subject property showed strong market interest, with multiple potential buyers, a marketing time of less than one week, and a sale price in close proximity to the asking price.

Three main factors (noise, view and use) were examined to help determine if any of these factors would result in the value of the adjacent properties being negatively impacted. The potential for noise pollution was largely mitigated by the design of the subject's buildings, the lack of exterior gathering areas; well-organized on-site management and policing strategies. If the subject's proposed mixed-use and student housing development is anything like that of other new modern developments in Durham, there will be minimal complaints to the Durham Police Department and most of the noise complaints will be from residents within the buildings. The view of the subject property from some adjacent properties will change. However, the buildings that can be viewed will be newly constructed very good condition buildings that are far superior in condition to the existing structures. This condition upgrade will likely be an enhancement to the subject property and to the surrounding properties. The use of the subject property as a mixed-use development with a student housing component would make the subject property similar to several other newly constructed downtown developments. When completed, the subject property will blend in well with that of the surrounding downtown area.

Considering all of these factors, I am of the opinion that allowing the subject property to be developed as currently proposed would not result in a significant decline in value of the adjacent or nearby properties.

Respectively submitted,

A handwritten signature in dark ink, appearing to read "Brian W. White", written over a horizontal line.

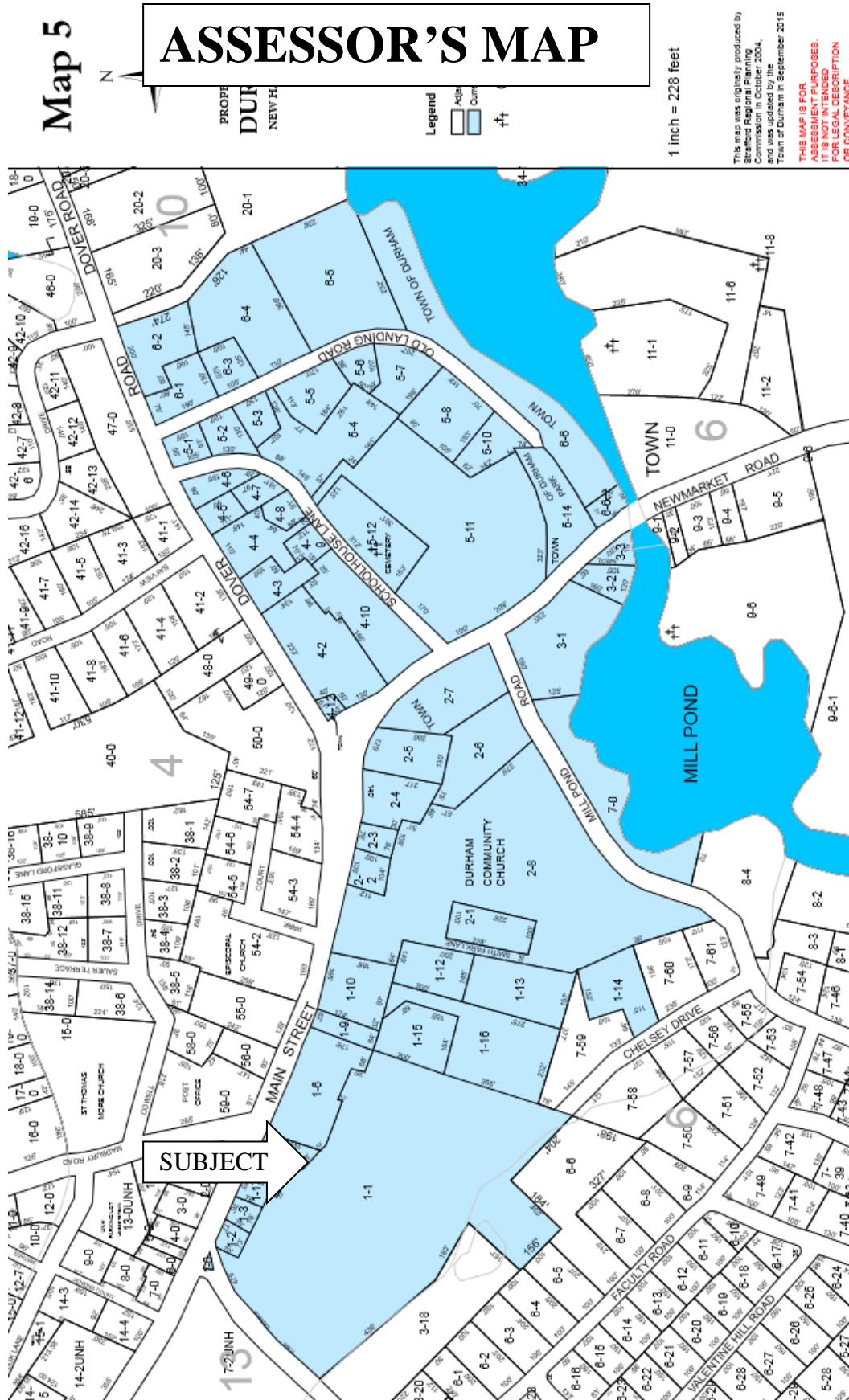
Brian W. White, MAI
NHCG-#52

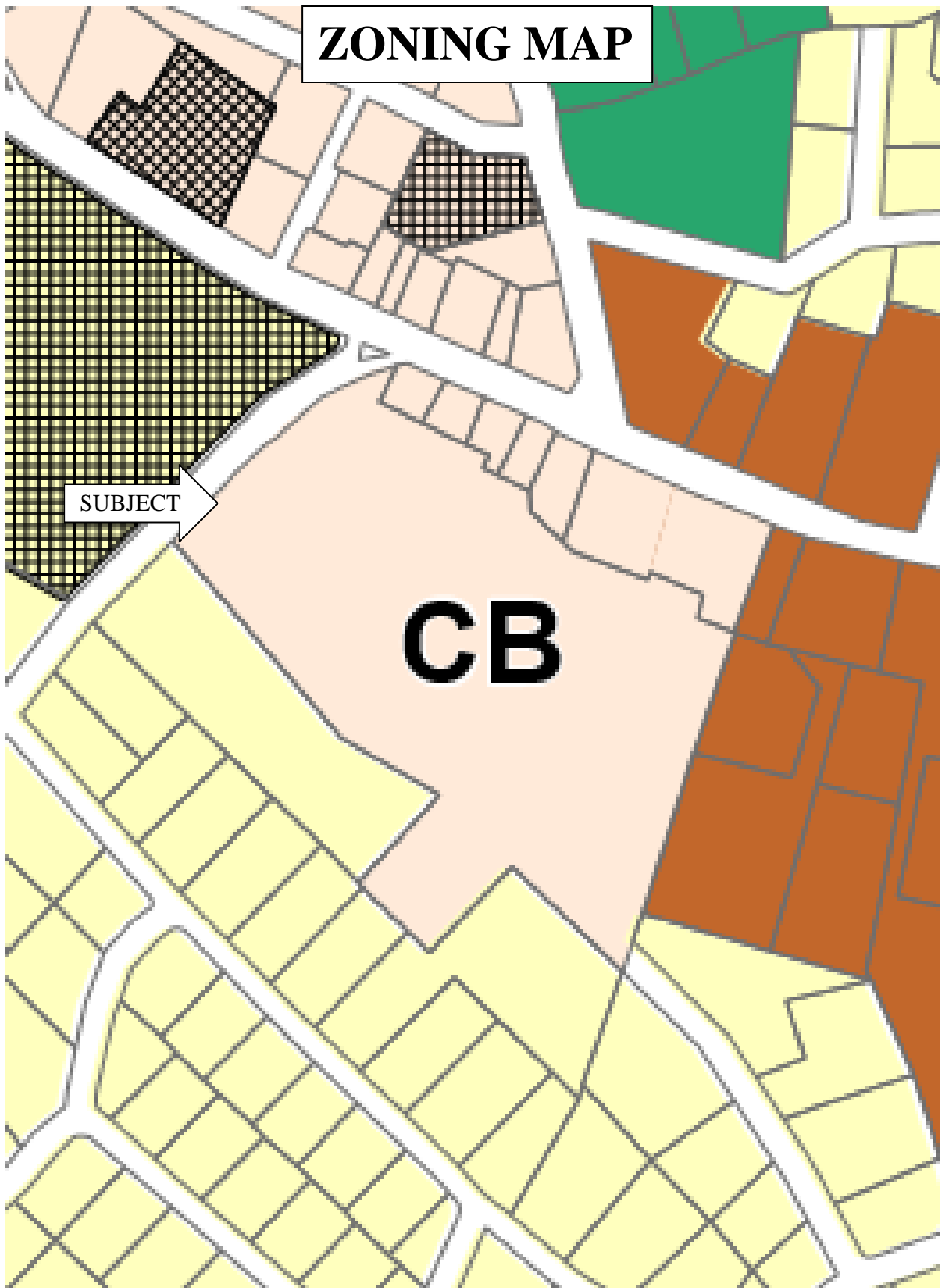
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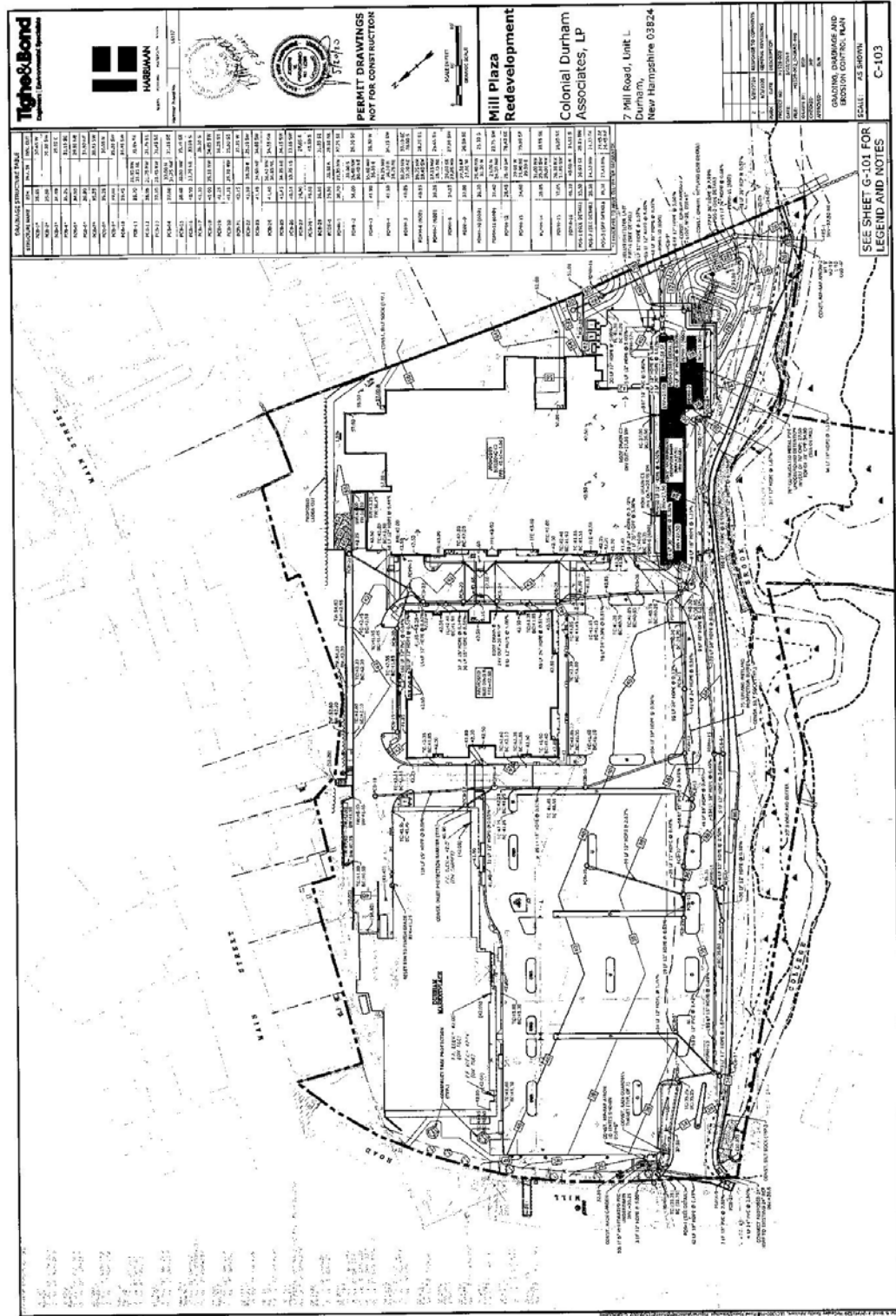
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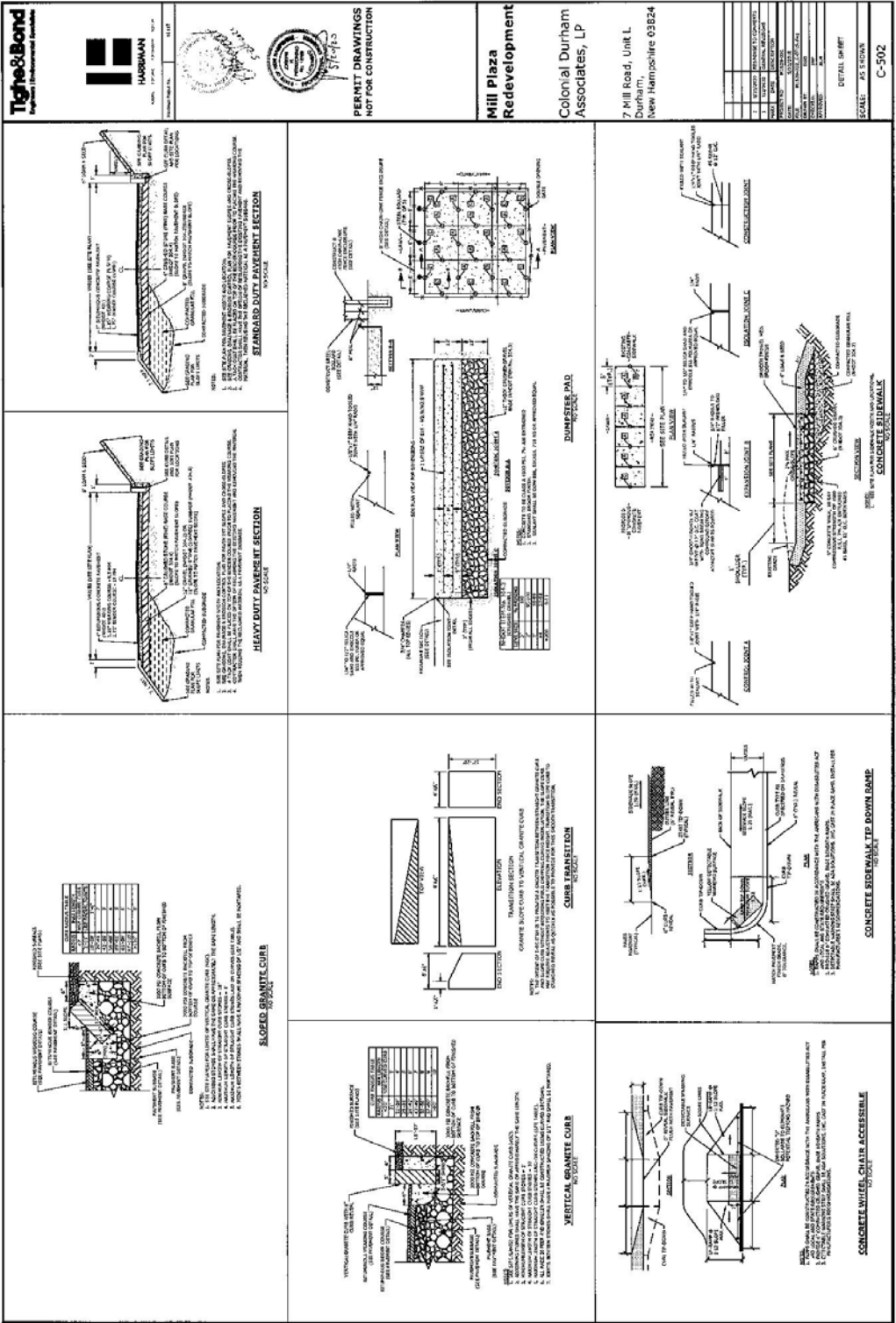
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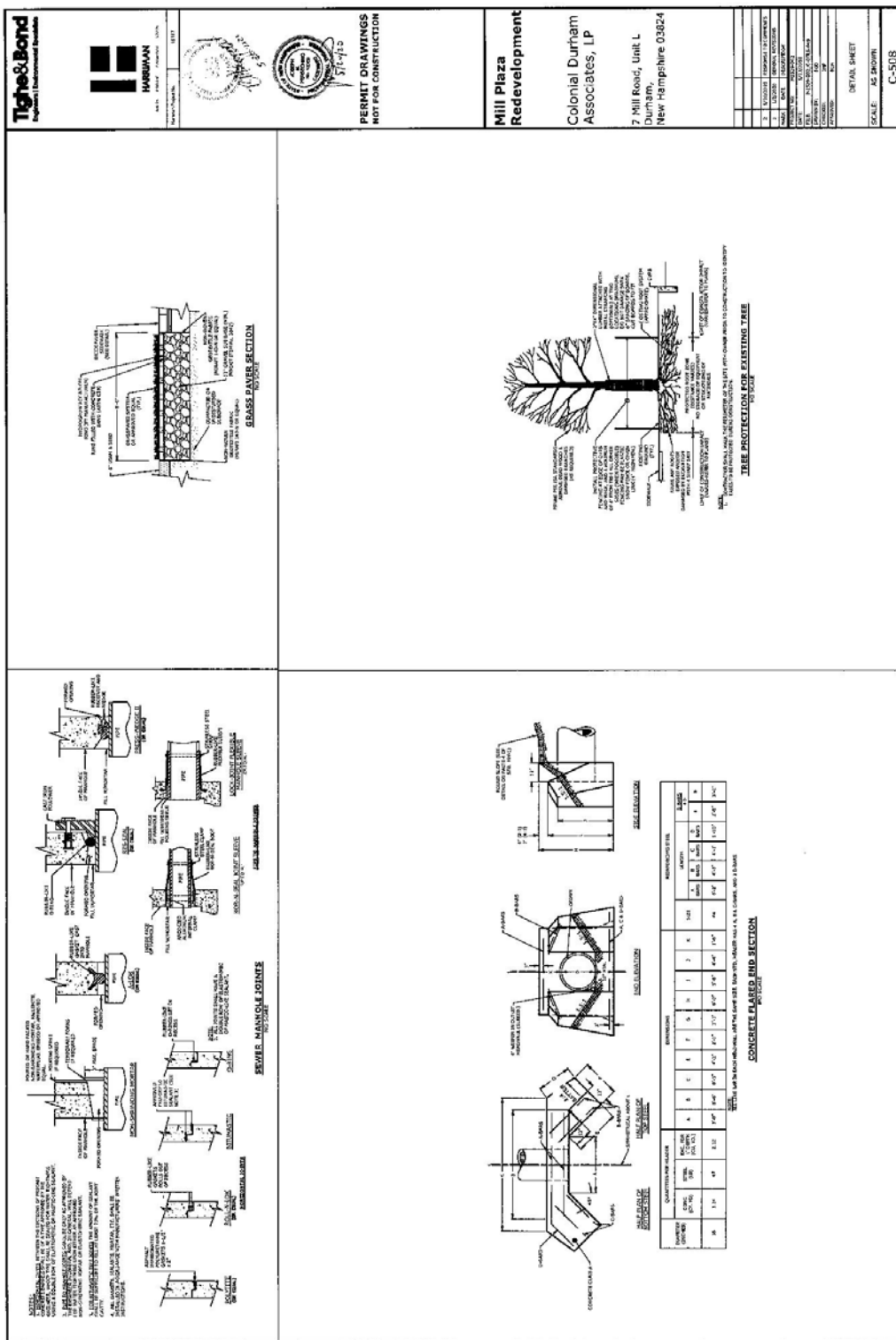


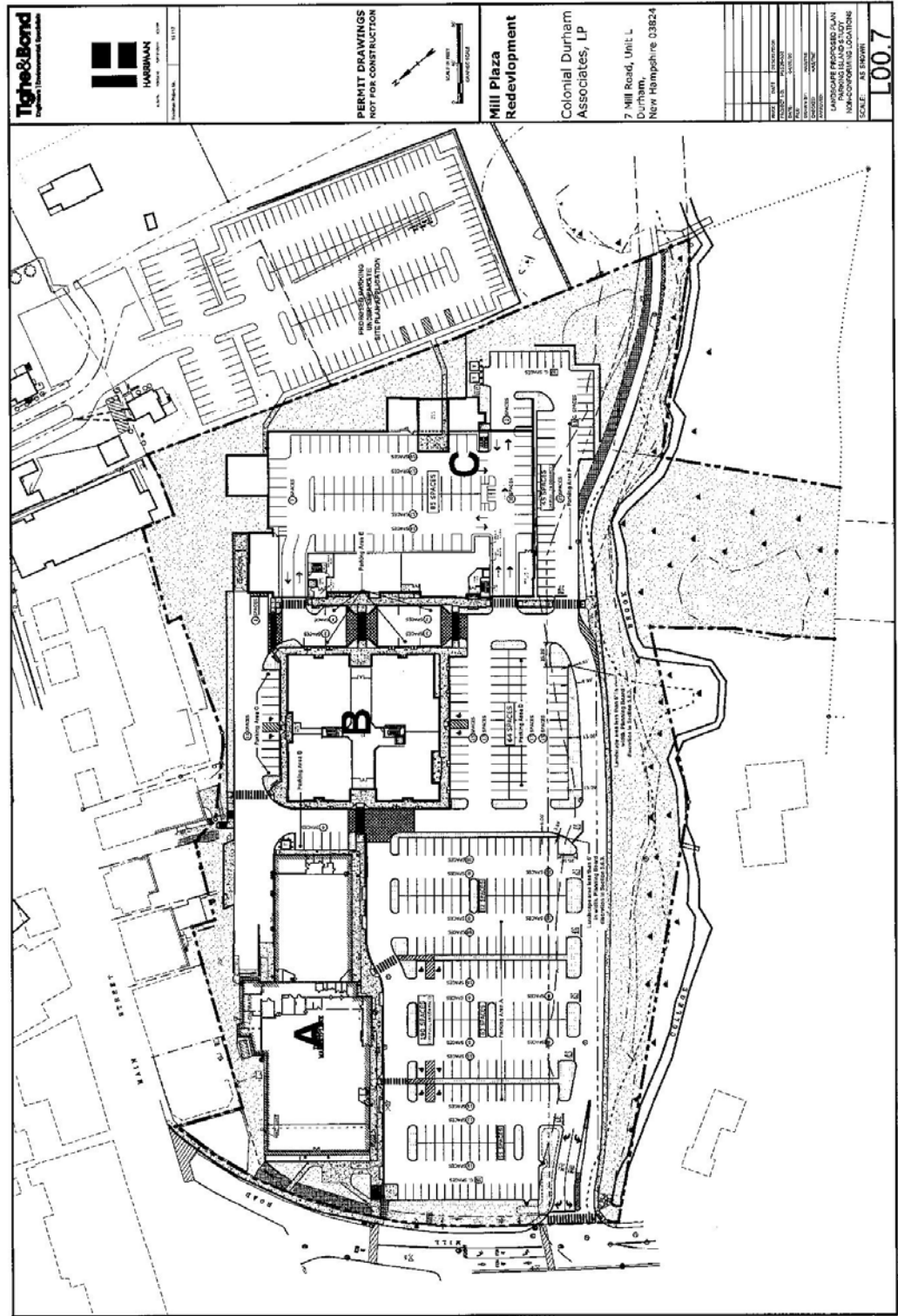












Tight & Bond
Professional Landscaping Services

HARBMAN
ARCHITECTS

DATE: 11.17.17
PROJECT: MILL PLAZA REDEVELOPMENT
SHEET: 01.17

PERMIT DRAWINGS
NOT FOR CONSTRUCTION

Mill Plaza Redevelopment
Colonial Durham Associates, LP
7 Mill Road, Unit L
Durham, New Hampshire 03824

LANDSCAPE PROVIDED PLAN
NOT FOR CONSTRUCTION
HARBMAN ASSOCIATES

SCALE: AS SHOWN

100.7

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Wetmix (Wetland Seed Mix)

Botanical Name	Common Name	Indicator
<i>Carex vulpinoidea</i>	Fox Sedge	OBL
<i>Carex scoparia</i>	Blunt Broom Sedge	FACW
<i>Carex lurida</i>	Lurid Sedge	OBL
<i>Carex lupulina</i>	Hop Sedge	OBL
<i>Poa palustris</i>	Fowl Bluegrass	FACW
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Scirpus atrovirens</i>	Green Bulrush	OBL
<i>Asclepias incarnata</i>	Swamp Milkweed	OBL
<i>Carex crinita</i>	Fringed Sedge	OBL
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Juncus effusus</i>	Soft Rush	FACW+
<i>Aster lateriflorus</i> (<i>Symphotrichum lateriflorum</i>)	Starved/Calico Aster	FACW
<i>Iris versicolor</i>	Blue Flag	OBL
<i>Glyceria grandis</i>	American Mannagrass	OBL
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower	OBL
<i>Eupatorium maculatum</i> (<i>Eutrochium maculatum</i>)	Spotted Joe Pye Weed	OBL

PRICE PER LB. \$135.00 MIN. QUANTITY 1 LBS. TOTAL: \$135.00

APPLY: 18 LBS/ACRE :2500 sq ft/lb

The New England Wetmix (Wetland Seed Mix) contains a wide variety of native seeds that are suitable for most wetland restoration sites that are not permanently flooded. All species are best suited to moist ground as found in most wet meadows, scrub shrub, or forested wetland restoration areas. The mix is well suited for detention basin borders and the bottom of detention basins not generally under standing water. The seeds will not germinate under inundated conditions. If planted during the fall months the seed mix will germinate the following spring. During the first season of growth several species will produce seeds while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is comprised of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons.

The wetland seeds in this mix can be sown by hand, with a hand-held spreader, or hydro-seeded on large or hard to reach sites. Lightly rake to insure good seed-to-soil contact. Seeding can take place on frozen soil, as the freezing and thawing weather of late fall and late winter will work the seed into the soil. If spring conditions are drier than usual watering may be required. If sowing during the summer months supplemental watering will likely be required until germination. A light mulch of clean, weed free straw is recommended.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix for Dry Sites

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Lolium multiflorum</i>	Annual Ryegrass	
<i>Lolium perenne</i>	Perennial Ryegrass	
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Sorghastrum nutans</i>	Indian Grass	UPL

PRICE PER LB. \$18.00 MIN. QUANTITY 5 LBS.

TOTAL: \$90.00

APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix For Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

PRICE PER LB. \$39.50 MIN. QUANTITY 2 LBS.

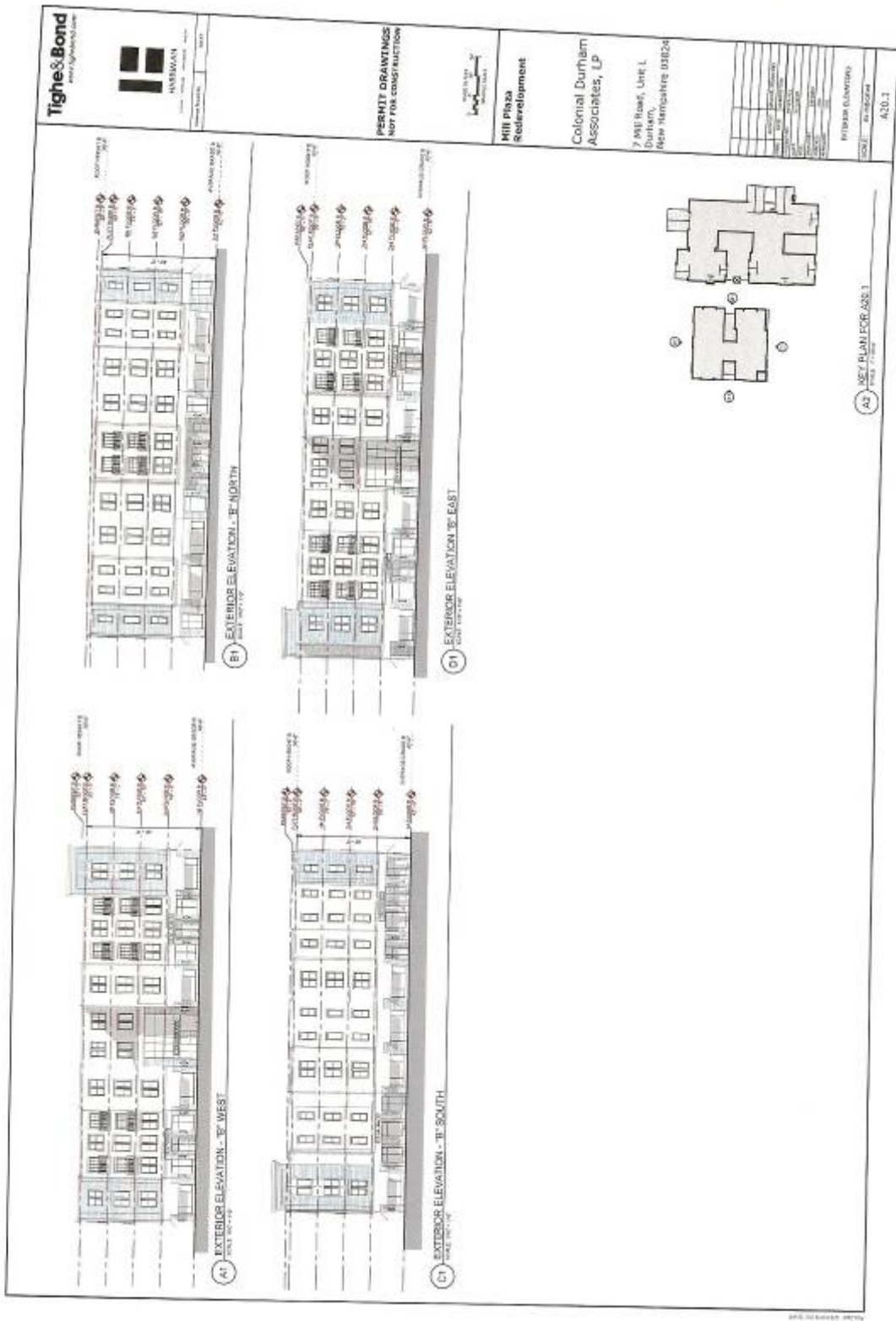
TOTAL: \$79.00

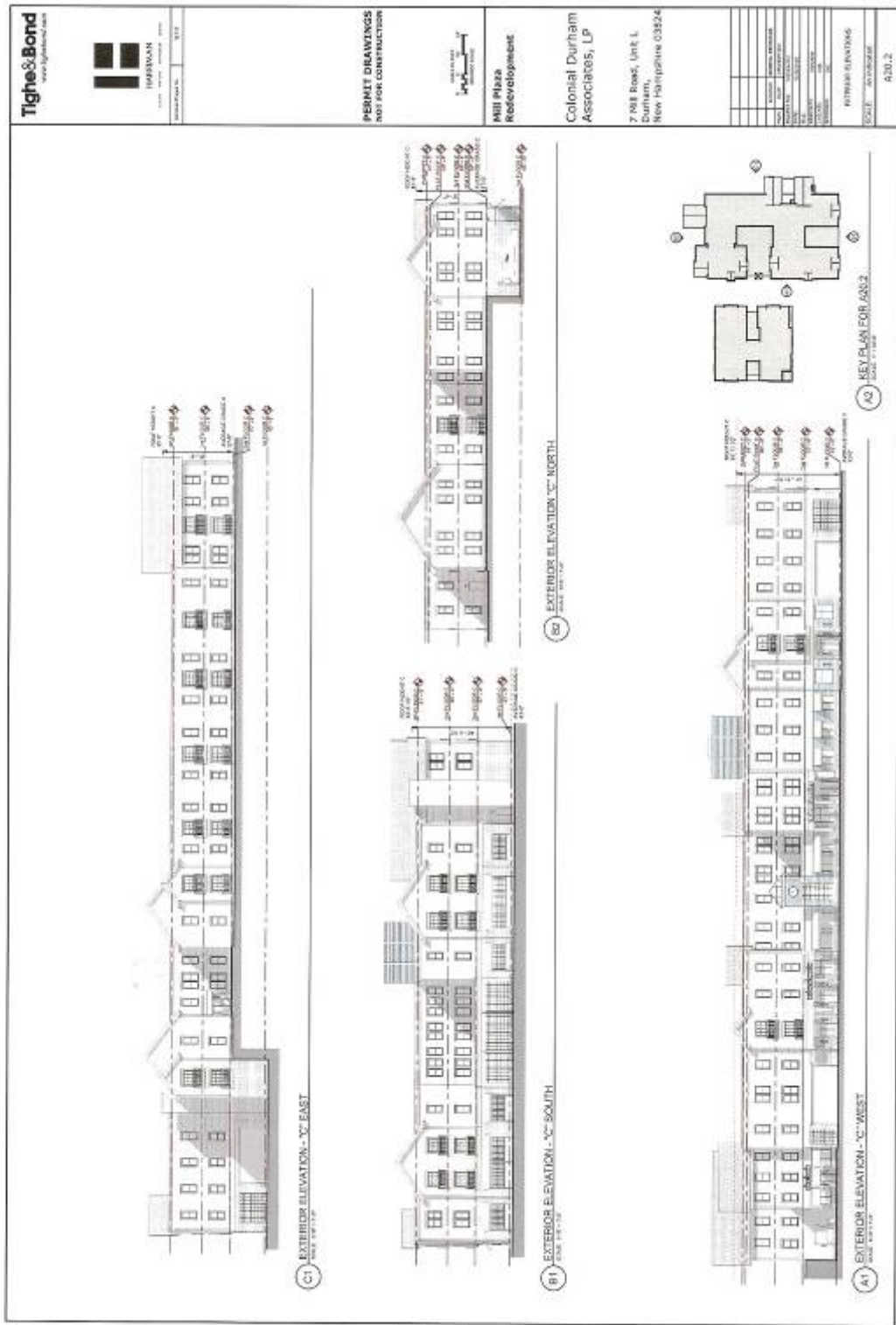
APPLY: 25 LBS/ACRE :1750 sq ft/lb

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes

For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

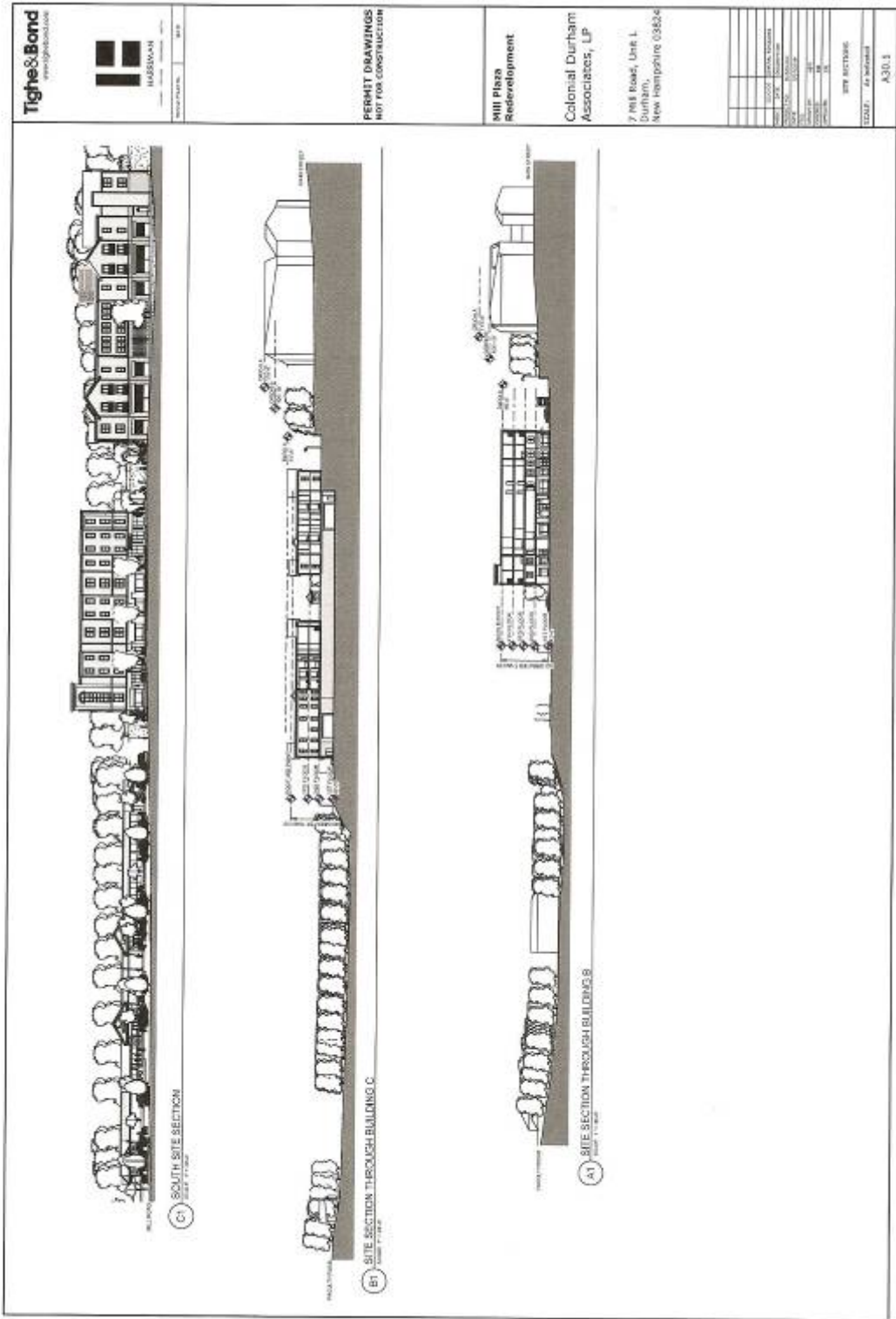
New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.







[illegible]



Site Plan Rendering



Harriman

Prepared for Colonial Durham Associates, LP

January 2020

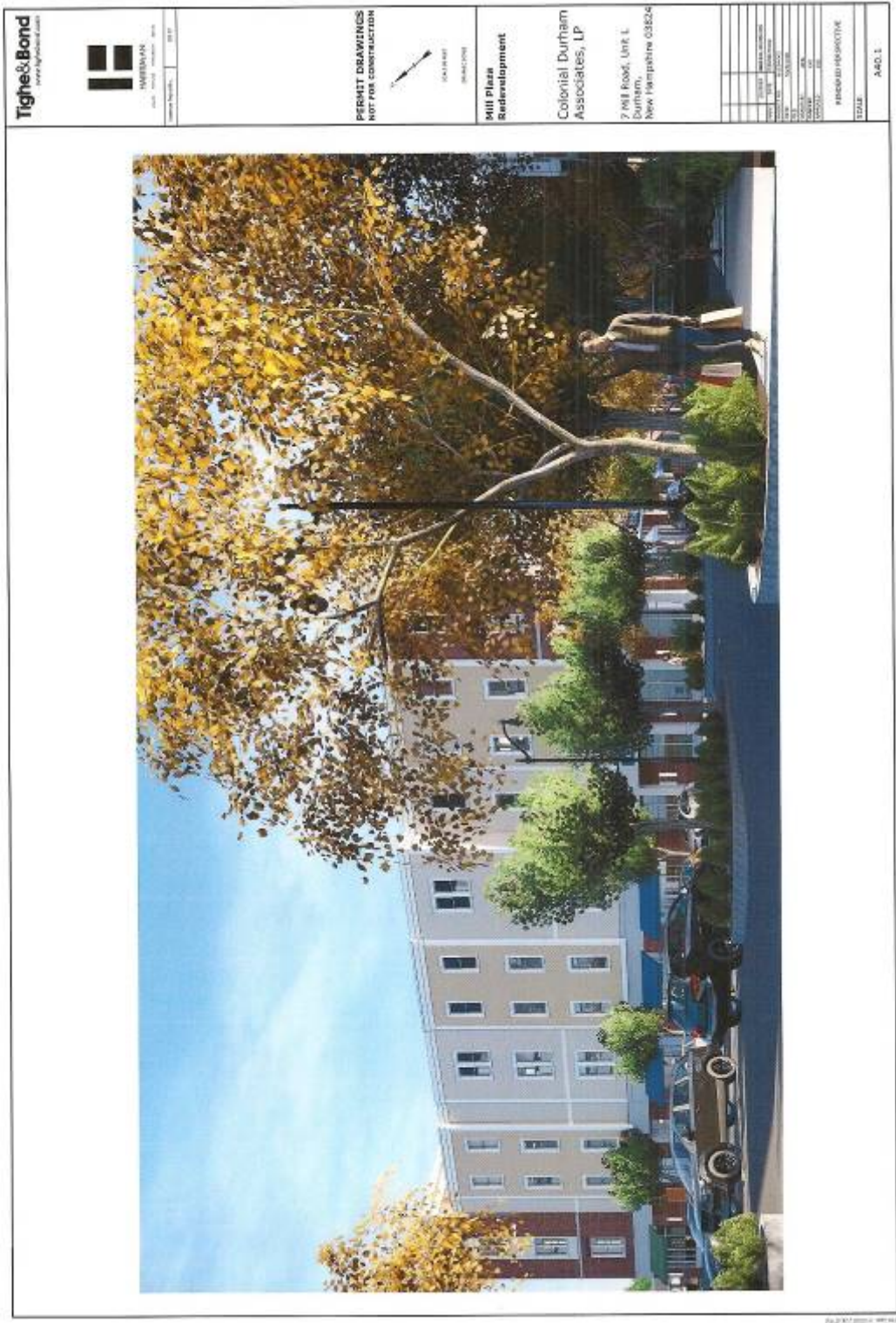
Site Context

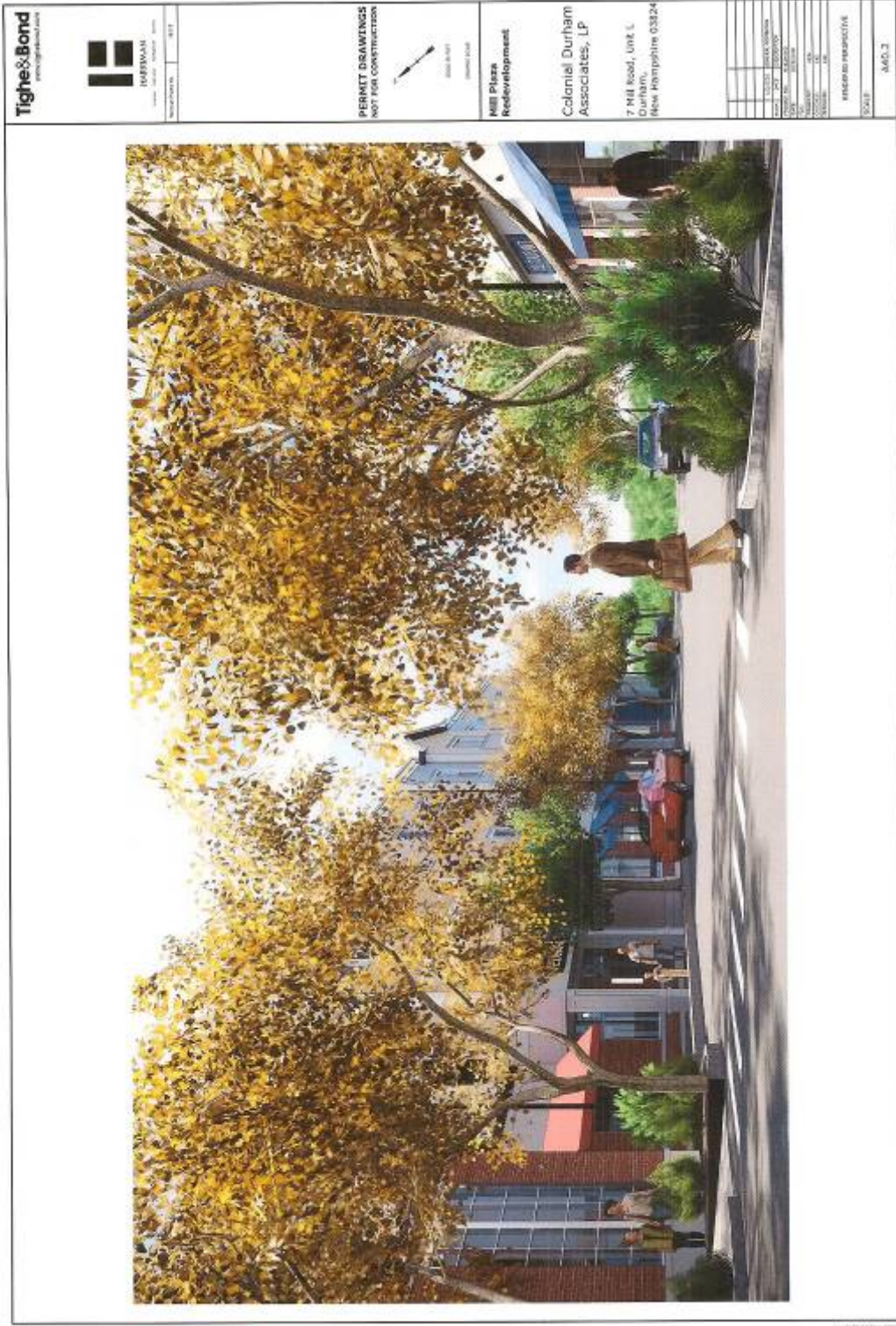


Harriman

Prepared for Colonial Durham, Associates, LP

January 2020





Architectural rendering

Tight & Bond
www.tightandbond.com



DOERMAN

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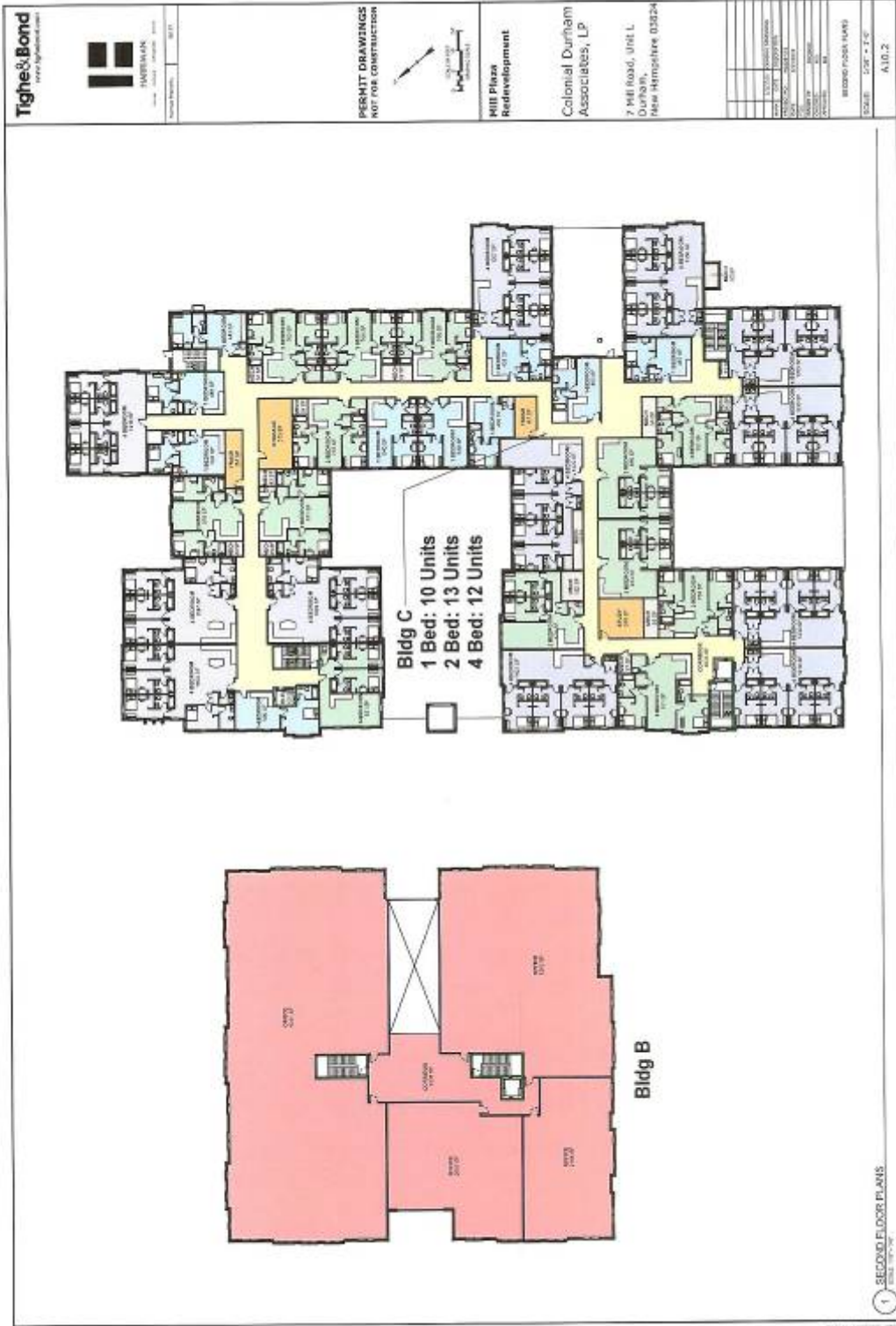
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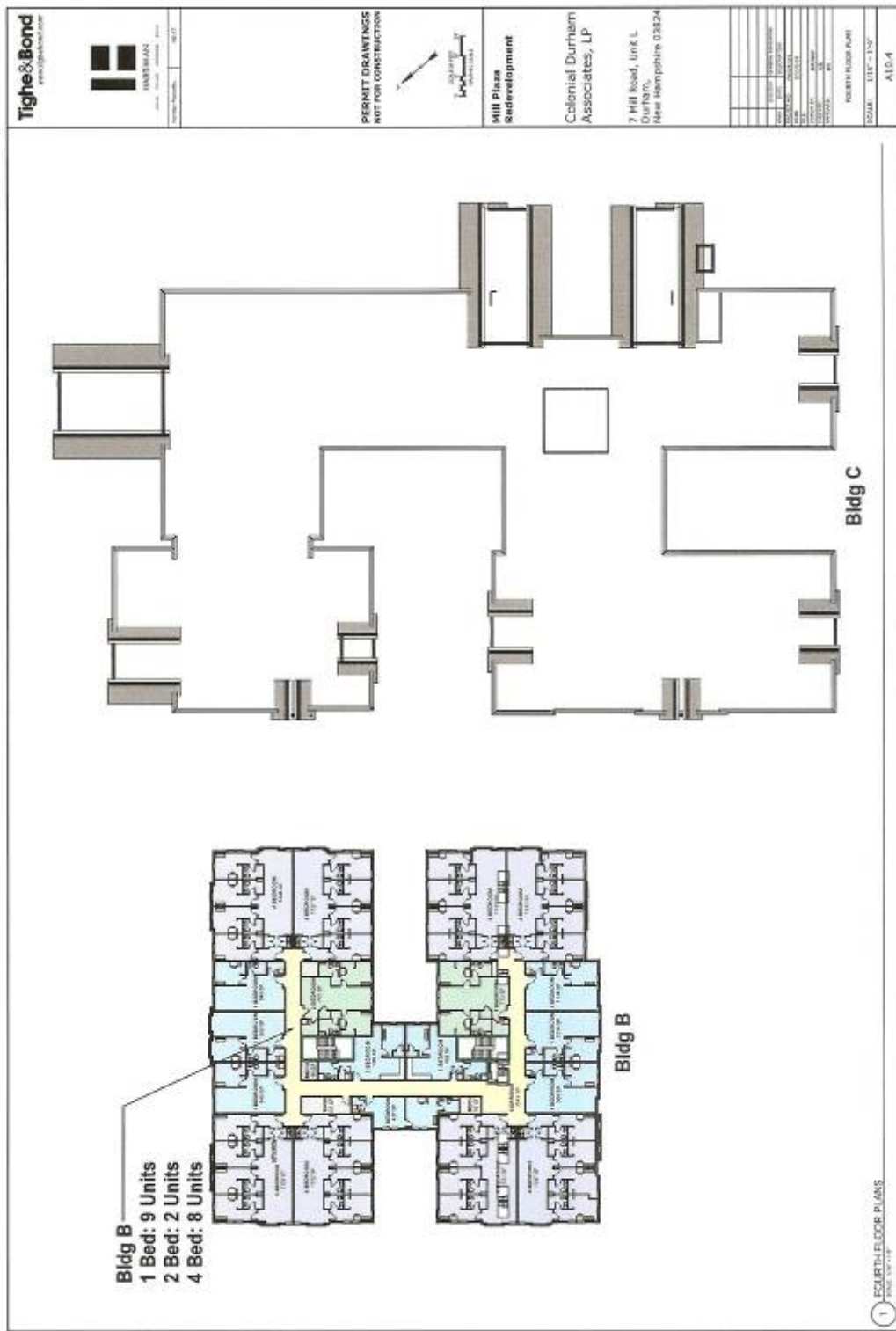
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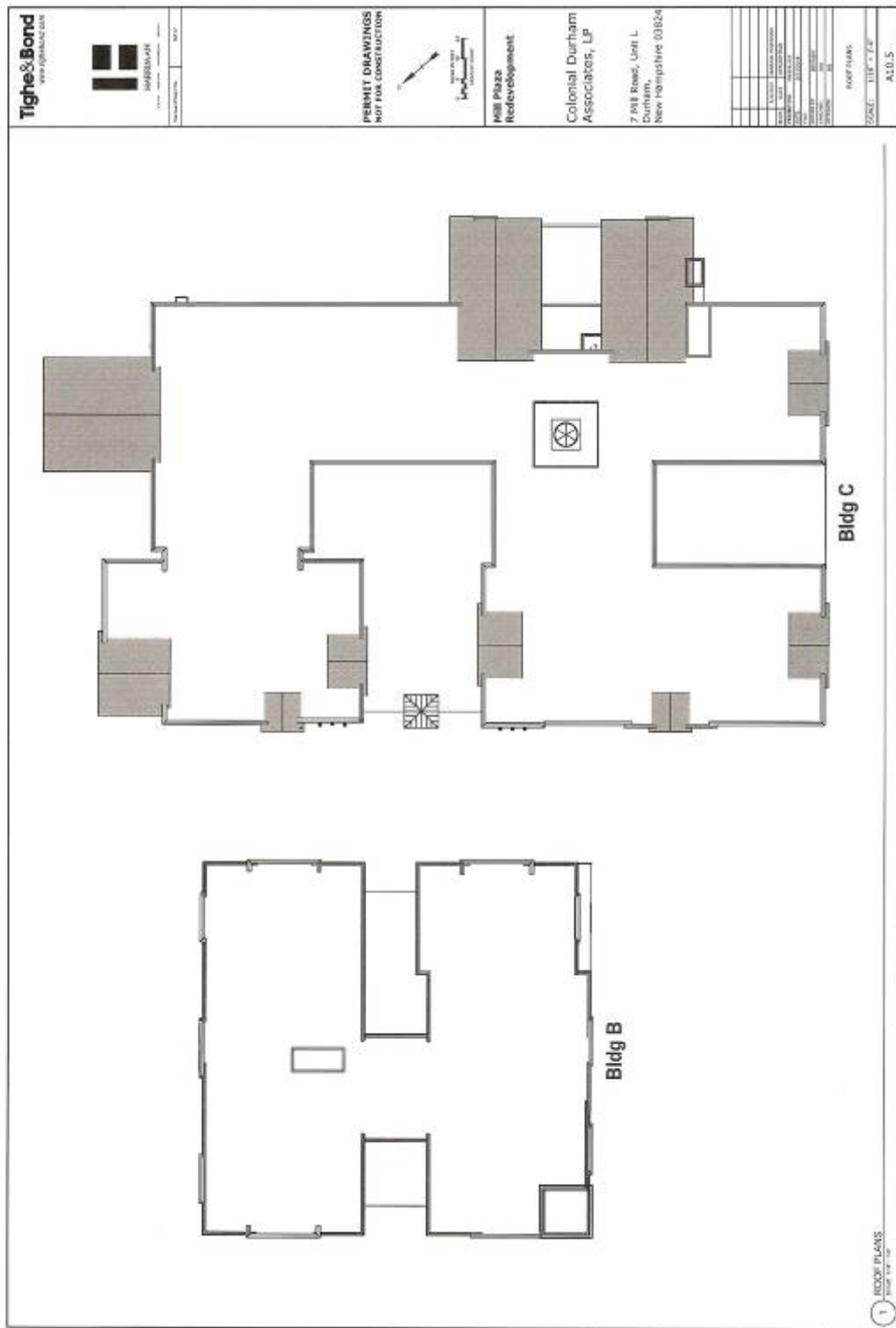
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ARTICLE VII CONDITIONAL USE PERMITS

175-21. Conditional Use Permits.

- A. The purpose and intent of a Conditional Use permit is to allow certain uses that are not normally permitted under conventional zoning provisions. Specifically authorized conditional uses appear in Section 175-53, Table of Land Uses. A Conditional Use shall be approved if the application is found to be in compliance with the approval criteria in Section 175-23. Further Conditions may be placed on the Conditional Use Permit by the Planning Board to ensure that the Conditional Use will have a positive economic, fiscal, public safety, environmental, aesthetic, and social impact on the town. The Planning Board shall make findings of fact, based on the evidence presented by the applicant, Town staff, and the public, respecting whether the Conditional Use is or is not in compliance with the approval criteria of Section 175-23.
- B. No structure, building or land requiring a conditional use permit shall be used, constructed, altered or expanded unless a conditional use permit specifically required by this chapter has been authorized by the Planning Board and issued by the Town Planner.
- C. Any use that was lawfully established prior to the adoption, extension or application of this chapter and is now permitted by this chapter subject to a conditional use permit may continue in the same manner and to the same extent as conducted prior to said adoption or extension of this chapter. A conditional use permit shall be secured from the Planning Board before the use or structure or building in which said use is conducted may be altered, added to, enlarged, expanded or moved from one location to another on the lot on which said use is located.
- D. Structures or buildings devoted to any use permitted under the terms of this chapter subject to the securing of a conditional use permit, may not be altered, added to, enlarged, expanded or moved from one location to another on the lot without securing a new conditional use permit.

175-22. Procedures.

A. Application.

1. Application for a conditional use permit may be made by the owner of the affected property, or his or her designated agent, on a form obtainable from the Town Planner.
2. The completed application and fee as set by the Town Council shall be submitted to the Town Planner or his or her designee. Said fee is nonrefundable.

B. Procedure for Consideration.

1. After receipt by the Town Planner or his or her designee, the completed application shall be transmitted to the Planning Board staff for their review and evaluation.
2. The planning staff shall set a public hearing date and publish a notice advertising the public hearing before the Planning Board in a newspaper of general circulation. Public notice shall be made at least ten (10) calendar days prior to the meeting of the Planning Board at which the application is to be considered.
3. The planning staff shall also mail written notice, by certified mail, to all abutting and adjacent property owners within three hundred (300) feet of the subject property and a

sign measuring two by three (2 x 3) feet shall be placed on the property by the applicant not less than ten (10) calendar days prior to the time of the public hearing by the Planning Board. The sign shall remain on the property until the conclusion of the public hearing. This sign shall be visible from the most heavily traveled street right-of-way adjacent to the property. The sign shall state the date of the public hearing, the time, the location and the action to be considered. (Where the subject property abuts a public right-of-way, the three hundred (300) foot measurement shall be in addition to the right-of-way along the abutting side.)

4. Any written comment shall be specific when maintaining that the granting of the conditional use permit would adversely or injuriously affect the writer's personal and legal interests.
5. The Planning Board shall consider the application at its next regular meeting following the public notice process.
6. Where development approval for a conditional use includes 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.

C. *Approval of Application and Granting of Conditional Use Permit.* At least five (5) members must vote in favor of the issuance of a Conditional Use Permit for an application to be approved. Upon rendering a decision to grant a conditional use permit with conditions of approval that must be adhered to by the applicant, the Town Planner shall send a notice to the applicant of the board's decision, which shall include all conditions of approval. The application and all subsequent information, correspondence, evaluations, recommendations and decisions shall then be placed on permanent file in the office of the Town Planner. The Conditional Use Permit Findings of Fact and Conditions of Approval shall be recorded at the Strafford County Registry of Deeds.

D. *Revocation.* In the event of a violation of any of the provisions of these regulations or amendments thereto or in the event of a failure to comply with any prescribed condition of approval or stipulations placed upon such approval, the Zoning Administrator, in coordination with the Town Planner, shall suspend any conditional use permit immediately, shall notify the Planning Board and shall set a date for a hearing to determine if such suspensions shall be lifted or if the conditional use permit shall be revoked. The Planning Board shall be the hearing body. In the case of a revocation of a conditional use permit, the determination of the Planning Board shall be final, unless recourse is sought in a court of competent jurisdiction.

E. *Termination and Transferability.* Once granted, a conditional use permit, with its terms and conditions, shall:

1. Run with the lot, building, structure or use and shall not be affected by changes in ownership.
2. Terminate twelve (12) months from the date of authorization if the authorized use has not begun:
 - a. Unless otherwise spelled out in the conditions of approval; or

b. Unless the applicant can demonstrate good reason(s) at a public hearing before the Planning Board why the permit should be extended.

3. Terminate after twelve (12) consecutive months of nonuse.

F. **Denial of application.** In the event that an application is denied by the Planning Board, no resubmittal of an application for a conditional use permit for the same or similar use may be made for one (1) year from the date of said denial, unless sufficient new evidence or conditions are offered to the Zoning Administrator, in consultation with the Town Planner, to demonstrate that the circumstances have altered and that further consideration of the application is warranted. In such an event, the resubmitted application shall follow the same procedures as the original and shall be treated as a new application.

175-23. Approval Criteria.

A. **Planning Board Decision Based on Findings.** Every decision of the Planning Board pertaining to the granting, denial or amendment of a request for a conditional use permit shall be based upon findings of fact and conditions of approval. The findings of fact and conditions of approval shall be supported in the records of its proceedings. The criteria enumerated in Subsection C are required to be met in any matter upon which the Planning Board is required to pass under these regulations. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific fact shall be deemed not to be in compliance with these regulations.

B. **Burden on applicant.** 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.

C. **Criteria Required for Consideration of a Conditional Use Permit.** A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following conditional use permit criteria (except for specific criteria that are deemed by the Planning Board to be not pertinent to the application):

1. **Site suitability:** The site is suitable for the proposed use. This includes:

- a. Adequate vehicular and pedestrian access for the intended use.
- b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
- c. The absence of environmental constraints (floodplain, steep slope, etc.) or development of a plan to substantially mitigate the impacts of those constraints.
- d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.

2. **External impacts:** The external impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of adjacent existing uses or other uses permitted in the zone. This shall include, but not be limited to, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have

an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood.

3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood. This shall include, but not be limited to, the relationship of the building to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.
 4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, the architectural treatment of the front or street elevation, the location of the principal entrance, and the material and colors proposed to be used.
 5. Preservation of natural, cultural, historic, and scenic resources: The proposed use of the site, including all related development activities, shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat, stonewalls, mature tree lines, cemeteries, graveyards, designated historic buildings or sites, scenic views, and viewsheds.
 6. Impact on property values: The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.
 7. Availability of Public Services & Facilities: Adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation. In addition, it must be determined that these services will not cause excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police protection, fire protection, and schools.
 8. Fiscal impacts: The proposed use will not have a negative fiscal impact on the Town unless the Planning Board determines that there are other positive community impacts that off-set the negative fiscal aspects of the proposed use. The Planning Board's decision shall be based upon an analysis of the fiscal impact of the project on the town. The Planning Board may commission, at the applicant's expense, an independent analysis of the fiscal impact of the project on the town.
- D. **Conditions of Approval.** Conditional Use Permit approvals shall be subject to appropriate conditions 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. Conditions of approval shall be stated in writing in the issuance of a permit. The conditions shall, if applicable, include, but are not limited to, the following:
1. Front, side, and rear setbacks in excess of the minimum requirements of this Ordinance.

2. Screening of the premises from the street or adjacent property in excess of any minimum requirements of this Ordinance.
3. Landscaping in excess of any minimum requirements of this Ordinance.
4. Modification of the exterior features of buildings or other structures.
5. Limitations on the size of buildings and other structures more stringent than the minimum or maximum requirements of this Ordinance.
6. Footprint or lot coverage less than the allowed maximum of this Ordinance.
7. Limitations on the number of occupants and methods and times of operation.
8. Grading of the premises for proper drainage.
9. Regulation of design of access drives, sidewalks, crosswalks, and other traffic features.
10. Off-street parking and loading spaces in excess of, or less than, the minimum requirements of this Ordinance.
11. Other performance standards as appropriate.

175-24. 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)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Street Scene - Front of the Subject Property
Looking Southwest on Mill Road - (6/20)



Street Scene - Front of the Subject Property
Looking Northeast on Mill Road - (6/20)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property - Front Entrance
Looking Northwest - (6/20)



Subject Property - Front Entrance
Looking Southeast from Mill Road - (6/20)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property - Northern Building
Looking Northeast - (6/20)



Subject Property - Parking Area
Looking East - (6/20)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property - Southern Building
Looking Southeast - (6/20)



Subject Property - Walkway to Main Street
Looking Northeast - (6/20)

PHOTOGRAPHS OF THE SURROUNDING PROPERTIES



UNH Residence Halls across Mill Road from the Subject Property
Looking Northwest - (6/20)



Brookside Commons from the Subject Property
Looking Southwest - (6/20)

PHOTOGRAPHS OF THE SURROUNDING PROPERTIES



Faculty Road Residence from the Subject Property
Looking Southwest - (6/20)



Main Street Buildings from the Subject Property
Looking North - (6/20)

5 MILL ROAD

Location 5 MILL ROAD

Mblu 05/ 1/ 1/ 1

Owner COLONIAL DURHAM ASSOCIATES

Assessment \$9,457,400

Appraisal \$9,457,400

PID 438

Building Count 2

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$5,952,700	\$3,504,700	\$9,457,400
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$5,952,700	\$3,504,700	\$9,457,400

Parcel Addresses

Additional Addresses		
Address	City, State Zip	Type
5 MILL ROAD		Primary

Owner of Record

Owner	COLONIAL DURHAM ASSOCIATES	Sale Price	\$0
Co-Owner		Certificate	
Address	ADMINISTRATIVE OFFICES 7 MILL ROAD UNIT L DURHAM, NH 03824	Book & Page	
		Sale Date	
		Instrument	

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COLONIAL DURHAM ASSOCIATES	\$0				

Building Information

Building 1 : Section 1

Year Built: 1974
Living Area: 30,183
Replacement Cost: \$4,023,258
Building Percent Good: 72
Replacement Cost Less Depreciation: \$2,896,700

Building Attributes	
Field	Description
STYLE	Shop Center LO
MODEL	Commercial
Grade	Average +20
Stories:	1
Occupancy	4
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	SHOPNGMALL
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3230
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	14
% Conn Wall	0

Building 2 : Section 1

Year Built: 1979
Living Area: 23,920
Replacement Cost: \$3,103,764

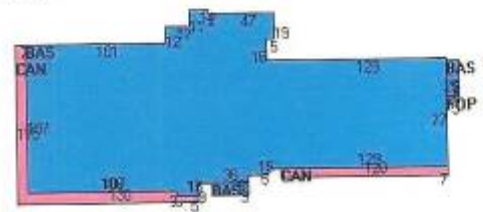
Building Photo



(<http://images.vgsi.com/photos/DurhamNHPhotos/0000024/15.jpg>)

Building Layout

UEP[120]



(http://images.vgsi.com/photos/DurhamNHPhotos/Sketches/438_438.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	30,183	30,183	
CAN	Canopy	2,581	0	
FOP	Porch, Open Framed	45	0	
UEP	Porch, Enclosed, Unfinished	120	0	
		32,929	30,183	

Building Percent Good: 74
 Replacement Cost
 Less Depreciation: \$2,296,800

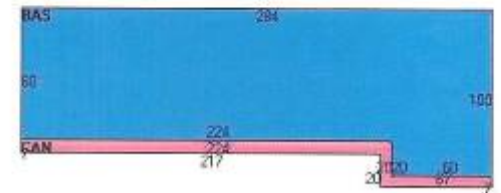
Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Shop Center LO
MODEL	Commercial
Grade	Average +20
Stories:	1
Occupancy	12
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	SHOPNGMALL
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3230
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Petrs	ABOVE AVERAGE
Wall Height	14
% Conn Wall	0

Building Photo



(<http://images.vgsi.com/photos/DurhamNHPhotos/0000024/16.jpg>)

Building Layout



(http://images.vgsi.com/photos/DurhamNHPhotos/Sketches/438_2552.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	23,920	23,920
CAN	Canopy	2,128	0
		26,048	23,920

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	
NDP	NITE DEPOSIT	2 UNITS		\$11,900
SPR2	WET/CONCEALED	29501 S.F.		\$42,100
CLR1	COOLER	204 S.F.		\$4,100
DUW1	DRIVE-UP WINDW	1 UNITS		\$5,900

CLR2	FREEZER TEMPS	196 S.F.	\$5,200
SPR2	WET/CONCEALED	23920 S.F.	\$35,000
CLR1	COOLER	204 S.F.	\$4,100
CLR1	COOLER	64 S.F.	\$1,300
CLR2	FREEZER TEMPS	48 S.F.	\$1,300
CLR1	COOLER	224 S.F.	\$4,500
MEZ2	MEZZANINE-FIN	328 S.F.	\$4,400

Parcel Information

Use Code 3230
Description SHOPNGMALL
Deeded Acres 10

Land

Land Use

Use Code 3230
Description SHOPNGMALL
Zone CB
Neighborhood 0
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 10
Frontage 0
Depth 0
Assessed Value \$3,504,700
Appraised Value \$3,504,700

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value
PAV1	PAVING-ASPHALT			135000 S.F.	\$135,000
PAV2	PAVING-CONC			4750 S.F.	\$9,500
LT2	W/DOUBLE LIGHT			8 UNITS	\$9,900
PKSP	PARKING SPACE			97 UNITS	\$485,000

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$5,497,300	\$3,504,700	\$9,002,000
2018	\$5,497,300	\$3,504,700	\$9,002,000
2017	\$4,851,400	\$3,004,700	\$7,856,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$5,497,300	\$3,504,700	\$9,002,000
2018	\$5,497,300	\$3,504,700	\$9,002,000
2017	\$4,851,400	\$3,004,700	\$7,856,100

WARRANTY DEED

DURHAM SHOPPING CENTER, a New Hampshire General Partnership, of 20 Trafalgar Square, Nashua, County of Hillsborough and State of New Hampshire, for consideration paid, grants to Colonial Durham Associates, a New Hampshire Limited Partnership, with a principal place of business at 515 Madison Avenue, 20th Floor, New York, New York, with WARRANTY covenants, all of its rights, title and interest in the land and to any buildings and improvements located thereon in the Town of Durham, Strafford County, State of New Hampshire, as described on Schedule A attached hereto and made a part hereof.

The Grantor and Grantees hereunder expressly agree that neither Dennis Bezanson, as Trustee or individually, nor the Bankruptcy Estate of Edward Lehoullier, shall have any liability for any breach of the warranties of title contained in this Deed.

The property conveyed herein is commercial property, not homestead property.

WITNESS our hands this 14th day of December, 1993.

1993 DEC 15 AM 8:50
REGISTERED DEEDS
STRAFFORD COUNTY

017909

DURHAM SHOPPING CENTER
By its General Partners

Kelly J. Cote
WITNESS

Samuel A. Tamposi, Sr.
SAMUEL A. TAMPOSI, SR.

Patricia M. Costa
WITNESS

Dennis Bezanson
DENNIS BEZANSON, AS TRUSTEE IN
BANKRUPTCY FOR EDWARD LEHOULLIER

Kelly J. Cote
WITNESS

Samuel A. Tamposi, Jr.
TAMPOSI FAMILY INVESTMENT
PROPERTIES
By Samuel A. Tamposi, Jr.,
Managing Partner

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

Then personally appeared the above named Samuel A. Tamposi, Sr. and acknowledged the foregoing instrument to be his free act and deed.

Kelly J. Cote
Notary Public/Justice of the Peace
KELLY J. COTE, Notary Public
My Commission Expires March 11, 1997

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

Then personally appeared the above named Dennis Bezanson, and acknowledged the foregoing instrument to be his free act and deed.

Patricia M. Costa
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

Unofficial Document

Unofficial [

CERTAIN REAL ESTATE situated in Durham, Strafford County, New Hamp-

shire, described as follows:

A certain lot or parcel of land with the buildings thereon situate on Mill Road, so-called, in the Town of Durham, County of Strafford and State of New Hampshire, bounded and described as follows:

BEGINNING at a point on the Southerly line of Mill Road, at a point in the south edge of the culvert header that is over the center of the culvert of the small brook that flows through Durham Village and under Mill Road, thence running North $54^{\circ} 12'$ East along the southerly line of Mill Road One Hundred Twenty-five and Sixty Hundredths (125.60) feet to a point; thence North $56^{\circ} 52'$ East along said southerly sideline of Mill Road Fifty (50.00) feet to a point; thence North $61^{\circ} 14'$ East along said southerly sideline of Mill Road Fifty (50.00) feet to a point; thence North $69^{\circ} 10'$ East along said southerly sideline of Mill Road Fifty (50.00) feet to a point; thence North $72^{\circ} 30'$ East along said southerly sideline of Mill Road Fifty (50.00) feet to a point; thence North $77^{\circ} 55'$ East along said southerly sideline of Mill Road Fifty (50.00) feet to a point; thence North $86^{\circ} 10'$ East along said southerly sideline of Mill Road Fifty (50.00) feet to a point; thence South $88^{\circ} 44'$ East along said southerly sideline of Mill Road Fifty and Three Hundredths (50.03) feet to an iron pipe at land of Nicholas Karabelas; thence turning and running South $40^{\circ} 31'$ West along said Karabelas land Seventy and Eleven Hundredths (70.11) feet to an iron pipe; thence turning and running South $48^{\circ} 35'$ East along said Karabelas land One Hundred One and Thirty Three Hundredths (101.33) feet to an iron pipe; thence South $49^{\circ} 43'$ East Fifty and Seventy-two Hundredths (50.72) feet to an iron pipe at the north-westerly corner of land of George Kyreages; thence South $48^{\circ} 01'$ East along said Kyreages land Thirty Eight and Ninety-two Hundredths (38.92) feet to a point; thence turning and running South $37^{\circ} 06'$ West along said Kyreages land Twenty-four (24.00) feet to a point; thence turning and running South $47^{\circ} 35'$ East along said Kyreages land Eighty-two and Ninety Hundredths (82.90) feet to a drilled hole at land of Scammel Grange; thence turning and running South $7^{\circ} 44'$ West along said Grange land Thirty-two and Nine Hundredths (32.09) feet to an iron rod; thence South $27^{\circ} 54'$ East along said Grange land Fifty-seven and Sixty Hundredths (57.60) feet to a point at land of Elizabeth Smart; thence South $27^{\circ} 29'$ East along said Smart land Eighteen and Sixty Hundredths (18.60) feet to a point; thence South $38^{\circ} 24'$ East by said Smart land Twelve (12.00) feet to a point; thence South $48^{\circ} 11'$ East

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along said Smart land and along land of Ernest Culter One Hundred Twenty-five and Seventy-four Hundredths (125.74) feet to an iron pipe; thence turning and running North 32° 52' East along said Culter land Thirteen and Fifteen Hundredths (13.15) feet to an iron pipe; thence turning and running South 48° 59' East along said Culter land Ninety-eight and Eighty-three Hundredths (98.83) feet to a point; thence turning and running South 31° 14' West along said Culter land Thirty-four and Fifty Hundredths (34.50) feet to a drilled hole; thence turning and running South 56° 36' East along said Culter land Sixty-seven and Sixty-four Hundredths (67.64) feet to a drilled hole at land of John J. McCann, Jr.; thence turning and running South 37° 00' West along a stone wall along said McCann land Fifty-five and Eighty-seven Hundredths (55.87) feet to a point; thence continuing along said stone wall South 35° 54' West along said McCann land and along land of Nicholas and Beatrice Gegas Two Hundred One and Sixty-one Hundredths (201.61) feet to a point; thence continuing along said stone wall South 33° 38' West along said Gegas land Two Hundred Eight and Forty-six Hundredths (208.46) feet to a point at the northeasterly corner of land of Melville Nielson; thence continuing along said stone wall South 34° 14' West along said Nielson land One Hundred Twenty-eight and Forty-four Hundredths (128.44) feet to a point at land of Cheney Enterprises; thence turning and running North 36° 34' West along said Cheney Enterprises land Nineteen (19.0) feet to a point; thence North 25° 33' West along said Cheney Enterprises land Two Hundred Four (204.0) feet to a steel stake; thence turning and running South 66° 07' West along said Cheney Enterprises land One Hundred Eighty-four (184.00) feet to a drilled hole at land of Marcel and Margaret Reeves; thence turning and running North 31° 20' West along a stone wall along said Reeves land, along land of Alberto and Constance Casas and along land of Lyman and Karen Mower One Hundred Fifty-four and Seventy Hundredths (154.70) feet to a steel stake at land of Walter W. Cheney; thence turning and running along a stone wall North 61° 37' East along land of Walter W. Cheney One Hundred Seven and Twenty-six Hundredths (107.26) feet to a point; thence continuing along said stone wall North 57° 57' East along said Cheney land Eighty and Forty-nine Hundredths (80.49) feet to a drilled hole; thence turning and running North 46° 05' West along said Cheney land One Hundred Eighty-three and Twenty-nine Hundredths (183.29) feet to an iron pipe; thence North 24° 11' West along said Cheney land Four Hundred Thirty-six and Four Hundredths (436.04) feet to the POINT OF BEGINNING.

This parcel of land is shown on a plan entitled "Mill Road Land Samuel A.

Tamposi and Edward N. Lehoullier, Durham, N.H., G. L. Davis and Associates, Civil Engineers dated April 1, 1975 recorded in Strafford County Registry of Deeds as Plan No. 38, Pocket 15, Folder 1.

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This conveyance is also made subject to an easement to the Town of Durham to a ten foot strip of land along the southerly side of Mill Road as more fully described in Deed from Samuel A. Tamposi and Edward N. Lehoullier dated April 20, 1973 recorded in Strafford County Registry of Deeds, Book 924, Page 204.

This conveyance is also made subject to a 50 foot right of way reserved to Wilfred A. Osgood to Hanbro, Inc. dated October 13, 1967 recorded in Strafford County Registry of Deeds, Book 835, Page 229, and in corrective Deed from E. Olivia Warfield to Hanbro, Inc. dated June 11, 1975, recorded in Strafford County Registry of Deeds.

This conveyance is also made subject to all sewer easements granted to the New Hampshire College of Agriculture and Mechanical Arts and the University of New Hampshire, their successors and assigns by deed recorded in Strafford County Registry of Deeds, Book 359, Page 506, and in Book 467, Page 489.

This conveyance is also made subject to an easement granted to the Public Service Company of New Hampshire and New England Telephone and Telegraph Company as more fully described in deed dated October 11, 1968, recorded in Strafford County Registry of Deeds, Book 854, Page 254.

Being the same premises conveyed to Samuel A. Tamposi, Gerald Q. Nash, and Edward N. Lehoullier by Deed of Hanbro, Inc., dated October 13, 1967, recorded in the Strafford County Registry of Deeds in Book 835, Page 232, as corrected by corrective deed from Hanbro, Inc. to Samuel A. Tamposi, Gerald Q. Nash, and

Edward N. Lehoullier to be recorded herewith in the Strafford County Registry of Deeds, and being the same premises conveyed by Gerald Q. Nash to Edward N. Lehoullier by deed dated April 2, 1971, recorded in the Strafford County Registry of Deeds in Book 883, Page 27, as corrected by corrective deed from Gerald Q. Nash to Edward N. Lehoullier to be recorded herewith in Strafford County Registry of Deeds. See also Boundary Line Agreement between Samuel A. Tamposi, Edward N. Lehoullier and Walter W. Cheney recorded in Strafford County Registry of Deeds. See also deed of Samuel A. Tamposi and Edward N. Lehoullier to Durham Shopping Center dated November 20, 1979, and recorded in said Registry. Book 1043, Page 148.

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STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
XXXX4 THOUSAND		XXX HUNDRED AND XXX DOLLARS	
MO	DAY	YEAR	AMOUNT
12	15	93	116790 \$4000.00
VOID IF ALTERED			

Lehoullier
REGISTER OF DEEDS
STRAFFORD COUNTY

Professional Designations:

Member, Appraisal Institute (**MAI**) – Awarded by the Appraisal Institute. MAI #9104
Senior Residential Appraiser (**SRA**)

Employment:

1989 to Present

White Appraisal – Dover, NH
President – Senior Appraiser
Owner of White Appraisal, a commercial and residential
real estate appraisal firm. Complete appraisals on all
types of commercial and residential properties.
Consulting.

1988

Finlay Appraisal Services – Portsmouth, NH
Senior Vice President/Chief Operations Officer
Oversaw the operation of four appraisal offices.
Completed commercial and residential appraisals on all types of
properties.

1985

Finlay Appraisal Services – Portsmouth, NH
and Appraisal Services Manager – South Portland, ME.
Completed commercial and residential appraisals on all types of
properties.

Education:

Mitchell College

Associate of Arts, Liberal Studies, 1979

University of Southern Maine

Bachelors of Science, Business Admin., 1984

Bus 022 Real Estate Law

Bus 023 Real Estate Practice

Bus 025 Real Estate Valuation

American Institute of Real Estate Appraisers

1A-1 Real Estate Appraisal Principles, 1985

1A-2 Basic Valuation Procedures, 1985

1B-A Cap. Theory and Technique (A), 1985

1B-B Cap. Theory and Technique (B), 1985

2-3 Standards of Pro. Practice, 1985

Exam #7 Industrial Valuation, 1986

Society of Real Estate Appraisers

101 Intro. To Appraising Real Property, 1986

102 Applied Residential Property Val., 1987

201 Prin. Of Income Property Appraising, 1985

202 Applied Income Property Valuation, 1985

Education (Continued):

Recent Appraisal Institute Classes:

Introduction to Appraising Green Buildings – 2011
USPAP Update - 2013
USPAP Update - 2015
Introduction to Land Valuation - 2016

Recent Seminars:

Excel Can Do That - 2017
Mixed Use Properties - Income Capitalization Approach - 2017
Paragon - Appraisal Essentials for Appraisers – 2017
Current Use - 2018
Real Estate Damages Overview - 2018
Understanding and Using Public Data - 2018
Appraising Energy Efficient Residential Properties – 2018
Commercial Real Estate Roundtable – 2019
Appraiser Essentials with CRS and Green Fields – 2019
Land Development & Residential Building Costs – 2019
Myths in Appraiser Liability - 2019
Appraising in Uncertain Times – 2019
Market Trends in NH Real Estate - 2020

Appointments:

Board of Directors – New Hampshire Chapter of the Appraisal
Institute - 1991 to 1993; 2000 to 2010 and 2015-2018
Vice President - New Hampshire Chapter of the Appraisal Institute – 2011-2012 & 2019
President – New Hampshire Chapter of the Appraisal Institute – 2013 & 2014

Experience:

Review Chairperson – New Hampshire Chapter of the Appraisal
Institute – 1994 to 2010

Licenses:

N.H. Certified General Appraiser #NHCG -52, Expires 4/30/2021

Partial List of Clients:

Banks:

Androscoggin Bank
Granite Bank
Federal Savings Bank
Sovereign Bank
Eastern Bank
Century Bank
TD Bank
Kennebunk Savings Bank
Northeast Federal Credit Union
Profile Bank
Peoples United Bank
Key Bank
Optima Bank and Trust
Provident Bank

Attorneys:

John Colliander
Karyn Forbes
Michael Donahue
Richard Krans
Simone Massy
Samuel Reid
Daniel Schwartz
Robert Shaines
William Shaheen
Steve Soloman
Gerald Giles
Ralph Woodman
Gayle Braley
Fred Forman

Others:

City of Dover
Town of Durham
University of New Hampshire
Wentworth-Douglass
The Homemakers
Strafford Health Alliance
Goss International
Chad Kageleiry
Gary Levy
Stan Robbins
Daniel Philbrick
Keith Frizzell
Chuck Cressy
John Proulx

State of New Hampshire

REAL ESTATE APPRAISER BOARD

APPROVED TO PRACTICE AS A

CERTIFIED GENERAL APPRAISER

ISSUED TO: BRIAN W WHITE



Certificate No: NHCG-52

EXPIRATION DATE: 04/30/2021

State of New Hampshire

REAL ESTATE APPRAISER BOARD

APPROVED TO PRACTICE AS A

Certified General Appraiser

ISSUED TO: BRIAN W WHITE



Certificate No:
NHCG-52

EXPIRATION DATE:
04/30/2021

For additional information please contact the Board office at colleen.giffin@oplc.nh.gov or visit our web site at <http://www.oplc.nh.gov/real-estate-appraisers/index.htm>