

# 4 Tinkham Avenue, Derry, NH



## 4 Tinkham

~ For Lease ~

*Prudential Verani Commercial Services is pleased to announce the availability of a variety of units at 4 Tinkham Avenue in Derry, New Hampshire.*

*The 26,000 SF facility is a multi-tenant R&D / office building offering excellent visibility from Route 28 (Crystal Ave.) and convenient to Exit 4 AND Exit 5 off Interstate 93.*

- First and second floor units.
- Variety of units from small single room office suites, large corporate units or industrial space with overhead doors.
- Professional atmosphere.
- Private and common restrooms.
- Ample parking.
- Central A/C and heat.



**Scott Reiff**

**603-845-2199**

**800-9VERANI x 2199**

**E-mail: Scott.Reiff@Verani.com**



**Prudential**

**Verani Realty**

**Commercial Services**



The information contained herein is from sources deemed reliable, but is not guaranteed by Prudential Verani Realty or listing agent. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice.

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

General Information

\*Property address:4 Tinkham Ave. Derry, NH 03038

- \*  Property Type: Office
- Access and Directions to property: Take I-93 Exit 4; Follow RT102E/Nashua Rd (1.1 mi): Turn left onto Crystal Ave/Route 28 (1 mi.); Turn left on Tinkham Ave. 4 Tinkham is on the left.
- Full description of Lot or Property: Facility located on busy route, yet having flexibility for many types of businesses. Building has first and second floor units. Opportunities range from small single room office suites and large corporate units to industrial/assembly spaces with overhead door(s). Located conveniently on Route 28 in Derry with close proximity to highway and local amenities such as post office, restaurants, banks, shopping, Federal Express, etc.
- Lot #: Map 35/Lot 15/ 3
- \*  Pricing: See individual units.

Site Data

- \*  Lot Size: 2.012
- \*  Frontage: Primary Road: 183.12 - Route 28 (Manchester Road) Secondary Road: 537.45 - Tinkham
- \*  Square Footage of Structure(s): 26,000 +/-
- ∇\*  Number of Floors: Two
- \*  Sewage: Municipal
- Gas:  Propane  Natural \_\_\_\_\_
- \*  Water:  Well  Municipal \_\_\_\_\_
- ∇  Number of Bathrooms: See individual units
- ∇  Basement: None- \_\_\_\_\_
- Included: Furniture: \_\_\_\_\_ Security system: \_\_\_\_\_ Phone system: \_\_\_\_\_ Other: See individual units
- ∇\*  Parking Spaces: 50+
- \*  Number of docks: See individual units Door height: \_\_\_\_\_  NA
- \*  Number of drive-in doors: See individual units Door height: \_\_\_\_\_  NA
- \*  Communications network: (DSL, cable, phone line only, etc.) High Speed
- \*  Zoning: IND-4.  Permitted Uses: See zoning regulations.
- Signage: See individual units
- \*  Traffic count report: closest number: 22000 where: NH 28 (North of Tsienneto Rd.)

Building Construction

- \*  Age of Building(s): 1975
- ∇  Type of Construction: Masonry and Metal
- ∇\*  Ceiling Height: See individual units  Varied
- ∇  Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Masonry and metal
- ∇  Floors (Carpeted, concrete, tile, etc.) See individual units
- Roof (Tile, Asphalt shingle, slate, etc.): Metal Roof with membrane cover.
- Lighting: See individual units

Building Services

- \*  Heat Source (Fuel)/Heat Type: See individual units
- Air Conditioning Source/Type: See individual units
- \*  Handicapped Access: See individual units
- Alarm Service: See individual units
- ∇  Sprinklers:  Wet  Dry None: \_\_\_\_\_
- \*  Electrical Service: See individual units. Building has 3 phase, 480V, 1200 amp (PSNH)

Additional Features: \_\_\_\_\_

Additional Information

\*  NNN amount: \$2.75    Nets include: Insurance, Taxes, CAM

Association Fees:             NA

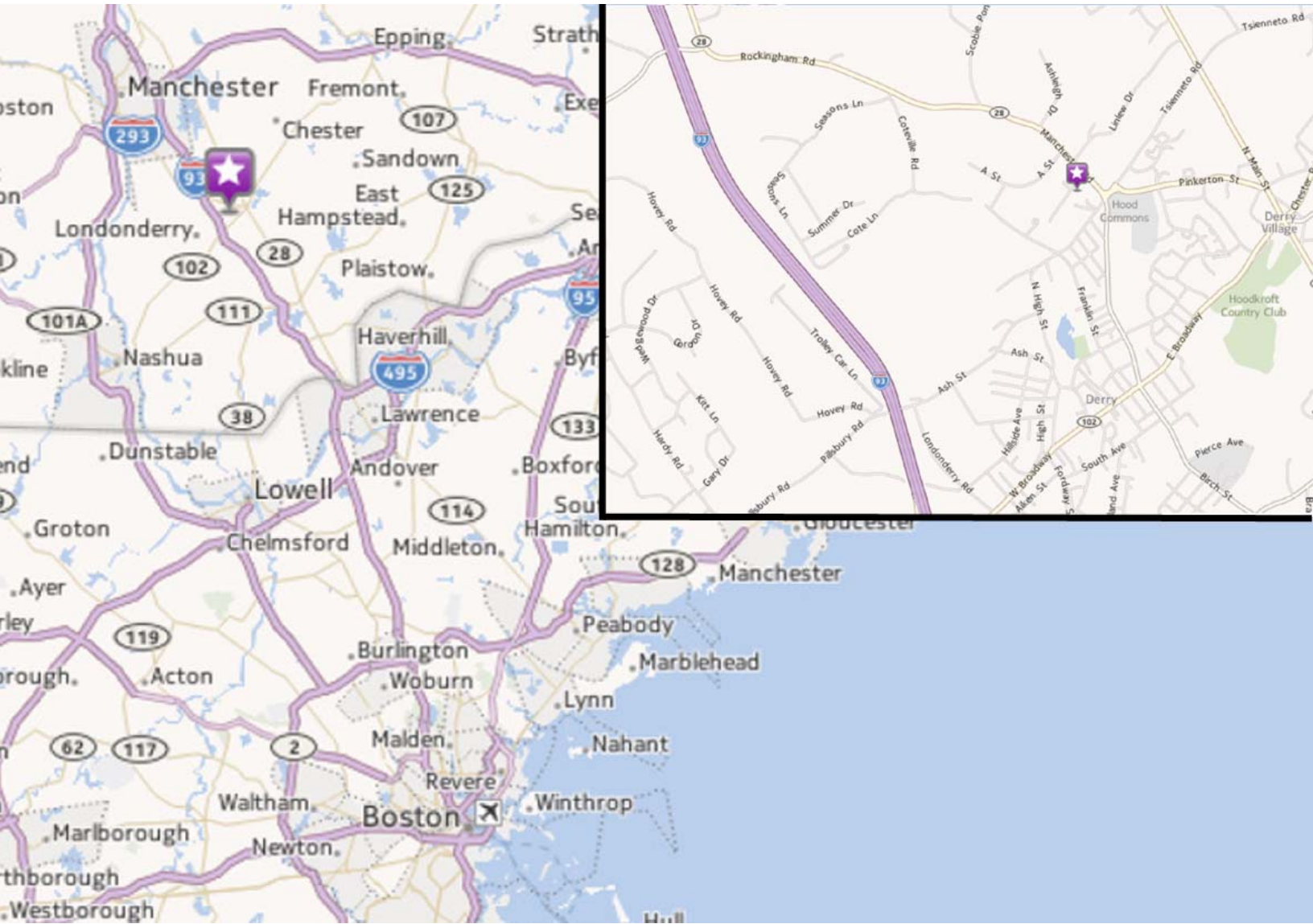
\*  Taxes: 33384.74 per year. For year:2012

\*  Deed: Book: 3906 Page: 371 Date: 12/12/02    Not available:

Area:

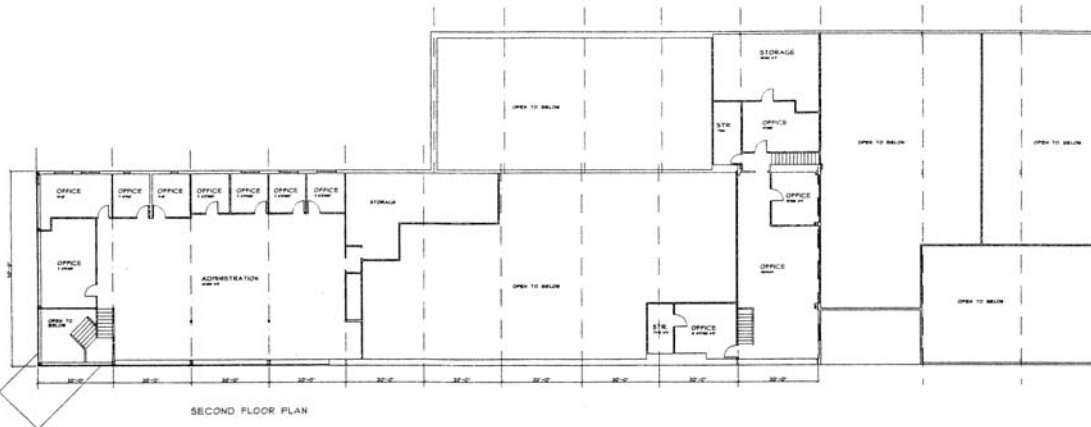
- Other businesses: Wendy's, Derry Police Station, Post office, Banks, McDonalds, Wal\*Mart, and many more.
- Transportation: Located conveniently between exits 4 and 5, I-93.
- Local improvements: Route 28 upgrades/widening.
- Other area notables: \_\_\_\_\_

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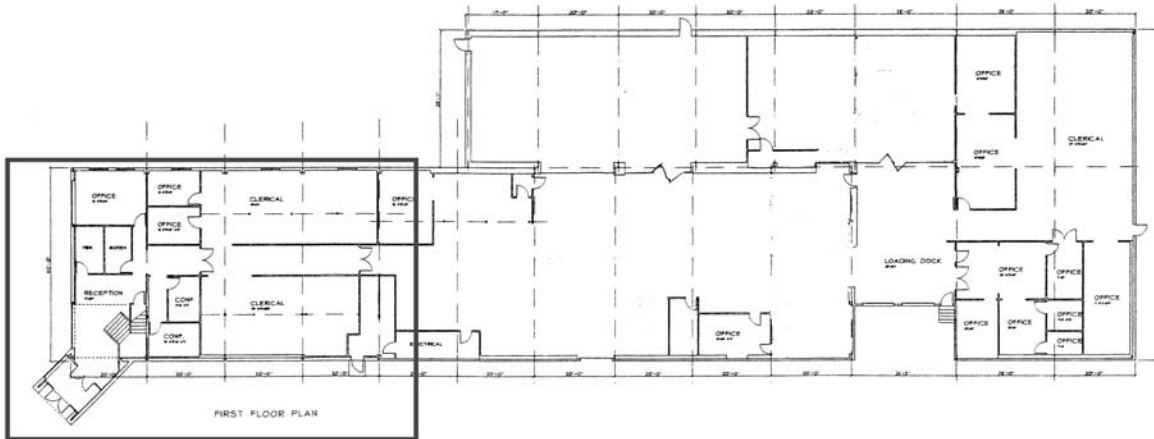


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SECOND FLOOR PLAN



FIRST FLOOR PLAN

Architect: Alan H. Yeaton  
 Architectural Firm: Alan H. Yeaton & Associates, Inc.  
 1000 North 10th Street, Suite 100  
 Minneapolis, MN 55412  
 Phone: (612) 338-1111  
 Fax: (612) 338-1112

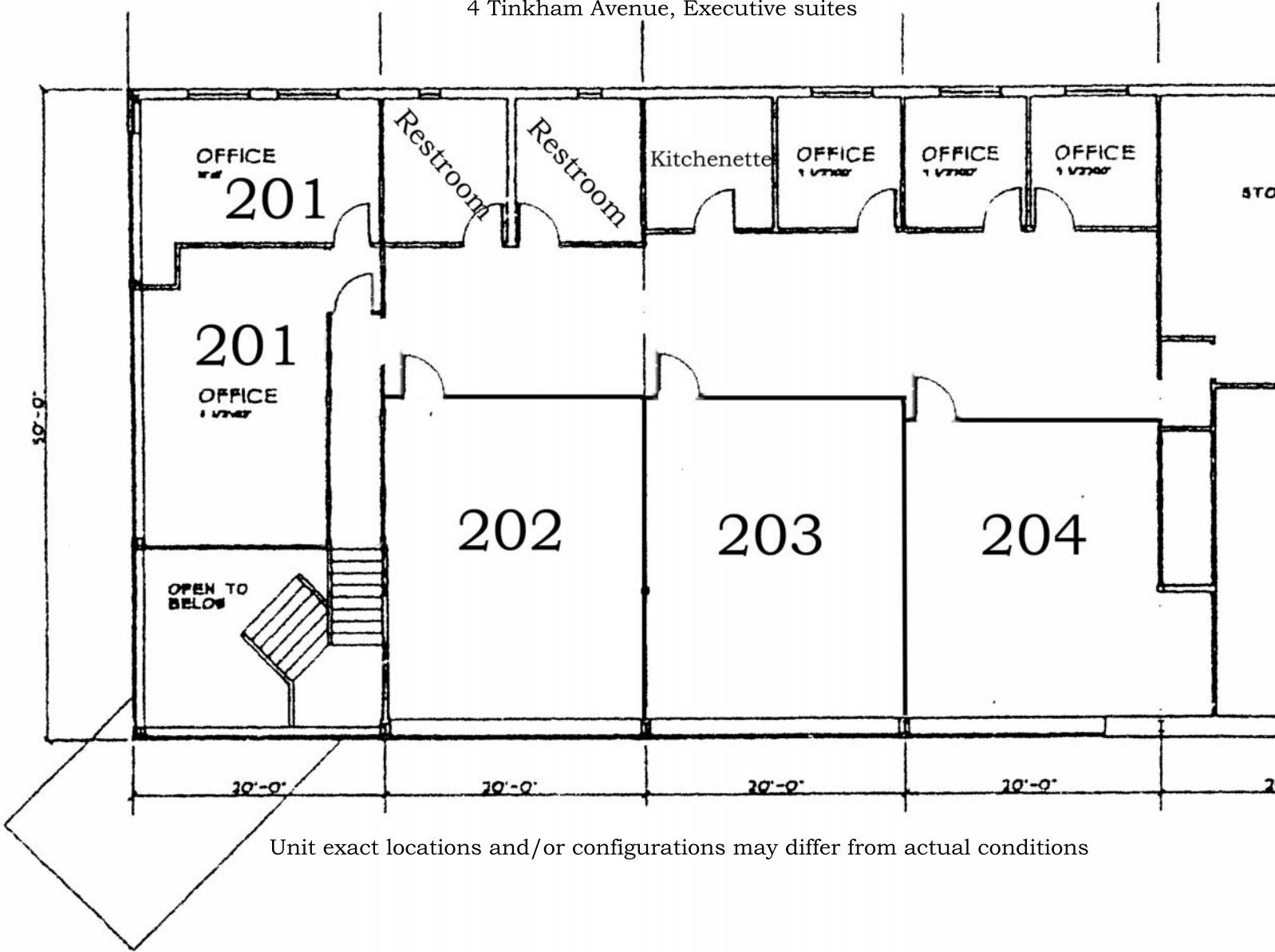
Architect-land planner:  
 ALAN H. YEATON ARCHITECT P.A.  
 ARCHITECTURE, P.C.  
 1000 North 10th Street, Suite 100  
 Minneapolis, MN 55412  
 Phone: (612) 338-1111  
 Fax: (612) 338-1112

REVISIONS

SCALE: 3/8" = 1'-0"  
 04/20/94

A-1

4 Tinkham Avenue, Executive suites



Unit exact locations and/or configurations may differ from actual conditions





**Section 165-42 Industrial District-IV (IND-IV)**

A. Permitted uses. The following uses shall be permitted within the Industrial District-IV:

1. The manufacture of various products including, but not limited to:

Appliances	Office supplies
Building material	Photographic and optical products
Chemicals	Plastics
Clothing	Sporting goods
Food	Textiles
Furniture	Transportation equipment
Instruments	Wood products
  
2. Other large-scale uses including, but not limited to:

Building materials storage and sale
Freight terminal
Fuel and storage tanks
Mail order storage yards
Sand and gravel pits
Warehouse
Wholesale businesses
  
3. Agricultural and forestry uses
  
4. Retail business
  
5. Wireless communications facilities

B. Accessory uses. Accessory uses, buildings and structures usually associated with these permitted uses shall be allowed, including off-street parking facility, signs, and temporary buildings for uses incidental to construction.

C. Prohibited uses. The following uses shall be prohibited within the Industrial District-IV:

1. Any industry which produces smoke other than that which comes from normal heating and power producing purposes, subject to the limitation of Section 165-15 of this chapter.
  
2. The following activities are specifically prohibited:

Acetylene gas manufacture
Ammonia, beachline powder, chlorine manufacture
Asphalt manufacturing or refining
Blast furnace
Boiler making
Brick, terra cotta or tile manufacturing
Coke manufacturing
Creosote treatment or manufacturing
Dye stuff manufacturing

Emery cloth or sandpaper manufacturing  
Foundries  
Manufacture of gunpowder and other explosives  
Manufacturing of tar roofing or tar waterproofing  
Slaughtering of animals or fowl  
Smelting of ores  
Stockyards  
Tanning or curing of raw hides or skins, or japanning of leather  
Tar distillation or manufacturing

3. Sexually oriented businesses are prohibited in this district.

D. Area and dimensional requirements

1. Minimum lot area: one acre (43,560 square feet)
2. Minimum Frontage Requirements: 125 feet. **(Effective 11/21/03)**
3. Minimum lot width: 125 feet at the thirty foot front setback line
4. Minimum yard depths:
  - a. Front yard: 30 feet;
  - b. Side and rear yards: 20 feet

E. Building height. Building height shall be subject to the review and approval of the Planning Board.

F. Water and sewer services.

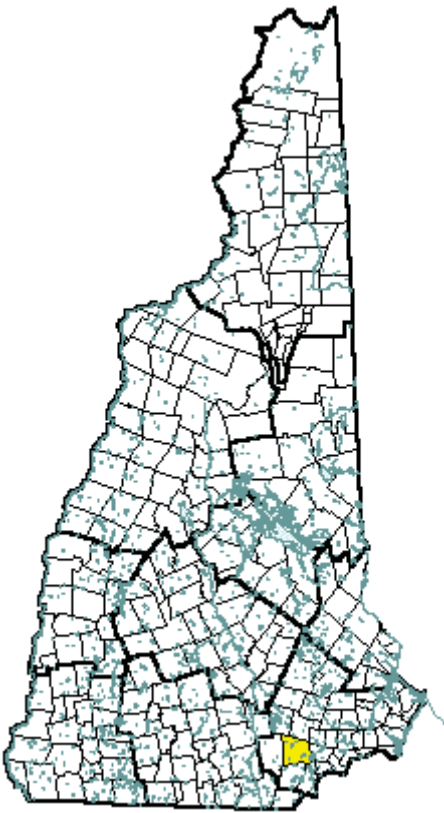
1. Town water service shall be used, if available.
2. Town sewer service shall be used if said town sewer is located within 100 feet of a property line of a parcel under consideration, as required by Chapter 122, Sewers.
3. All connections to the town water and sewer systems shall be made in strict conformity Chapter 122, Sewers, Chapter 156, Water Main Specifications, and the Sewer and Water Service Connection Specifications of the Town of Derry.
4. In the event that town water and sewer services are not available, state-approved water and sewer systems shall be required.

G. Buffer zones. Buffer zones shall be established in accordance with the provisions of Article III, Section 165-23.

H. Off-street parking

Off-street parking shall be provided in accordance with the provisions of Chapter 170, Land Development Control Regulations.

# Derry, NH



## Community Contact

**Derry Planning Department**  
**George H. Sioras, Planning Director**  
 14 Manning St  
 Derry, NH 03038

Telephone  
 Fax  
 E-mail  
 Web Site

(603) 432-6110 x5477  
 (603) 432-6109  
 georgesioras@ci.derry.nh.us  
 www.derry-nh.org

## Municipal Office Hours

**Monday through Friday, 7 am - 4 pm; Town Clerk, Tax Collector: Monday, Tuesday, Thursday, Friday, 7 am - 4 pm, Wednesday, 10 am - 7 pm**

County  
 Labor Market Area  
 Tourism Region  
 Planning Commission  
 Regional Development

**Rockingham**  
**Nashua NH-MA NECTA Division, NH Portion**  
**Merrimack Valley**  
**Southern NH**  
**Regional Economic Development Corp.**

## Election Districts

US Congress  
 Executive Council  
 State Senate  
 State Representative

**District 1**  
**District 4**  
**District 19**  
**Rockingham County District 5**

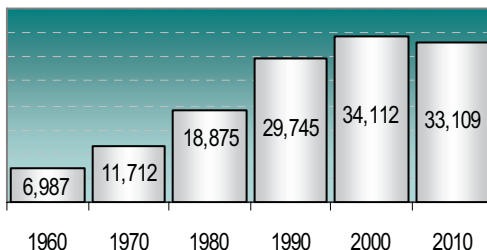
**Incorporated:** 1827

**Origin:** Although first settled in 1719, Derry was not incorporated until 1827. For over 100 years it was part of Londonderry, which also included all of Windham and portions of Manchester, Salem, and Hudson. The town was named for the Isle of Derry, Ireland, the Gaelic word Doire meaning "oak woods." Derry is the location of poet Robert Frost's homestead, which is listed on the National Register of Historic Sites, and the birthplace of both General John Stark and astronaut Alan Shepard. Two of the oldest private schools in America were founded here as well, Pinkerton Academy, founded in 1814 and still in operation, and the Adams Female Seminary.

**Villages and Place Names:** Chases Grove, Collettes Grove, Derry Village, East Derry, Howards Grove

**Population, Year of the First Census Taken:** 2,176 residents in 1830

**Population Trends:** Derry had the second largest numeric population change, totaling 26,122 over 50 years, from 6,987 in 1960 to 33,109 in 2010.



The largest decennial percent change was 68 percent between 1960 and 1970, followed by decennial increases of 61 percent and 58 percent. The 2010 Census estimate for Derry was 33,109 residents, which ranked fourth among New Hampshire's incorporated cities and towns.

**Population Density and Land Area, 2010 (US Census Bureau):** 929.8 persons per square mile of land area, the tenth highest among the cities and towns. Derry contains 35.6 square miles of land area and 0.9 square miles of inland water area.



**MUNICIPAL SERVICES**

Type of Government	<b>Town Admin./Council</b>
Budget: Municipal Appropriations, 2011	<b>\$39,809,337</b>
Budget: School Appropriations, 2011	<b>\$80,442,145</b>
Zoning Ordinance	<b>1946/11</b>
Master Plan	<b>2010</b>
Capital Improvement Plan	<b>Yes</b>
Industrial Plans Reviewed By	<b>Planning Board</b>

## Boards and Commissions

Elected:	<b>Town Council</b>
Appointed:	<b>Planning; Conservation; Zoning; Heritage</b>

Public Library **Derry Public; Taylor Library****EMERGENCY SERVICES**

Police Department	<b>Full-time</b>
Fire Department	<b>Full-time</b>
Emergency Medical Service	<b>Municipal - full-time</b>

Nearest Hospital(s)	Distance	Staffed Beds
<b>Parkland Medical Center, Derry</b>	<b>Local</b>	<b>82</b>

**UTILITIES**

Electric Supplier	<b>PSNH; NH Electric Coop; Granite State</b>
Natural Gas Supplier	<b>National Grid</b>
Water Supplier	<b>Derry Water Department</b>

Sanitation	<b>Municipal</b>
Municipal Wastewater Treatment Plant	<b>Yes</b>
Solid Waste Disposal	
Curbside Trash Pickup	<b>Private</b>
Pay-As-You-Throw Program	<b>No</b>
Recycling Program	<b>Mandatory</b>

Telephone Company	<b>Fairpoint</b>
Cellular Telephone Access	<b>Yes</b>
Cable Television Access	<b>Yes</b>
Public Access Television Station	<b>Yes</b>
High Speed Internet Service:	
Business	<b>Yes</b>
Residential	<b>Yes</b>

**PROPERTY TAXES** (NH Dept. of Revenue Administration)

2010 Total Tax Rate (per \$1000 of value)	<b>\$28.48</b>
2010 Equalization Ratio	<b>100.0</b>
2010 Full Value Tax Rate (per \$1000 of value)	<b>\$28.05</b>

2010 Percent of Local Assessed Valuation by Property Type	
Residential Land and Buildings	<b>81.4%</b>
Commercial Land and Buildings	<b>17.8%</b>
Public Utilities, Current Use, and Other	<b>0.8%</b>

**HOUSING** (ACS 2006-2010)

Total Housing Units	<b>13,244</b>
Single-Family Units, Detached or Attached	<b>8,705</b>
Units in Multiple-Family Structures:	
Two to Four Units in Structure	<b>992</b>
Five or More Units in Structure	<b>2,853</b>
Mobile Homes and Other Housing Units	<b>694</b>

**DEMOGRAPHICS**

(US Census Bureau)

Total Population	Community	County
2010	<b>33,109</b>	<b>295,223</b>
2000	<b>34,112</b>	<b>278,748</b>
1990	<b>29,745</b>	<b>246,744</b>
1980	<b>18,875</b>	<b>190,345</b>
1970	<b>11,712</b>	<b>138,951</b>

**Demographics, American Community Survey (ACS) 2006-2010**

Population by Gender		
Male	<b>16,701</b>	Female <b>16,863</b>

Population by Age Group	
Under age 5	<b>2,018</b>
Age 5 to 19	<b>7,298</b>
Age 20 to 34	<b>6,646</b>
Age 35 to 54	<b>11,064</b>
Age 55 to 64	<b>3,794</b>
Age 65 and over	<b>2,744</b>
Median Age	<b>36.6 years</b>

Educational Attainment, population 25 years and over	
High school graduate or higher	<b>92.1%</b>
Bachelor's degree or higher	<b>29.0%</b>

**INCOME, 2010 INFLATION ADJUSTED \$** (ACS 2006-2010)

Per capita income	<b>\$30,089</b>
Median 4-person family income	<b>\$87,574</b>
Median household income	<b>\$71,076</b>

Median Earnings, full-time, year-round workers	
Male	<b>\$53,831</b>
Female	<b>\$40,585</b>

Families below the poverty level	<b>5.2%</b>
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**LABOR FORCE** (NHES - ELMI)

Annual Average	2000	2010
Civilian labor force	<b>19,842</b>	<b>20,148</b>
Employed	<b>19,219</b>	<b>18,768</b>
Unemployed	<b>623</b>	<b>1,380</b>
Unemployment rate	<b>3.1%</b>	<b>6.8%</b>

**EMPLOYMENT & WAGES** (NHES - ELMI)

Annual Average Covered Employment	2000	2010
Goods Producing Industries		
Average Employment	<b>2,172</b>	<b>730</b>
Average Weekly Wage	<b>\$684</b>	<b>\$1,069</b>

Service Providing Industries		
Average Employment	<b>5,691</b>	<b>5,746</b>
Average Weekly Wage	<b>\$572</b>	<b>\$699</b>

Total Private Industry		
Average Employment	<b>7,863</b>	<b>6,476</b>
Average Weekly Wage	<b>\$603</b>	<b>\$741</b>

Government (Federal, State, and Local)		
Average Employment	<b>944</b>	<b>1,070</b>
Average Weekly Wage	<b>\$608</b>	<b>\$909</b>

Total, Private Industry plus Government		
Average Employment	<b>8,807</b>	<b>7,546</b>
Average Weekly Wage	<b>\$604</b>	<b>\$765</b>

n = indicates that data does not meet disclosure standards

**EDUCATION AND CHILD CARE***(NH Dept. of Education)*

Schools students attend:	<b>Derry operates grades K-8; grades 9-12 are tuitioned to Pinkerton Academy (Derry)</b>			District: <b>SAU 10</b>
Career Technology Center(s):	<b>Pinkerton Academy, Derry; Salem High School Vocational Center</b>			Region: <b>17</b>
Educational Facilities	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	<b>6</b>	<b>2</b>	<b>1</b>	<b>1</b>
Grade Levels	<b>P K 1-5</b>	<b>6-8</b>	<b>9-12</b>	<b>K 1-8</b>
Total Enrollment	<b>2,309</b>	<b>1,373</b>	<b>3,169</b>	<b>210</b>

2011 NH Licensed Child Care Facilities (*DHHS – Bureau of Child Care Licensing*): Total Facilities: **22** Total Capacity: **1,221**

Nearest Community/Technical College: **Manchester; Nashua**

Nearest Colleges or Universities: **Chester College of New England; Hesser; Southern NH University; UNH-Manchester; St. Anselm**

<b>LARGEST BUSINESSES</b>	<b>PRODUCT/SERVICE</b>	<b>EMPLOYEES</b>	<b>ESTABLISHED</b>
Derry Cooperative School System	Education	603	
HCA Health Services of NH	Health care administration	531	
Pinkerton Academy	Education	485	
Town of Derry	Municipal services	361	
Wal-mart	Retail store	184	1992
Shaw's Supermarket	Supermarket	150	1980
Hannaford Brothers	Supermarket	147	2000
Fireye	Fire equipment	125	1965
Sanmina	Printed circuit boards	125	2007
Biosan Laboratories	Vitamin, supplements, & minerals	115	1970

**TRANSPORTATION** (*distances estimated from city/town hall*)

Road Access	US Routes	
	State Routes	<b>28, 102, 111, 121, 28 Bypass</b>
Nearest Interstate, Exit		<b>I-93, Exit 4</b>
	Distance	<b>1 mile</b>
Railroad		<b>No</b>
Public Transportation		<b>CART</b>
Nearest Public Use Airport, General Aviation		
<b>Manchester-Boston Regional</b>	Runway	<b>9,250 ft. asphalt</b>
Lighted? <b>Yes</b>	Navigation Aids?	<b>Yes</b>
Nearest Airport with Scheduled Service		
<b>Manchester-Boston Regional</b>	Distance	<b>13 miles</b>
Number of Passenger Airlines Serving Airport		<b>6</b>
Driving distance to select cities:		
Manchester, NH		<b>13 miles</b>
Portland, Maine		<b>93 miles</b>
Boston, Mass.		<b>42 miles</b>
New York City, NY		<b>247 miles</b>
Montreal, Quebec		<b>269 miles</b>

**COMMUTING TO WORK** (*ACS 2006-2010*)

Workers 16 years and over	
Drove alone, car/truck/van	<b>87.3%</b>
Carpooled, car/truck/van	<b>7.1%</b>
Public transportation	<b>0.2%</b>
Walked	<b>0.9%</b>
Other means	<b>0.9%</b>
Worked at home	<b>3.4%</b>
Mean Travel Time to Work	<b>30.4 minutes</b>
<b>Percent of Working Residents: ACS 2006-2010</b>	
Working in community of residence	<b>22.1%</b>
Commuting to another NH community	<b>46.8%</b>
Commuting out-of-state	<b>31.1%</b>

**RECREATION, ATTRACTIONS, AND EVENTS**

<b>X</b>	Municipal Parks
	YMCA/YWCA
<b>X</b>	Boys Club/Girls Club
<b>X</b>	Golf Courses
<b>X</b>	Swimming: Indoor Facility
	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
<b>X</b>	Tennis Courts: Outdoor Facility
	Ice Skating Rink: Indoor Facility
	Bowling Facilities
<b>X</b>	Museums
<b>X</b>	Cinemas
<b>X</b>	Performing Arts Facilities
<b>X</b>	Tourist Attractions
<b>X</b>	Youth Organizations (i.e., Scouts, 4-H)
<b>X</b>	Youth Sports: Baseball
<b>X</b>	Youth Sports: Soccer
<b>X</b>	Youth Sports: Football
<b>X</b>	Youth Sports: Basketball
<b>X</b>	Youth Sports: Hockey
<b>X</b>	Campgrounds
<b>X</b>	Fishing/Hunting
<b>X</b>	Boating/Marinas
<b>X</b>	Snowmobile Trails
<b>X</b>	Bicycle Trails
<b>X</b>	Cross Country Skiing
<b>X</b>	Beach or Waterfront Recreation Area
	Overnight or Day Camps
	Nearest Ski Area(s): <b>McIntyre</b>
	Other: <b>Beaver Lake w/ Public Beach; Robert Frost Homestead; Skateboard Park; Opera House; Hood Pond; Taylor Mill State Park; Derryfest; Frost Festival; Farmer's Market</b>



**MBLU :** 35/ 015/ 003/ / /  
**Location:** 4 TINKHAM AVE  
**Owner Name:** ACARA REALTY LLC  
**Account Number:**

**Parcel Value**

Item	Appraised Value	Assessed Value
Buildings	816,700	816,700
Xtra Bldg Features	43,400	43,400
Outbuildings	9,100	9,100
Land	226,100	226,100
<b>Total:</b>	<b>1,095,300</b>	<b>1,095,300</b>

**Owner of Record**

ACARA REALTY LLC  
 PO BOX 426  
 DERRY, NH 03038-1408

**Ownership History**

Owner Name	Book/Page	Sale Date	Sale Price
ACARA REALTY LLC	3906/ 371	12/10/2002	1,200,000
HOWE REALTY DEVELOPMENT	2530/ 472		0

**Land Use**

Land Use Code	Land Use Description
4000	FACTORY

**Land Line Valuation**

Size	Zone	Appraised Value	Assessed Value
2.01 AC	IND4	226,100	226,100

**Construction Detail**

<b>Building # 1</b>		
<b>STYLE</b> Office/Warehs	<b>MODEL</b> Comm/Ind	<b>Stories:</b> 2
<b>Occupancy</b> 4	<b>Exterior Wall 1</b> Pre-finish Metl	<b>Exterior Wall 2</b> Pre-cast Concr
<b>Roof Structure</b> Flat	<b>Roof Cover</b> Tar & Gravel	<b>Interior Wall 1</b> Drywall/Sheet
<b>Interior Floor 1</b> Carpet	<b>Interior Floor 2</b> Concr-Finished	<b>Heating Fuel</b> Gas
<b>Heating Type</b> Forced Air-Duc	<b>AC Type</b> None	<b>Bldg Use</b> FACTORY
<b>1st Floor Use:</b> 4000	<b>Heat/AC</b> NONE	<b>Frame Type</b> STEEL
<b>Baths/Plumbing</b> AVERAGE	<b>Ceiling/Wall</b> NONE	<b>Rooms/Prtns</b> AVERAGE
<b>Wall Height</b> 12		

**Building Valuation**

<b>Living Area:</b> 23,036 square feet	<b>Replacement Cost:</b> 1,033,815	<b>Year Built:</b> 1975
<b>Building Value:</b> 816,700		



MAIL TO

BK 3906PG0371

Return to: Account  
Davis & Boghigian, P.C.  
PO Box 525,  
Nashua, NH 03061-0525

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

18 THOUSAND  HUNDRED AND  DOLLARS

121102 576848 \$18000.00

VOID IF ALTERED

Return to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

113596

2002 DEC 11 PM 12:00

WARRANTY DEED

HOWE REALTY DEVELOPMENT, a New Hampshire limited partnership having a mailing address of 4 Tinkham Avenue, Derry, New Hampshire, for consideration paid grants to ACARA REALTY, LLC, a limited liability company with an address of P.O. Box 426, Derry, New Hampshire 03038, with WARRANTY COVENANTS:

TRACT I

A certain tract or parcel of land situated in the Town of Derry, County of Rockingham, State of New Hampshire, and being more particularly bounded and described as follows:

Lot A as shown on a "Subdivision & Plan of Property TINKHAM ENTERPRISES, INC., Derry, N.H., Scale 1' = 50', 7 April, 1970" prepared by Thomas F. Moran (the "Plan"), the Plan being approved by the Derry Planning Board on May 13, 1970 and recorded in the Rockingham County Registry of Deeds as Plan #D-1800 to which Plan referencè may be had for a more particular description thereof.

Together with the right to use the roads and rights-of-way as shown and designated on the map of said subdivision.

Except that portion taken by the State of New Hampshire for road construction which is as follows:

Beginning at a point in the Westerly Sideline of Route 28 as now traveled, said point also being in the Division Line between land of Cities Service Oil Company and land now or formerly of Hasco Enterprises, Incorporated, as shown on a Plan of Derry MG-M5119 (001-C-2422) A, on file in the New Hampshire Department of Public Works and Highways and to be recorded in the Rockingham County Registry of Deeds; thence

Southwesterly with said Division Line to a point seventy-five (75) feet southwesterly of Route 28 Construction Center Line; thence

Northwesterly parallel with Route 28 Construction Center Line to a point directly opposite Station 265 + 00; thence

M93444.1

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS



BK 3906 PG 0372

Northwesterly to a point being sixty-two (62) feet Westerly of Route 28 Construction Center Line; thence

Northwesterly with said Sideline to the Westerly sideline of Route 28 as now traveled; thence

Southerly with said Sideline to a point of beginning.

Meaning an intending to describe and convey a portion of the premises conveyed to Howe Realty Development by deed of Steven Grover dated February 23, 1986 and recorded in the Rockingham County Registry of Deeds at Book 2587, Page 2581.

## TRACT II

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

Being Lot C as shown on a Plan of Land entitled "Subdivision & Plan of Property TINKHAM ENTERPRISES, INC., Derry, N.H., Scale 1" = 50', 7 April, 1970" prepared by Thomas F. Moran (the "Plan"), the Plan being approved by the Derry Planning Board on May 13, 1970 and recorded in the Rockingham County Registry of Deeds as Plan #D-1800; said Lot being Lot C being more particularly bounded and described as follows:

Beginning at the northernmost point of the premises, said point being at the intersection of Lot C, Lot A and the southerly side of the street shown on the Plan (Tinkham Avenue); thence

1. South 27° 01' 25" East, along the westerly boundary of Lot A, a distance of 177.73 feet to a point; thence
2. South 52° 57' 30" West, along land now or formerly of Herbert Ross, a distance of 227.75 feet to a drill hole; thence
3. South 51° 10' 35" West, along land of said Ross a distance of 154.44 feet to a point; thence
4. North 38° 40' 40" West, along the easterly boundary of Lot H a distance of 167.96 feet to a dead-end plug on the southerly side of Tinkham Avenue; thence
5. North 51° 19' 20" East, along the southerly side of said Tinkham Avenue, a distance of 418.00 feet to the point of beginning.

Meaning an intending to describe and convey a portion of the premises conveyed to Howe Realty Development by deed of Robert Howard dated January 23, 1985 and recorded in the Rockingham County Registry of Deeds at Book 2530, Page 0472.

BK 3906PG0373

Subject to the following:

With respect to Tracts I and II, any title and rights of the public and others in and to those portions of the premises lying within the bounds of Tinkham Avenue and Manchester Street.

With respect to Tracts I and II, all easements, restrictions and other matters shown on certain Plans recorded in the Rockingham County Registry of Deeds (RCRD) as Plan #1800 and #10973.

With respect to Tract I only, easement granted to New England Telephone and Telegraph Company and to PSNH dated June 8, 1970 and recorded in the RCRD at Book 2018, Page 0363.

With respect to Tract I only, drainage easement granted to Garma Realty, Inc. dated July 6, 1971 and recorded in the RCRD at Book 2079, Page 0445.

With respect to Tract I only, slope easement granted to the State of New Hampshire dated August 24, 1982 and recorded in the RCRD at Book 2420, Page 0722.

With respect to Tract II only, slope and drainage easement granted to the State of New Hampshire dated August 30, 1982 and recorded in the RCRD at Book 2420, Page 1969.

With respect to Tract II only, utility easement granted to the Town of Derry dated January 23, 1985 and recorded in the RCRD at Book 2530, Page 0470.

This is not homestead property of the Grantor.

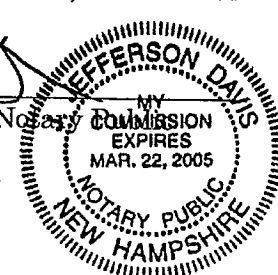
DATED this 10 day of December 2002.

HOWE REALTY DEVELOPMENT

By: Robert E. Howe  
Name: Robert E. Howe  
Its: Sole General Partner

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

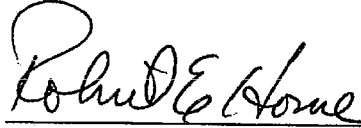
The foregoing instrument was acknowledged before me this 10 day of December 2002, by Robert E. Howe, the General Partner of Howe Realty Development, on behalf of the partnership.

[Signature]  
Justice of the Peace/Notary  
Name:  
Commission Expires:  


BK 3906 PG 0374

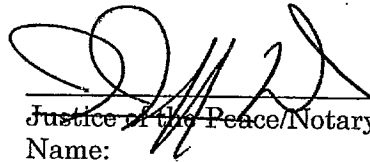
**CERTIFICATE OF PARTNER**

I, Robert E. Howe, hereby certify and attest that I am the sole General Partner of Howe Realty Development, a New Hampshire limited partnership, and that I have full power and authority to execute the foregoing Warranty Deed on behalf of the limited partnership.

  
\_\_\_\_\_  
Robert E. Howe

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The sworn and attested to before me this 10<sup>th</sup> day of December 2002 by Robert E. Howe.

  
\_\_\_\_\_  
Justice of the Peace/Notary Public  
Name:  
Commission Expires:



**STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF TRAFFIC**

**Bureau of Planning, Traffic Section, Traffic Reports**

*05-Apr-12*

STAT.	TYPE	LOCATION	FC	2004	2005	2006	2007	2008	2009	2010	2011
<b>Town: DERRY</b>											
119011	82	NH 102 (BROADWAY) EAST OF GRIFFIN ST	16	*	16000	*	*	16000	*	*	16000
119012	82	HIGHLAND AVE NORTH OF SEVERANCE ST	19	*	*	1000	*	*	970	*	*
119020	82	HIGH ST NORTH OF BEACON ST	17	*	2600	*	*	2500	*	*	2500
119021	82	TSIENNETO RD WEST OF NH 102 (CHESTER RD)	16	5200	*	*	5800	*	*	5800	*
119024	82	NH 28 (ROCKINGHAM RD) EAST OF BRADFORD ST	16	11000	*	*	*	10000	*	11000	*
119050	82	NH 28 (CRYSTAL AVE) SOUTH OF TSIENNETO RD	16	16000	*	*	15000	*	*	15000	*
119052	82	NH 28 BYPASS (NO. MAIN ST) NORTH OF ACADEMY DR	16	7300	*	*	7400	*	*	8700	*
119054	82	NH 28 BYPASS (SO. MAIN ST) SOUTH OF THORNTON ST	16	14000	*	*	14000	*	*	15000	*
119055	82	NH 28 (BIRCH ST) SOUTH OF EDEN ST	16	*	11000	*	*	11000	*	*	10000
119056	82	FORDWAY ST NORTH OF KENDALL POND RD	17	*	5900	*	*	5500	*	*	5000
119057	82	WINDHAM RD AT WINDHAM TL	17	*	4000	*	*	4000	*	*	3400
119058	82	ERMER RD AT SALEM TL	19	*	*	1300	*	*	1000	*	*
119059	82	ASH ST AT LONDONDERRY TL	16	*	6300	*	*	7000	*	*	6900
119060	82	FRANKLIN ST EXT NORTH OF FOLSOM RD	19	*	1900	*	*	1700	*	*	1700
119061	82	NH 28 (MANCHESTER RD) NORTH OF TSIENNETO RD (SB-NB) (81119098-81119099)	16	22000	*	*	23000	*	*	22000	*
119062	82	NH 28 BYPASS (NO. MAIN ST) NORTH OF TSIENNETO RD	16	11000	*	*	12000	*	*	13000	*