

## **Standard features and construction specification**

### **Lot 9B Cohas Ave Manchester NH**

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#### **Construction**

- 2x6 Exterior construction main house, garage, and walkout walls in basement.
- Poured concrete foundation 8" walls.
- Full insulation:
  - Walls- Air sealed with batts-R21
  - Ceiling- R-49 in Open Attic Areas.
  - Basement ceiling –R30

#### **Exterior Features**

- Vinyl double hung insulated tilt-in windows with low e and Argon filled. U-Value .28
- Outside trim-Maintenance free aluminum-White
- Vinyl clapboard siding-
- Insulated entry doors-Painted 2 COATS
- 2 car insulated garage
- Insulated steel raised panel garage doors
- Belt drive garage door openers (super quiet)
- 30 year architectural asphalt shingles with ice and water shield
- Loam and seed on all disturbed areas
- Shrubs and mulch in front of home
- Paved driveway (basecoat only)
- 12x12 Deck with composite decking
- Front walkway (paved to driveway)

## **Interior Features**

- Walls ½ " standard grade drywall taped and sanded
- Walls are painted light French grey two coats
- Textured ceilings (random roll)
- Panel doors painted semi gloss white
- Crown molding in diningroom
- Oak handrails, newel posts with ballisters
- Dining room with shadow boxes and chair rail
- Space saver closet shelving
- Zero clearance propane fireplace in family room with mantle

## **Kitchen, Baths and Bar Area**

- Cabinet to include white cabinets with Island, vanities, granite counters and installation
- Appliances – electric range with double oven, microwave, Dishwasher and french door fridge.

## **Flooring**

- 1<sup>st</sup> floor hardwood , Tile in ½ Bath
- Staircase Hardwood
- Tile in baths
- Carpet for bedrooms

## **Electrical**

- Builder package interior/exterior lighting
- Washer and dryer hookups on second floor 220 Volt
- Hardwired smoke/ carbon monoxide detectors
- 200 amp electrical service
- Recessed cans in kitchen and primary bath
- Cable outlets in each bedroom, living room and office

### **Plumbing and fixtures**

- Rectangular Under mount sinks in all bathrooms
- Moen/Delta fixtures
- Elongated toilets in all baths
- Double lavs in primary and main bath
- Custom tile shower
- Stand alone soaking tub in primary bath
- Front and back frost free spickets
- Fiberglass/Plastic and tub
- Stand alone 40 gallon Hot water heater

### **Mechanical Systems**

- 95% efficient Lennox forced hot air furnace
- 2 zone heating with programmable thermostats for main house
- Central A/C
- 500 Gallon buried propane tank (Owned by Eastern Propane)
- High efficiency air filter on Furnace

### **Septic System**

City Sewer

### **Domestic Water**

City/public water service

### **Radon Gas**

- Radon gas, the product of the decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into structure through the ground. Testing can establish its presence and equipment is available to remove it from the air. Builder/Seller makes no warranties or representations regarding radon level in the home. Any mitigation shall be sold responsibility/expense of the BUYER after closing.

### **Warranty**

- House comes with a one (1) year workmanship and systems warranty

Quality assurance walkthrough prior to closing

Subject to errors, omission, change, or withdrawal without notice.

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Buyer

Date

Buyer

Date

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Seller

Date

# Notes

THE PURPOSE OF THIS PLAN IS TO SHOW THE AS-BUILT LOCATION OF A FOUNDATION CONSTRUCTED ON MAP 826 LOT 9B ON THE SOUTH SIDE OF COHAS AVENUE IN MANCHESTER, NEW HAMPSHIRE AS SHOWN HEREON AND NO OTHER PURPOSE.

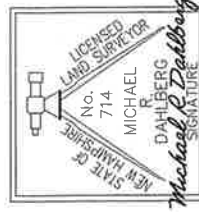
CURRENT ZONING IS RESIDENTIAL R-1A:  
MINIMUM FRONT BUILDING SETBACKS: 25'  
MINIMUM SIDE BUILDING SETBACKS: 20'  
MINIMUM REAR BUILDING SETBACKS: 30'

OWNER: STRATEGIC CONTRACTING COMPANY, LLC  
PO BOX 4766  
MANCHESTER, NH 03108  
HCRD BOOK 0842 PAGE 2025  
HCRD PLAN #42355

## Surveyor's Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE IN AUGUST AND SEPTEMBER OF 2025.

Michael R. Dahlberg 06-12-2025  
LICENSED LAND SURVEYOR DATE



LOT 826-9B

## CERTIFIED PLOT PLAN

AS-BUILT FOUNDATION LOCATION  
STRATEGIC CONTRACTING COMPANY, LLC  
COHAS AVENUE, MANCHESTER, N.H.

OWNER  
STRATEGIC CONTRACTING COMPANY, LLC

JUNE 12, 2025

SCALE: 1" = 20'



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
www.tfmoran.com

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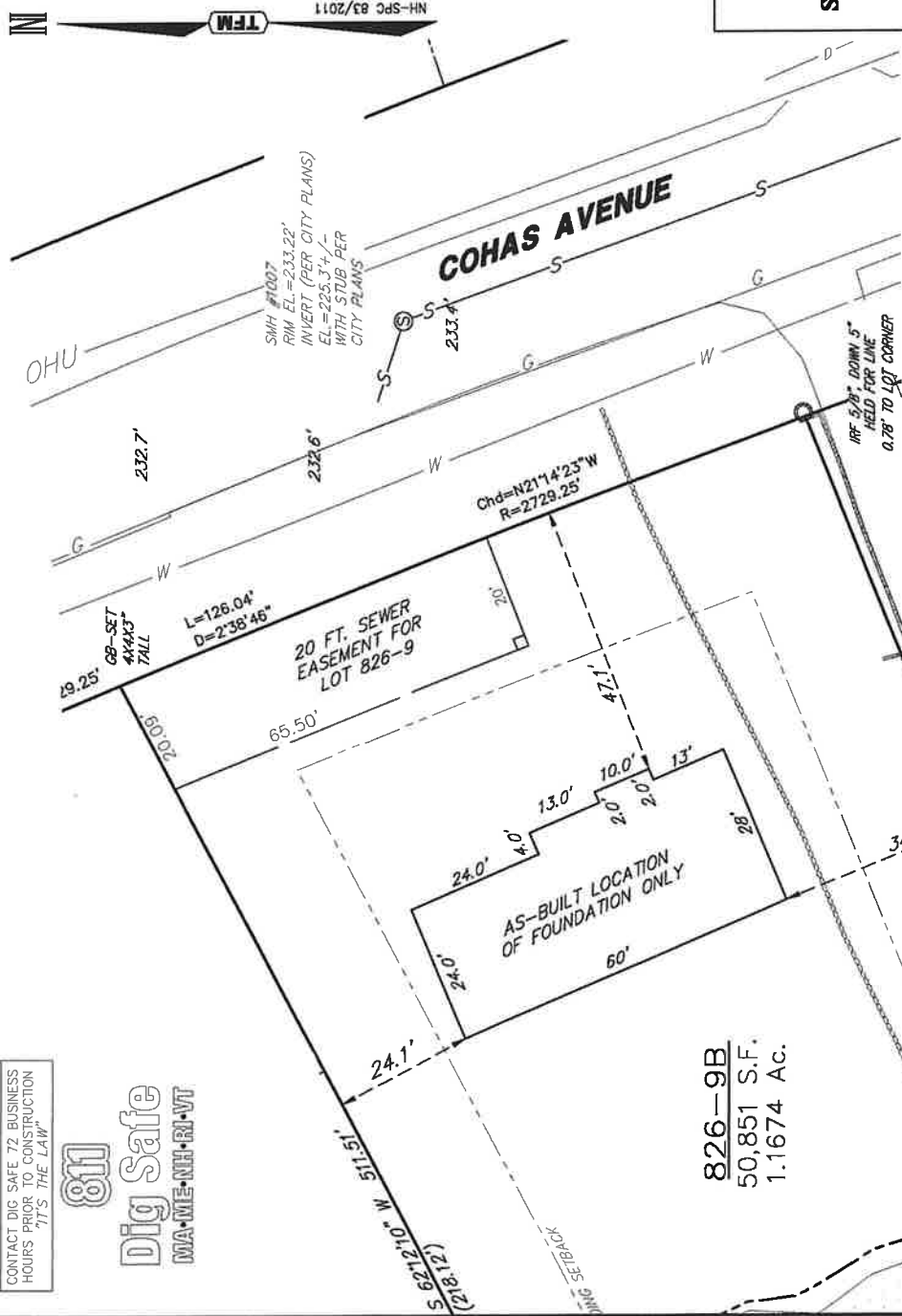
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Bedford, N.H. 03110  
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permission of TFMoran, Inc.  
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a duly authorized officer of TFMoran, Inc.



CONTACT DIG SAFE 72 BUSINESS  
HOURS PRIOR TO CONSTRUCTION  
IT'S THE LAW

811  
Dig Safe  
MA-NH-NH-VT

826-9B  
50,851 S.F.  
1.1674 Ac.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY  
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

1. **SELLER:** Strategic Contracting CO., LLC

2. **PROPERTY LOCATION:** 9B Cohas Ave, Manchester, NH 03109

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No

4. **SELLER:** ☐ has ☒ has not occupied the property for \_\_\_\_\_ years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** ☒ Public ☐ Private ☐ Seasonal ☐ Unknown  
☐ Drilled ☐ Dug ☐ Other \_\_\_\_\_

b. **INSTALLATION:** Location: \_\_\_\_\_  
Installed By: Preston Excavation Date of Installation: summer 2025  
What is the source of your information? \_\_\_\_\_

c. **USE:** Number of persons currently using the system: \_\_\_\_\_  
Does system supply water for more than one household? ☐ Yes ☐ No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
Pump: ☐ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No  
Quality: ☐ Yes ☐ No ☐ Unknown  
If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? ☐ Yes ☐ No Date of most recent test \_\_\_\_\_  
If YES to any question, please explain in Comments below or with attachment.  
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No  
If YES, are test results available? ☐ Yes ☐ No  
What steps were taken to remedy the problem? \_\_\_\_\_

COMMENTS: NEW CITY WATER LINE

6. **SEWAGE DISPOSAL SYSTEM**

a. **TYPE OF SYSTEM:** Public: ☒ Yes ☐ No Community/Shared: ☐ Yes ☐ No  
Private: ☐ Yes ☐ No ☐ Unknown  
Septic Design Available: ☐ Yes ☐ No

b. **IF PUBLIC OR COMMUNITY/SHARED**  
Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No  
What steps were taken to remedy the problem? \_\_\_\_\_

c. **IF PRIVATE:**  
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown  
Tank Size \_\_\_\_\_ Gal. ☐ Unknown ☐ Other \_\_\_\_\_  
Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
Location: \_\_\_\_\_ ☐ Location Unknown Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions? ☐ Yes ☐ No  
Comments: NEW PUBLIC SEWER

SELLER(S) INITIALS \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_

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d. LEACH FIELD: ☐ Yes ☒ No ☐ Other \_\_\_\_\_  
IF YES, Location: \_\_\_\_\_ Size: \_\_\_\_\_ ☐ Unknown  
Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
Have you experienced any malfunctions? ☐ Yes ☐ No  
Comments: \_\_\_\_\_

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown  
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown  
Date of Evaluation: \_\_\_\_\_  
Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOWN	R-49	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BATTS	R-21	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BATTS	R-30	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown  
IF YES: Are tanks currently in use? ☐ Yes ☐ No  
IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
Location: \_\_\_\_\_  
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No  
Comments: \_\_\_\_\_  
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown  
Comments: \_\_\_\_\_

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown  
In the siding? ☐ Yes ☐ No ☐ Unknown In the roofing shingles? ☐ Yes ☐ No ☐ Unknown  
In flooring tiles? ☐ Yes ☐ No ☐ Unknown Other ☐ Yes ☐ No ☐ Unknown  
If YES, Source of information: \_\_\_\_\_  
Comments: \_\_\_\_\_

c. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown  
If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
Results: \_\_\_\_\_ If appl. \_\_\_\_\_  
Has the property been tested since remedial steps? ☐ Yes ☐ No  
Are test results available? ☐ Yes ☐ No  
Comments: HOUSE IS NEW AND WE DONT TEST

SELLER(S) INITIALS  /

BUYER(S) INITIALS  /

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: \_\_\_\_\_

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: \_\_\_\_\_

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☒ Yes ☐ No ☐ Unknown If YES, Explain: STANDARD UTILITY EASEMENT AT STREET

What is your source of information? \_\_\_\_\_

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: \_\_\_\_\_

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No

If YES, Explain: \_\_\_\_\_

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: \_\_\_\_\_

f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: \_\_\_\_\_

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? RESIDENTIAL

i. Heating System Age: NEW Type: FHA Fuel: NATURAL GAS Tank Location: N/A

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? \_\_\_\_\_

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

j. Roof Age: NEW Type of Roof Covering: ASPHALT SHINGLES

Moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

SELLER(S) INITIALS

/

BUYER(S) INITIALS

/



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PROPERTY LOCATION: 9B Cohas Ave, Manchester, NH 03109

k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ ☐ Type: CONCRETE  
Moisture or leakage \_\_\_\_\_  
Comments: \_\_\_\_\_

l. Chimney(s) How Many? \_\_\_\_\_ Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_

m. Plumbing Type: PEX \_\_\_\_\_ Age: NEW \_\_\_\_\_  
Comments: \_\_\_\_\_

n. Domestic Hot Water: Age: NEW \_\_\_\_\_ Type: STAND ALONE \_\_\_\_\_ Gallons: 40 \_\_\_\_\_

o. Electrical System: # of Amps 200 \_\_\_\_\_ ☒ Circuit Breakers ☐ Fuses  
Comments: \_\_\_\_\_  
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No  
If Yes, please explain: \_\_\_\_\_

q. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?  
(Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: \_\_\_\_\_

s. Air Conditioning: Type: CENTRAL \_\_\_\_\_ Age: NEW \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

t. Pool: Age: \_\_\_\_\_ Heated: ☐ Yes ☐ No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_

u. Generator: Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable: ☐ Included ☐ Negotiable  
Comments: \_\_\_\_\_

v. Internet: Type Currently Used at Property: \_\_\_\_\_

w. Other (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_  
Comments: \_\_\_\_\_

**NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.**

SELLER(S) INITIALS \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_

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PROPERTY LOCATION: 9B Cohas Ave, Manchester, NH 03109

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

HOME IS NEW AND COMES WITH A LIMITED 1 YEAR WARRANTY

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

*Robert Starace*  
dotloop verified  
09/15/25 9:16 PM EDT  
KOM9-MPGM-YVOD-ISE4  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER(S) INITIALS \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_

**DISCLOSURE OF PERSONAL INTEREST – SELLER**



**New Hampshire Association of REALTORS® Standard Form**

I, ROBERT STARACE, a licensee with RE/MAX SYNERGY,  
hereby disclose that I or a member of my family have a financial interest in the property located  
at 9B Cohas Ave, Manchester, NH 03109 (“Property”). If you have questions about  
this disclosure for this Property, please contact me.

Dated: 09/15/2025

<i>Robert Starace</i> Licensee	dotloop verified 09/15/25 9:18 PM EDT OCX6-RT36-WTGO-N62C
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I/we acknowledge receipt of this disclosure.

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Buyer

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Buyer

Return to:  
Strategic Contracting Company, LLC  
PO Box 4766  
Manchester, NH 03108

E- Doc # 250008683 03/21/2025 11:28:30 AM  
Book 9842 Page 2025 Page 1 of 3  
Dennis C Hogan  
Register of Deeds, Hillsborough County  
TRANS TAX HI165954 3,038.00

**\$3,038.00**

WARRANTY DEED

City of Manchester, a New Hampshire Municipal Corporation, acting through its department, Manchester Water Works, of 281 Lincoln Street, Manchester, NH 03103, for consideration paid grant to Strategic Contracting Company, LLC, a New Hampshire Limited Liability Company, of PO Box 4766, Manchester, NH 03108, with warranty covenants;

Parcel 1:

A certain tract or parcel of land situated on the westerly side of Cohas Avenue in the City of Manchester, County of Hillsborough and the State of New Hampshire, more particularly bounded and described as follows:

Beginning at an Iron Pin lying on the westerly sideline of Cohas Avenue, at the northeasterly corner of the tract herein described, thence;

Along the land of Manchester Water Works S 56°40'50" W a distance of 522.40' to a granite bound at land of Cohas Brook Estates, thence;

Along the land of Cohas Brook Estates S 27°41'36" E a distance of 75.47 feet to an iron pin set at the common lot corner with Lot 826-9B, thence;

Along the common lot line with Lot 826-9B N 62°12'10" E a distance of 511.51 feet passing through an iron pin set on the common lot line to a granite bound set on the westerly sideline of Cohas Avenue, thence;

Along the westerly sideline of Cohas Avenue by a curve turning to the northwest having an arc length of 126.04 feet, with a radius of 2729.25 feet, a chord bearing of N 23°53'09" W, and a chord length of 126.03 feet to the point of beginning.

vr

A handwritten signature in dark ink, appearing to be a stylized name, possibly 'Dennis C. Hogan', written diagonally across the bottom right of the page.

Said Lot 826-9A having an area of 51,837 square feet or 1.190 acres, more or less.

Said Lot 826-9A is more particularly shown and described on a plan entitled: "Subdivision Plan" Manchester Water Works Property, Cohas Avenue, Manchester, New Hampshire. Dated: October 16, 2024. Last Revised: 2-11-25. Scale: 1" = 40', Prepared by: TFMoran, Inc. and recorded at the Hillsborough County Registry of Deeds as Plan No. 42365.

Parcel 2:

A certain tract or parcel of land situated on the westerly side of Cohas Avenue in the City of Manchester, County of Hillsborough and the State of New Hampshire, more particularly bounded and described as follows:

Beginning at a Granite Bound lying on the westerly sideline of Cohas Avenue, at the northeasterly corner of the tract herein described, thence;

Along Lot 826-9A S 62°12'10" W a distance of 511.51 feet passing through an iron pin set on line to an iron pin set at the land of Cohas Brook Estates, thence;

Along the land of Cohas Brook Estates S 27°41'36" E a distance of 75.47 feet to an iron pin found at Lot 827-19, now or formerly of Carrie L. Champagne, thence;

Along the land of Champagne N 67°54'53" E a distance of 499.74' to a point on the westerly sideline of Cohas Avenue, being 0.78 feet distant and online with an iron pin found, thence;

Along the westerly sideline of Cohas Avenue by a curve to the northwest having an arc length of 126.04 feet, a radius of 2729.25 feet, a chord bearing of N 21°14'23" W, with a chord length of 126.03 feet to the point of beginning.

Said Lot 826-9B having an area of 50,851 square feet or 1.167 acres more or less.

Said Lot 826-9B is more particularly shown and described on a plan entitled: "Subdivision Plan" Manchester Water Works Property, Cohas Avenue, Manchester, New Hampshire. Dated: October 16, 2024, Last Revised: 2-11-25. Scale: 1" = 40', Prepared by: TFMoran, Inc. and recorded at the Hillsborough County Registry of Deeds as Plan No. 42365.

Subject to any and all matters as shown on Plan No. 42365.

For Title Reference, see conveyance to Ira Cross, James A. Weston, Wm. P. Newell, A.E. Wallace, Aretas Blood, Alpheus Gay and J.Q.A. Sargent, Water Commissioners by Quitclaim Deed from Charles C. Cole, dated December 22, 1876 and recorded in Book 434, Page 97 of the Hillsborough County Registry of Deeds.

Tax Map 826 Lot 9A and Tax Map 826 Lot 9B, Cohas Ave, Manchester, NH 03109

Executed this 19 day of March, 2025.


City of Manchester, acting through its  
department, Manchester Water Works:

By: Hon. Jay Ruais, Mayor

STATE OF NEW HAMPSHIRE

Hillsborough, SS

Then personally appeared before me on this 19 day of March, 2025, Jay Ruais, Mayor of the City of Manchester, duly authorized and acknowledged the foregoing to be his free act and deed.

  
Notary Public/Justice of the Peace  
My commission expires:

LISA M. MCCARTHY  
NOTARY PUBLIC  
State of New Hampshire  
My Commission Expires  
June 24, 2025