Tenney Place 179 Residential Apartments or Condominiums



Berkshire Hathaway Verani Realty Commercial Division Is pleased to announce the availability of Tenney Place in Haverhill, Massachusetts.

Fully approved "shovel-ready" 179 unit residential apartment or condominium project located just off I-495, Exit 49. Flexibility in designs with potential for apartment community or condominium ownership.

Permitted under 40B regulations.



- Tenney Place is situated on 37.4 +/- acres
- Three buildings with 58 units each
- Consists of 21 1-bedroom, 1-bath units; 153 2bedroom, 2-bath units; and 5 townhomes
- Units sizes from 800 to 1,350 SF
- 351 parking spaces provided within development
- Located a short distance from the commuter rail
- Only \$11,000 per approved unit







Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but Berkshire Hathaway Verani nor Scott Reiff make no representation or warranties, expressed or implied, as to accuracy of the information.

* Property Type: Land with approvals for 179 Garden style apartments or condominiums.

Access and Directions to property: From I-495, Take Exit 49 (Rt. 113/Route 110), Take River St. (Route 110) to West. Go .3 miles and turn right onto Hunter Avenue. Go 500 feet to West Lowell Avenue and then turn left. Property is including and behind 495 West Lowell on right.

Full description of Lot or Property: <u>I-495</u>, exit 49 - Fully approved "shovel-ready" 179 unit residential apartment or condominium project located just off Exit 49, I-495. Flexibility in designs with potential for apartment community or condominium ownership. Permitted under 40B regulations. Three buildings with 58 units each on 37.4 +/- acres. Parking under all buildings. 21 one-bedroom, one bath units, 153 two-bedroom, two bath units & 5 townhouses. Unit sizes range from 800 to 1350 SF. Additional accounting benefit due to land zoning.

- \[\]Lot #:<u>Map 581, Block 1, Lot 3</u>
- * Pricing: <u>\$1,969,000 (\$11,000 per approved unit)</u>

Site Data

- * \square Lot Size: <u>37.4 acres</u>
- * Frontage: Primary Road: <u>132 feet at 535 West Lowell and additional frontage at 503 West Lowell Avenue</u>. Secondary Road: _____
- * Square Footage of Structure(s): _____ Unit Size: Units range from 800 to 1,350 SF
- * Number of Floors: 5
- * ⊠Sewage: <u>Municipal</u> ⊠Gas: □Propane
- Gas: □Propane ⊠Natural _____
 * ⊠Water: □Well ⊠ Municipal
 - Number of Bathrooms: N/A
 - Basement:Unfinished-<u>buildings have parking under buildings.</u>
 - Included: Furniture: <u>NA</u> Security system: <u>NA</u> Phone system: <u>NA</u> Other: <u>NA</u>
- * Parking Spaces: <u>1.9 per unit 390</u>
- * Number of docks: ____ Door height: ____ NA
- * \square Number of drive-in doors: $_$ Door height: $_$ \square NA
- * Communications network: (DSL, cable, phone line only, etc.) High speed broadband

* Zoning: <u>Permitted Residential, commercial/industrial zoning</u> Permitted Uses: <u>Approved for 179 unit</u> complex. The Comprehensive Permit issued under Chapter 40B overrides all local zoning use and dimensional <u>requirements.</u>

Signage: <u>N/A</u>

* Traffic count report: closest number: <u>96,800</u> where: <u>I-495 north of Route 125 (2006)</u>

Building Construction

- * Age of Building(s): New Construction
- * Ceiling Height: Varied
- Exterior (Wood frame, glass, stucco, vinyl siding, etc.): <u>NA</u>
- \square Floors (Carpeted, concrete, tile, etc.) <u>NA</u>
- \square Roof (Tile, Asphalt shingle, slate, etc.): <u>NA</u>
- Lighting: <u>NA</u>

Building Services

- * Heat Source (Fuel)/Heat Type: <u>NA</u> Air Conditioning Source/Type: <u>NA</u>
- * ⊠Handicapped Access: <u>NA</u>
 ⊠Alarm Service: <u>NA</u>
 ⊠Sprinklers: □Wet □Dry None: NA
- * \square Electrical Service: \underline{NA} \square Additional Features: \underline{NA}

Additional Information

- * \square NNN amount: Nets include:
- * Taxes: \$3296 per year. For year: 2007
- * \square Deed: Book: <u>22124</u> Page: <u>129</u> Not available: \square Area:
 - Other businesses: _____
 - Transportation: <u>I-495, Exit 49 and 50.</u>
 - Local improvements: _____
 - Other area notables: _____





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Proforma Tenny Place, Haverhill, MA 179 condominium units

Market Rate Units Available 2 Bedroom, 2 Bath 2 Bedroom, 2 Bath Luxury Townhouse	Number 96 33 5	Price	\$259,600 \$286,650 \$338,520	Total \$24,921,600 \$9,459,450 \$1,692,600
Total Market Rate Units	134		\$884,770	\$36,073,650
Affordable Units Available 1 Bedroom Basic (no garage) 2 Bedroom Basic (no garage)	Number 21 24	Price	\$160,000 \$175,000	Total \$3,360,000 \$4,200,000
Total Affordable Units	45		\$335,000	\$7,560,000
Garages	99		\$10,000	\$990,000
Total Sales Proceeds	179			\$44,623,650
R.E. Commission Market Rate Units & Garages	6%			\$2,223,819
Processing Fees for Affordable Units Net Revenue	6%			\$453,600 \$41,946,231
Expenses				
Acquisition Total (Estimated Value as	s Allowed Pr	ior to P	ermitting)	\$5,500,000
Site Costs Road Development (includes Excava Pump Station Small Span Bridge Offsite Work Site Costs - Total	ation, Paving	& Utilit	ies)	\$2,442,315 \$62,164 \$37,348 \$485,000 \$3,026,827
Construction - Residential Buildings Building #1 Floor #1-5 Const. Cost Building #1 Garage Const. Cost Building #2 Floor #1-5 Const. Cost Building #2 Garage Const. Cost Building #3 Floor #1-5 Const. Cost Building #3 Garage Const. Cost Townhouse Construction Building Construction - Subtotal Construction Costs - Total Total Indirect Costs -	\$88.00 \$45.00 \$45.00 \$45.00 \$88.00 \$45.00 \$88.00		SF 73,450 14,690 73,450 14,690 73,450 14,690 8,680	\$6,463,600 \$661,050 \$6,463,600 \$661,050 \$661,050 \$763,840 \$22,137,790 \$25,164,617 \$2,500,724

Total Development Costs	\$33,165,341
Net Proceeds	\$8,780,890
As % of Total Development Costs	26.48%

Note: Prepared for Prospective Buyer Presentation. This model is for Discussional Purposes Only. Estimate were obtained from various sources and should not be relied upon without further due diligence.

Project Overview

Tenney Place is situated on 37.4 acres of land located on the northerly side of West Lowell Avenue in Haverhill, MA. The address is 535 West Lowell Avenue. The land was approved on December 24, 2003 under a Comprehensive Permit for development of a 179 unit condominium via Massachusetts General Laws Chapter 40B.

Of the total 37.4 acres of land, only 7.4 acres will be used in the development with the other 30 acres remaining as open space. There is 132.58 feet of frontage on 535 West Lowell Avenue. The single means of egress into the site will be through this frontage. Additionally, 503 West Lowell Avenue was purchased for added access to Tenney Place. Of the total site area, 22.9 acres is upland while 15.1 acres are wetlands. Portions of the site are located within the boundaries of the 100 year flood zone according to FEMA. The Creek Brook, a tributary off of the Merrimack River, runs through the subject site and is a significant portion of the wetlands. The proposed buildings will be at elevations ranging from 15-25 feet above the Creek Brook.

The development requires several on site projects that will be completed by the developer. These include: (1) the installation of a single private road of approximately 1,400 linear feet that will start at West Lowell Avenue and extend northerly into the site and then end in a cul-de-sac. The roadway will have a pavement width of 28', a 5' wide sidewalk on one side, and sloped granite curbing on both sides. The roadway requires a fairly significant wetland crossing within 500 feet of West Lowell Avenue; (2) the construction of a small span bridge approximately 24 feet in length with steel and wood beam rails along the sides; and (3) the installation of a pump station for the municipal sewer system as the nearest sewer main is upslope from the lowest point in the development where sewer lines will be installed.

Per condition #29 of the Comprehensive Approval, the developer must complete several off site construction projects. These include: (1) the extension of a 12" water main beneath I-495, connecting two neighborhoods; (2) installing a new water main from River Street to the entrance of Tenney Place; (3) the widening of Hunter Avenue and West Lowell Avenue leading up to Tenney Place; (4) installation of sloped granite curbing from River Street and along Hunter Avenue and West Lowell Avenue leading up to Tenney Place; (5) installation of a 5' wide sidewalk along the same path as the granite curbing; and (6) installation of final pavement along the path of these areas of construction. The projected and agreed upon cost of these items is \$485,000 in total. If these jobs cost less than \$485,000, then any difference is given to the city of Haverhill.

The utilities that will be available are municipal water, sewer, natural gas, cable television, broadband internet, electricity and telephone. All utility lines will be installed below ground.

Executive Summary

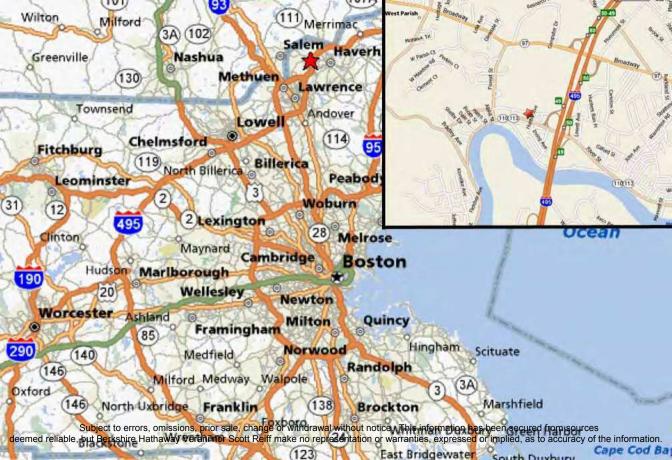
Tenney Place LLC, a single purpose limited dividend entity, has obtained approval for the development of a modern 179 unit residential condominium project located in Haverhill, MA. Permitted under M.G.L. Chapter 40B, 25% (45) of the units will be designated "affordable". These units will be sold to individuals or families who earn no more than 80% of the area median income, adjusted for family size. The sale of these units will be conducted through a lottery and will be certified by the non-profit Citizens Housing and Planning Association (CHAPA). The pool of eligible buyers can include residents of Haverhill, as well as teachers, police officers and other town employees. The remaining 134 units will be sold at market rates.

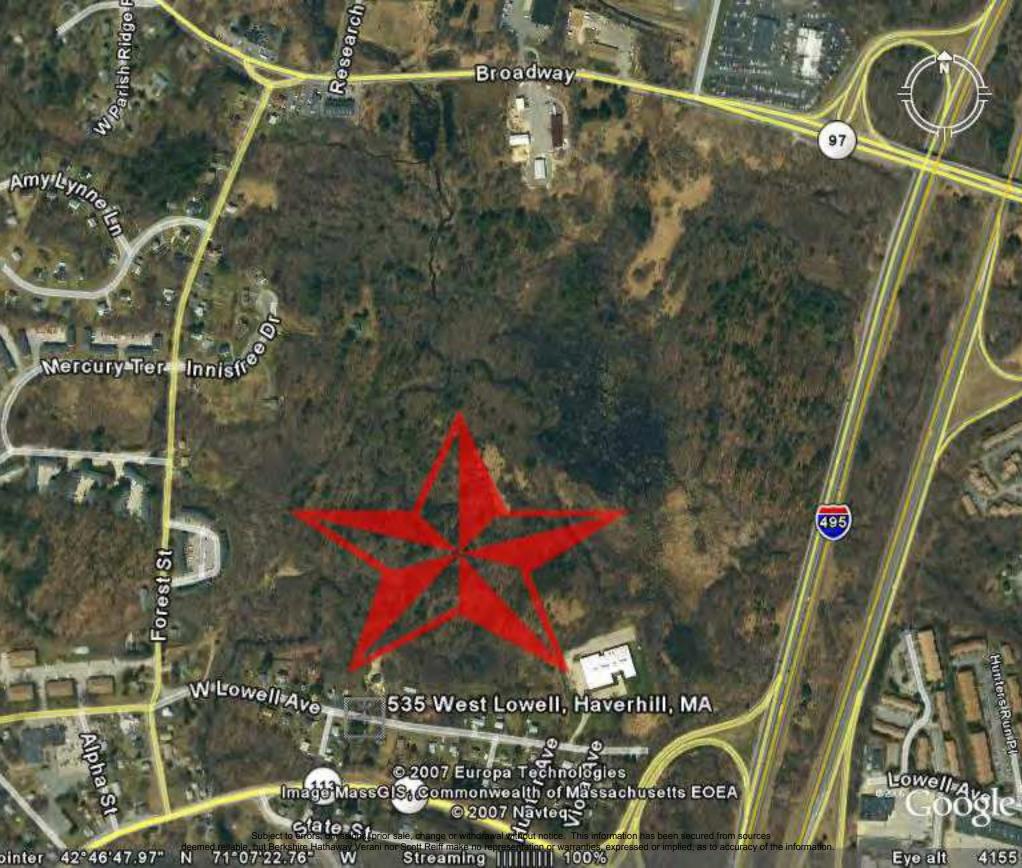
Under the Comprehensive Permit the condominium community will consist of (3) three (58) fifty-eight unit residential buildings and (5) five Townhouse units. The residential buildings will house (21) twenty-one - one bedroom, one bath units and 153 two bedroom, two bath units. They will range in size from 800 square feet to 1350 square feet. All homes will feature washer and dryer-hook-ups, indoor entryways and elevators for safety and convenience. There are 351 parking spaces provided for residents, an average of 1.9 spaces per unit. Parking will be available under all three of the buildings.

Tenney Place is located on West Lowell Avenue, Haverhill, MA. It sits on a 37.4 acre parcel of land directly to the north of route 495 at exit 50 River Road. The subject site is 32 miles from Boston, 16 miles from the Seacoast and short distance from Commuter Rail.

With its strict zoning laws and home prices among some of the highest in the state, this development is unique for Haverhill. There has been very few new multi-family housing stock produced in this community for decades. The partnership's market research indicates that there is a substantial existing demand for this type of housing at the planned price points. At the present time, there are very few units on the market in the planned price range and, as the market analysis shows, they are not comparable properties and lack the amenities and lifestyle Tenney Place LLC.

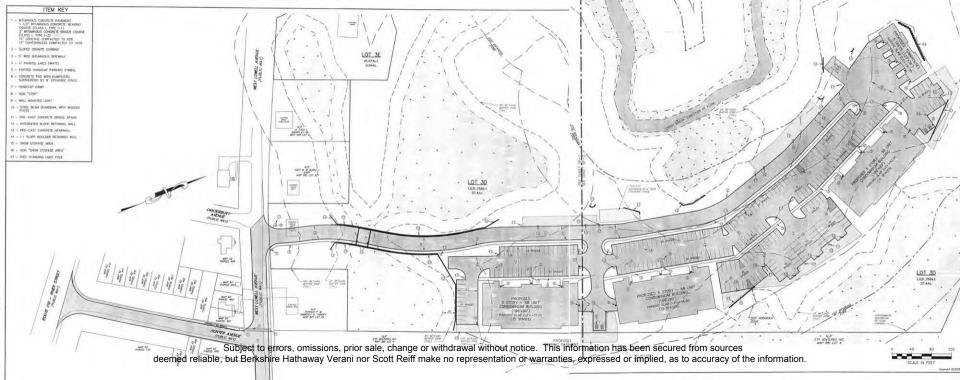
With a number of other projects in process the developer is soliciting interest in the sale of this fully approved project or possible joint venture.



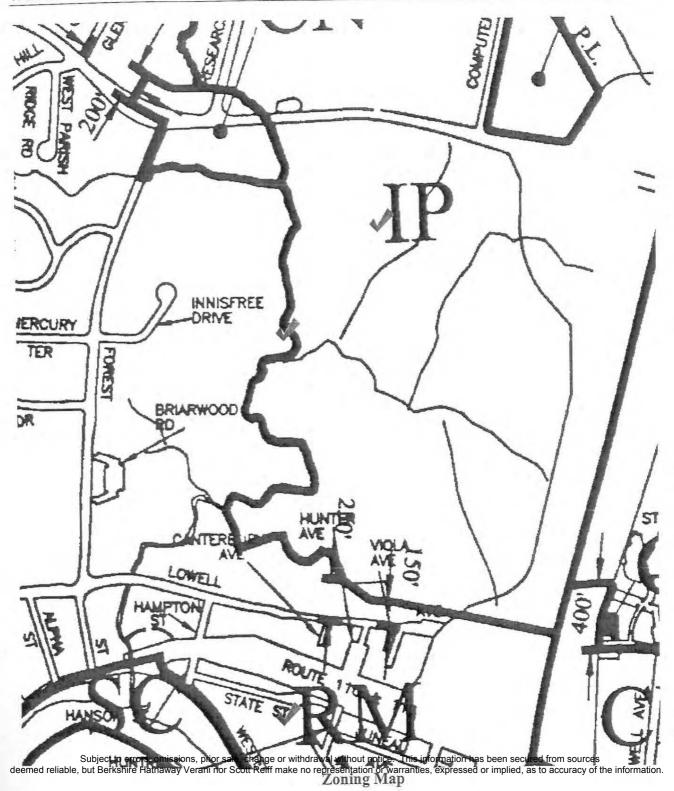


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West Lowell Avenue, Haverhill, MA



Topics Population, Economy	Geography Maps, Geographic Data	Library Infographics, Publications	Data Tools, Developers	About the Bureau Research, Surveys	Newsroom News, Events, Blogs	
			Se	arch		•

State & County QuickFacts

Try the today and tell us what you think!

Haverhill (city), Massachusetts

People QuickFacts	Haverhill	Massachusetts
Population, 2013 estimate	62,088	6,708,874
Population, 2010 (April 1) estimates base	60,879	6,547,817
Population, percent change - April 1, 2010 to July 1, 2013	2.0%	2.5%
Population, 2010	60,879	
Persons under 5 years, percent, 2010	7.0%	
Persons under 18 years, percent, 2010	23.0%	
Persons 65 years and over, percent, 2010	12.2%	13.8%
Female persons, percent, 2010	52.0%	51.6%
White alone, percent, 2010 (a)	86.0%	80.4%
Black or African American alone, percent, 2010 (a)	3.4%	6.6%
American Indian and Alaska Native alone, percent, 2010 (a)	0.3%	0.3%
Asian alone, percent, 2010 (a)	1.6%	5.3%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	Z	0.0%
Two or More Races, percent, 2010	2.6%	2.6%
Hispanic or Latino, percent, 2010 (b)	14.5%	9.6%
White alone, not Hispanic or Latino, percent, 2010	79.5%	76.1%
Living in same house 1 year & over, percent, 2009- 2013	87.1%	86.7%
Foreign born persons, percent, 2009-2013	9.9%	15.0%
Language other than English spoken at home, pct age 5+, 2009-2013	20.9%	21.9%
High school graduate or higher, percent of persons age 25+, 2009-2013	87.7%	89.4%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	28.5%	39.4%
Veterans, 2009-2013	3,935	383,087
Mean travel time to work (minutes), workers age 16+, 2009-2013	28.8	28.0
Housing units, 2010	25,657	2,808,254
Homeownership rate, 2009-2013	61.9%	62.7%
Housing units in multi-unit structures, percent, 2009-2013	48.5%	41.7%
Median value of owner-occupied housing units, 2009-2013	\$256,600	\$330,100
Households, 2009-2013	23,716	2,530,147
Persons per household, 2009-2013	2.54	2.51
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$29,778	\$35,763
Median household income, 2009-2013	\$60,429	\$66,866
Persons below poverty level, percent, 2009-2013	11.9%	11.4%
Business QuickFacts	Haverhill	Massachusetts
Total number of firms, 2007	3,886	596,790
Black-owned firms, percent, 2007	S	

Asian-owned firms, percent, 2007	S	4.5%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.0%
Hispanic-owned firms, percent, 2007	7.8%	3.3%
Women-owned firms, percent, 2007	27.1%	29.8%
Manufacturers shipments, 2007 (\$1000)	601,207	86,428,959
Merchant wholesaler sales, 2007 (\$1000)	266,176	95,275,672
Retail sales, 2007 (\$1000)	647,992	88,082,966
Retail sales per capita, 2007	\$10,681	\$13,553
Accommodation and food services sales, 2007 (\$1000)	83,959	14,917,210
Geography QuickFacts	Haverhill Ma	ssachusetts
Land area in square miles, 2010	32.97	7,800.06
Persons per square mile, 2010	1,846.5	839.4
FIPS Code	29405	25
Counties		

(a) Includes persons reporting only one race.(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information F: Fewer than 25 firms FN: Footnote on this item for this area in place of data NA: Not available S: Suppressed; does not meet publication standards X: Not applicable Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, County Business Patterns, Economic Census, Survey of Business Owners, Building Permits, Census of Governments Last Revised: Thursday, 05-Feb-2015 13:14:33 EST

ABOUT US

FIND DATA

BUSINESS & INDUSTRY

PEOPLE & HOUSEHOLDS

SPECIAL TOPICS

NEWSROOM

|||||

Unofficial Property Record Card - Haverhill, MA

General Property Data

Parcel ID 581-1-3			Account Number					
Prior Parcel ID –								
Property Owner TENNEY	PLACE, LLC	Property Location WEST LOWELL AVE						
			Property Use LAND					
Mailing Address 9 DICK	FRACY DRIVE	Ν	Nost Recent Sale Date 6/9/2006					
			Legal Reference 25764-137					
City PELHAN	Л		Grantor TENNEY B	ARRON B ETALI,				
Mailing State NH	Zip 03076		Sale Price 223,750					
ParcelZoning			Land Area 37.880 acr	es				
	Current	Property	Assessment					
Card 1 Value Building Value 0	Xtra Fea \	tures ₀ /alue ⁰	Land Value 334,200	Total Value 334,200				
	Bu	ilding De	scription					
Building Style N/A	For	Indation Type N/	۸	Flooring Type N/A				
# of Living Units N/A	100	Frame Type N/		asement Floor N/A				
Year Built N/A	F	Roof Structure N/		Heating Type N/A				
Building Grade N/A		Roof Cover N/		Heating Fuel N/A				
Building Condition N/A		Siding N/		r Conditioning 0%				
Finished Area (SF) N/A		Interior Walls N/		Bsmt Garages 0				
Number Rooms 0		of Bedrooms 0		# of Full Baths 0				
# of 3/4 Baths 0		# of 1/2 Baths 0		Other Fixtures 0				
	1	egal Desc	rintion					

Narrative Description of Property

This property contains 37.880 acres of land mainly classified as LAND with a(n) N/A style building, built about N/A, having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property	Images
No Sketch	No Picture
Available	Available

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

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Owner TENNEY	PLACE, LLC		-										CIC Def	
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St/Prov NH	Cntr		2001 101	FV	90,100	0	.488	49,600	139,700		COMMITMENT			
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Collector of Taxes	FISCAL YEAR 2008 PRELIMINARY RE Your Preliminary Tax for the fiscal year be	AL ESTATE TAX BILL This form is ap	proved by the Oepariment of Reve
Mary E. Roy	and ending June 30, 2008 on the parce described below is as follo		DNWEALTH OF MASSACHUSETI
P.O. Box 969 Haverhill, MA 01831-1099	WEST LOWELL AV	ws.	H2
Monday-Friday 8am-4pm	Parcel: 581_1_3	Preliminary tax	3,286,94
Telephone 978-374-2320 www.ci.haverhill.ma.us			1,643.47
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9 DICK TRACY DR PELHAM NH 03076-2154	FISCAL YEAR 2008 PRELIMINARY REA	L ESTATE TAX BILL To remit paym Owner perforation an	ent by mail: fold and tear ai id insert in return envelope
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From our website you can downlo contributions to the City's Edu	cation and Scholarship fund. 2nd (DTR. TAX DUE 11/01/07 1,6	
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Mail check and make payable to:			· · · · · · · · · · · · · · · · · · ·
	Pay your bills online		
CITY OF HAVERHILL OR			
CITY OF HAVERHILL OR Collector of Taxes P.O. Box 193			
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Mary E. Roy	SCAL YEAR 2008 PRELIMINARY REA Your Preliminary Tax for the fiscal year beg and ending June 30, 2008 on the parce	sinning July 1, 2007 Owner THE	iom is approved by the Dapartment of Reve COMMONWEALTH OF MASSACHUSET
P.O. Box 969 Haverhill, MA 01831-1099 Monday-Friday 8am-4pm Telephone 978-374-2320	described below is as follow 503 WEST LOWELL AV Parcel: 581_1_38	Preliminary tax	1,647,58
WWW.ci.haverhill.ma.us Suc Reverse superor miror average for From our website you can download for contributions to the City's Education	rms for voluntary	let OTR. TAX DUE 08/01/07 2nd OTR. TAX DUE 11/01/07	823.79 823.79
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CITY OF HAVERHILL Collector of Taxes P.O. Box 193 Medifierd Ma collect oppo	r bills online		
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com our website you can download forms on tributions to the City's Education and	d Scholarship fund	- TAX DUE 08/01/07	823.79
Mail check and make payable to: CITY OF HAVERHILL Collector of Taxes P.O. Box 193 Medford, MA (2155-0002	ts online BY	IUL 2 7 2007) . CL # 182	
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OI/19/96 03107 Inst 425 BK 13370 PG 235

OUITCLAIM DEED

I, FRANCES L. TENNEY, of Haverhill, Essex County, Massachusetts for consideration

paid, and in full consideration of Ten and 00/100 (\$10.00) Dollars grant to BARRON W.

TENNEY of 535 West Lowell Avenue, Haverhill, Essex County, Massachusetts, with

QUITCLAIM COVENANTS all of my right, title and interest in and to the following parcels:

PARCEL ONE

A certain parcel of land, with the buildings thereon, situated in said Haverhill on the Northerly side of Lowell Avenue and bounded and described as follows:

Beginning at the Southwesterly corner thereof by land of Libbey and by Lowell Avenue; thence running

Southeasterly and Easterly by said Lowell Avenue to land formerly of the City of Haverhill; thence

Northerly, Easterly and Southerly by said land of the City of Haverhill to said Lowell Avenue (said land of the City of Haverhill being the schoolhouse lot); thence

Easterly, by said Lowell Avenue to an elm tree by land conveyed to Stephen A. Tenney by deed of Willard M. Tenney (Book 2312, Page 56), said elm tree being about 1041 feet casterly from said land of Libbey measuring along the Northerly line of said Lowell Avenue; thence turning

Northerly by said land of Stephen A. Tenney (the Westerly line of which land follows the course of the wall as it now stands until it reaches land of the Corliss Estate), to said land of the Corliss Estate; thence

Westerly and Northwesterly by said land of the Corliss Estate to land formerly of Webster, thence

Westerly by said Webster land to a corner by other land formerly of Webster; and thence

Southerly by the last mentioned land and land formerly of Chase to said land of Libbey; thence

Southeasterly by said land of Libbey to said Lowell Avenue and point begun at.

Being the same premises conveyed to me by deed of Victor Daher dated November 16, 1992, and recorded with the Essex South District Registry of Deeds at Book 11698, Page 394.

PARCEL TWO

The land in said Haverhill, together with the buildings thereon, situated on the Northerly side of Lowell Avenue and being the property formerly owned by the City of Haverhill and used for school purposes.

Being the same premises conveyed to me by deed of Victor Daher dated November 16, 1992 and recorded with the Essex South District Registry of Deeds at Book 11698, Page 393.

The consideration of this deed is such that no documentary stamps are required by law.

WITNESS my hand and seal this 19th day of January, 1996.

an L. Jen

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS

January 19, 1996

Then personally appeared the above-named Frances L. Tenney and acknowledged the foregoing instrument to be her free act and deed, before me.

ommission Expires:

SELLER'S STATEMENT OF PROPERTY CONDITION

. •

THE SELLER AUTHORIZES THE BROKERS OR SALESPERSONS TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYERS. THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY AFTER SALE OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

,	\NSWJ	•	erty	Address 535 W. Lowell Avenue, Haverhill, MA (LAND ONLY)
	NO			I. TITLE/ZONING/BUILDING/INFORMATION
	·		1.	Seller/Owner Tenney Place, LLC How long owned? 6/9/06
			2.	How long occupied? N/A Approximate year built? N/A
X			З.	Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of con-
				ditions/? If yes, please explain Comp. Permit 40B expires 5/16/08, COC - DEP #33-1072 (Tenney Place)
	6	₩1		OOC - #33-1176 (waterline connection) a) Do you know of any easements, common driveway, or right of way? If yes, explain
		X)		
			4.	Zoning classification of property (if known) IP & RM Zoning Districts (majority of site)
	TX.	Ű	5.	Has your city/town issued a notice of any violation which is still outstanding? If yes, explain
		X		a) Have you been advised that the current use is nonconforming in any way? Explain
t				
		Ð	6.	Do you know of any variances or special permits? Explain MA DEP Sewer Extension Permit, MA Highway Access - Direction Drilling Permit 4-2205-0112
	īΧ		7.	During Seller's townership, has work been done for which a permit was required? If yes, explain
	X	5		a) Were permits obtained?
	R		ŀ	b) Was the work approved by inspector?
	ľX		. 8.	Have you been informed that any part of the property is in a designated flood zone or wetlands? Explain
				(See Flood Zone disclosure Page 3)
	X		9,	Water drainäge problems? Explain
YES	NO	UNKN		II. SYSTEM UTILITIES INFORMATION
			10.	DO YOU KNOW OF ANY CURRENT PROBLEMS WITH ANY SYSTEMS LISTED BELOW? Has there ever been an UNDERGROUND FUEL TANK?
				If yes, is it fill in use?
				If not dxed, was it removed?
			11.	HEATING SYSTEM: Problems? Explain
				a) Identify any unheated room or area
				c) Reason
			12	DOMESTIC HOT WATER: Type Age Problems? Explain
		<u> </u>		Dutices owned of remove
			13.	SEWAGE SYSTEM: Problems? Explain
				Type: Muhicipal SewerPrivateIf private, describe type of system: (cesspool.septic tank, etc.)
				Name of service company
				During your ownership has sewage backed up into house or dato yord? Yes No Explain
		D		Is system shared with other homes?
hast				Date a Title 5 inspection last performedCopy available. YosNo
		Ū	34.	PLUMBING SYSTEM: Problems/Leaks/Freezing? Explain
				Bathroom ventilation problems? Explain
		-	115.	DRINKING WATER SOURCE: Public Private If private: a) Location
	juni	1		b) Date last tested Repurt: Attached Nut attached c) Water quality problems? Explain
				d) Water quantity problems? Explain
				e) Flow rate (gal. min.)
				g) Is there a filtration system?Age/Type of filtration system
SELL		INTIALS		BUYER'S INITIALS
	8	IASSACH ASSOCI		
REAU		REAL		
				I of 3 FORM NO. 700

Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but Berkshire Hathaway Verani nor Scott Reiff make no representation or warranties, expressed or implied, as to accuracy of the information.

	NSWI				
J		UNKN	14	ELECTRICAL SYSTEM: Problems? Explain	
			10.	BLED A RICARDO STRAT. FLORENS: DAPING	
			17.	APPLIANCES: List appliances that are included	
				Any known problems?	
			10	APPLIANCES: List appliances fills are included	
			117.	Problems? Explain	
			19.		
YES		UNKN		Problems? Explain	RMATION
1.643	110	0193359	and the second	FOUNDATION / SLAB:	
				Problems? Explain	
		\Box	21.	BASEARENT: Water Seepage Dampness Explain amount frequency, and location	
		\Box		A Sama Panno? If yes, ago 100000	n riouscius
			24.	Problems? Explain	
				Location of leaks/problems	
			23,	CHIMNEY/FIREPLACE: Date last cleanedProblems? Wood/Coal/ Pellet Stove in compliance with installation regulations/code/bylaws?	
				Frost avplain	
			24.	History of smoke / fire damage to structure, if any? Explain	
			ł.	FLOORS: Type of floors under carpet/linoleum?	
		σ	25.	FLOORS: Type of floors under carpet/linoleum?	
		L.			
			26.	WALLS: a) INTERIOR Walls: Problems? Explain b) EXTERIOR Walls: Problems? Explain	
				a) INTERIOR Walls: Problems? Explain	να με την την την απολη απολη απολη ματική την
	<u> </u>		107	WINDOWS / SLIDING DOORS / DOORS:	
			1	WINDOWS / SLIDING DOORS / DOORS: Problems or leaks? Explain INSULATION: Does house have insulation? If yes, type Date installed	administration of a second
			28.	INSULATION: Does house have insulation? If yes, type Date installed	Location
			29.	ASBESTOS: Do you know whether asbestos is present in exterior shingles, proceevering of	or boiler insulation?
				Has a fiber count been performed?	
an and a family hand				If yes, attach copy(See Asbestos disclosure Page 3)	
			30.	LEAD PAINT: Is lead paint present?	\
			Anna Press	If yes, locations (attach copy of inspection reports).	
			*******	Has paint been encapsulated? If yes, when and by whom?	
				(See Lead Paint disclosure Page 3)	
			31,	RADON: Has test for radon been performed? If yes attach copy	
			132	INSECTS: History of Termites/Wood Destroying Insects or Rodent Problems? If yes, expl	lain treatment and dates
. گەسبا	1	humi,	1		
		_		(See Chlordane disclosure Page 3)	
D			33,	SWIMMING POOL / JACUZZI: Problems? Explain Name of Service Company	
			34	GARAGE / SHED / OR OTHER STRUCTURE: Problems? Explain	`
	i hand	c Land			مار می اور
ļ		1			
YES	n fian an a	UNKN		IV. MISCELLANEOUS INFORMATION Do you know of any other problems which may affect the value or use of the property which	ch may not be obvious
	X		1,55	to a prospective buyer? Explain	
YES	NO	UNKN	en finishing	V. CONDOMINIUM INFORMATION	
			÷	If converted to condominium, are documents recorded (Master deed/Unit deed etc.)?	
	D		1	PARKING: Is parking space included? If yes, is it deeded, exclusive easement or common	11?
lg			38	CONDO FEES: Current monthly fees for Unit are 3	
				Heat included? YesNo	
			39	RESERVE FUND: Has an advance payment been made to a conduceserve fund?	
	1		I	If yes, how much \$	na men der dari dari bari yan mutu a terbanye na manama na muna ka muta de ti ta dan yan a serien en en en en e
SELA	ER'S	INITIAL!	s,	BUYER'S INITIALS	
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Å	NSW	ERS	
YES	NO	UNKN	
			40. CONDO ASSOC. INFO: Is owners' association currently involved in any litigation?
			If yes, explain
			41. Have you been advised of any matter which is likely to result in a special assessment or substantially increase condo- minimum fees? Explain
			bilulibion receive a second seco
YES	NO.	UNKN	VI. RENTAL PROPERTY INFORMATION
1103	1987.	UNNI	VI. REATABLE ROLERT FIRT ORBITION
			42. NUMBER OF UNITS:
			Has a unit been added/subdivided sinds original construction?
			If yes, was a permit for new/added unit oblained?
			43. RENTS: Number of units occupied Rents \$/month
67		6	Expiration date of each lease Any tenants without leases?
			Is owner bolding last month's rent security deposit?
			If yes, has interest been paid?
			If security deposit held attach a copy of statements of condition. Attached Not Attached
		l l'	44. Is there any outstanding notice of any sanilary code violation? YesNoExplain
			VII. ACKNOWLEDGEMENTS

Seller(s) hereby acknowledge that the information set forth above is true and accurate to the best of my (our) knowledge. I (we) further agree to defend and indemnify the broker(s) and any subagents for disclosure of any of the information contained herein. Seller(s) further acknowledge receipt of copy of Seller's Statement of Property Condition.

Boyer

Date 3/19/07 Seller Wille Will Will Wille Seller Seller Buyer/Prospective Buyer acknowledges receipt of Seller's Statement of Property Condition Before Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently.

VIII. EXPLANATORY MATERIAL

The following clauses are provided for descriptive purposes only. For detailed information, consult the Massachusetts Department of Public Health, the Massachusetts Department of Environmental Protection, or other appropriate agency, or your attorney.

A. Flood Hazard Insurance Disclosure Clause (Question #8) The lender may require Flood Hazard Insurance as a contition of the mortgage loan if the lender determines that the premises is in a flood bazard zone. (Question #10) B. Hazardous Materials Disclosure Clause

In certain circumstances Massadnisetts law can hold an owner of real estate Rable to pay for the cost of removing hurardous or toxic nutrenals from real e date and for damages resulting from the release of such uniterials, according to the Massachuseus Oil and Hazardona Material Release and Response Act. General Laws, Chapter 21E. The buyer acknowledges that he may have the property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material and such proof of inspection may be required as a prerequisite for financing the property.

C. Asbestos Disclosure Clause (Onestion \$29)

The United States Consumer Product Safety Commission has maintained that asheatos materials are hazardoas if they release separate fibers which can be infinited. Ashestos is a common insulation material on heating pipes, boilers, and furnaces. It may also be present in certain types of theor and ceiling materials, shingles, plaster products, contents and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestes is desired, proper sullety guidelines must be observed.

D. Lead Print Disclosure Clause (Onestion #30)

Whenever's child under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner is required by him, to remove all said paint, plaster or cover with appropriate materials so as to make in inaccessible to a child under six years of age. Consimption of least is poisonous and may cause serious personal injury. Whenever such residential premises complaining daugerous levels of lead under goes a change of ownership, as a result, a child under six years of age will become a resident, the new owner is required by law to remove said paint, plaster cover or encapsulate it with appropriate materials so as to make it inacrossible to such child. Buyer should receive information paughter from Department of Public Health

E. Radon Disclosure Clause

Date

(Ouestion #31)

Ridon is an educless, colocless, tasicless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can load to the development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high lavels of radax may increase the risk of developing long cancer. (Ourstion #32)

R. Chlordane Disclosure Clause

Buyer ...

Pesticide products containing chlordane were banned in Massachusetts on June 11, 1985, following a determination by the Department of Food and Assigning that the use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data does not conclusively prove that significant health effects have occurred as a direct result of chiendane use, the long-term potential health risks are each that is prudent public health policy, according to the Department, to eliminate the further introduction of chierdane into the environment.

G. Mold Information

Molds are naturally occurring organisms that exist both induors and outdoors. More than 1000 different kinds of under have been found in homes in the United States, Molds are fung: that reproduce by making spores. Spores are small and lightweight and able to travel through the air. Multiviseed maisture and food to grow and their growth is stimulated by warm, damp and humid conditions. Molds can use materials such as wood, paper, drywall and carpet as front sources Reducing dampness indoors is often key to reducing the growth of mold. Depending on the level of mold, allergies, nephratory problems and other health consequênces can be trippered in sensitive individuals. However, exposure to mold does not always result in health problems. As of July of 2002, U.S. governmental agencies reported that a determination had not been made what quantity of mold was acceptable in an indoor environment. For more information on mold, contact an engineer or other qualified mold inspector. Information may also be found at the web site for the U.S. Environmental Protection Agency, www.epa.gov.

H. Feir Hunsing Notice

It is unlawful to discriminate on the basis of race, color, religious creed, national origin, age, gender, sex, ancestry, marital status, veteran status, sexual orientation, disability, presence of a child, receipt of public assistance or other protected classification in the sale or rental of covered housing.

SELLER'S INITIALS

BUYER'S INITIALS







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deemed reliable, but Berkshire Hathaway Verani nor Scott Reiff make no representation or warranties, expressed or implied, as to accuracy of the information.

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure N/A LAND ONLY

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (circle documents below).

Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

- (c) _____ Purchaser or lessee purchaser has received copies of all documents circled above.
- (d) _____ Purchaser or lessee purchaser has received no documents.
- (e) _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.
- (f) _____ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i)_____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment

or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of leadbased paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(g) Agent has informed the seller of the seller's obligations under federal and state law for lead-

based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Ronald W. MacLaren,	44 <u>3/19/07</u> Date Mgr.	Seller	Date
Purchaser	Date	Purchaser	Date
Agent CLPPP Form 94-3, 6/30/94, Rev. 9/02	Date	Agent	Date

de							AVERA	AVERAGE DAILY TRAFFIC	TRAFFIC				
TA.	ROUTE/STREET	CITY/TOWN	LOCATION	1997	1998	1997 1998 1999 2000 2001 2002 2003 2004	000 2	001 20	02 20	03 20	04 200	2005 2006 STA.	STA
8	, RTE.I-495	HAVERHILL	AT MERRIMAC T.L.		58,367				_	-		61,40	61,400 0500 1
20	RTE.1-495	[HAVERHILL	JAT METHUEN T.L.		106,700	85,300				113	113,300 108,900	00	5004
j.	RTE.I-495	HAVERHILL	NORTH OF RTE.125		<u> </u>	63,200							S001
12	RTE.I-495	[HAVERHILL	NORTH OF RTE.125	61,500	57,600							96,80	96,800 5215
S	RTE.1-495	HAVERHILL	NORTH OF RTE.125 CONNECTOR		87,800					104	104,400		5211
974	RTE.I-495	HAVERHILL	NORTH OF RTE.97			80,400		_			82,500	00	5070
808	RTE.1-495	HAVERHILL	SOUTH OF RTE 125		76,400								S002
4	RTE.1-495	HAVERHILL	SOUTH OF RTE: 125			93,700							S011
128	RTE.1-495	HAVERHILL	SOUTH OF RTE 97		72,900]					84	84,100		5122
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SECTION II - TRAFFIC VOLUMES BY NUMBERED ROUTE

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NUMBERED ROUTE

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