

August 7, 2025

Planning Board
City of Concord
41 Green Street
Concord, NH 03301

**Re: Minor Site Plan Application
Proposed Credit Union
285 Loudon Road
Concord, NH**

Dear Members of the Board:

On behalf of the Applicant, Bohler is submitting this Minor Site Plan Review Application and supporting materials for a proposed credit union at the above referenced site.

The following documents will be submitted in support of this application:

- Owner's Authorization Letter
- Minor Site Plan Checklist
- Boundary, Topographic & Utility Survey, prepared by Control Point Associates, Inc, dated 6/5/2025
- Proposed Site Plan Documents, prepared by Bohler, dated 8/7/2025
- Proposed Architectural drawings, prepared by NES Group Architects PC
- Drainage Memorandum, prepared by Bohler, dated 8/7/2025
- Sewer Memorandum, prepared by Bohler, dated 8/7/2025
- Trip Generation Letter, prepared by Bohler, dated 8/7/2025
- Property Easement documents
- Property Deed
- Abutters list generated through the Concord GIS system

The subject site is located on a 4.6(+/-) acre parcel of land denoted as Lot #38 on Assessor's Map #611Z in the Gateway Performance District (GWP). The parcel is bordered by Old Loudon Road to the north, wetlands associated with a stream to the east, Loudon Road to the south, and a commercial lot to the west. The parcel consists of three (3) "Units" or commercial building pads to be developed throughout three (3) phases of construction. Unit #1, Aldi, located on the eastern side of the overall parcel was completed as part of Phase I, along with associated site features, as well as utility stubs and stormwater management for the overall parcel. Unit #2, Raising Canes, is located centrally to the overall site and to the east of the project site and was completed as part of Phase II, along with associated site features and utilities. Unit #3, the proposed project site, will be developed as part of Phase III, the final phase, and is currently undeveloped with portions of pavement installed for future drive aisles and parking areas. The site is not located in the flood hazard or aquifer protection overlay.

The proposed development consists of the final fit-out of Unit #3 which will be constructed as part of Phase III of the Master Development. The proponent is seeking a Minor Site Plan approval from the Planning Board for constructing a 2,466(+/-) sf drive-thru credit union with parking and grading adjustments, pedestrian and landscaping improvements, and connections to utility infrastructure.

We look forward to discussing the proposed development and application with the Planning Board at their next scheduled meeting. We trust the above is sufficient for your review of the project. Should you have any questions or require additional information, please do not hesitate to contact us at (603) 441-2900.

Sincerely,
Bohler, LLC



Keith Curran P.E., Senior Project Manager

From: [Skinner, AnneMarie](#)
To: [Nathan Henry](#)
Cc: [Keith Curran](#); [Amanda Oeters](#)
Subject: RE: Items needed for 285 Loudon Rd
Date: Tuesday, August 12, 2025 10:43:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

I don't need a checklist. Just upload a blank piece of paper, or print this email and upload it instead.

AnneMarie Skinner, AICP

City Planner



City of Concord
41 Green Street, Concord NH 03301
(603) 230-3636

askinner@concordnh.gov

www.concordnh.gov



From: Nathan Henry <nhenry@nes-group.com>
Sent: Tuesday, August 12, 2025 9:59 AM
To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>
Cc: Keith Curran <kcurran@bohlereng.com>; Amanda Oeters <aoeters@bohlereng.com>
Subject: RE: Items needed for 285 Loudon Rd

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hi AnneMarie,

I was typing "road" in lieu of "rd" so it didn't work. Can you tell me what an ADR check list is?

Thanks,

Nathan Henry

NES Group | Sales Executive & Project Manager

nhenry@nes-group.com

PH 508-339-6600 | **CELL 603-707-6590**

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>

Sent: Tuesday, August 12, 2025 8:59 AM

To: Nathan Henry <nhenry@nes-group.com>

Cc: Keith Curran <kcurran@bohlereng.com>; Amanda Oeters <aoeters@bohlereng.com>

Subject: RE: Items needed for 285 Loudon Rd

I am not sure what you mean. It's not a new address. There are lots of applications in the systems associated with 285 Loudon Rd.

AnneMarie Skinner, AICP

City Planner



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askinner@concordnh.gov

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From: Nathan Henry <nhenry@nes-group.com>

Sent: Tuesday, August 12, 2025 8:37 AM

To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>

Cc: Keith Curran <kcurran@bohlereng.com>; Amanda Oeters <aoeters@bohlereng.com>

Subject: RE: Items needed for 285 Loudon Rd

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Hi Annmarie,

I started to fill out the application with the location and since it's a new property the address can not be located. How do I proceed?

Address:

285 Loudon Road

Concord NH

Thanks,

Nathan Henry

NES Group | Sales Executive & Project Manager

nhenry@nes-group.com

PH 508-339-6600 | **CELL 603-707-6590**

905 South Main St, Bldg B, Ste 201, Mansfield, MA 02048

[Website](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>

Sent: Monday, August 11, 2025 9:38 AM

To: Nathan Henry <nhenry@nes-group.com>

Cc: Keith Curran <kcurran@bohlereng.com>; Amanda Oeters <aoeters@bohlereng.com>

Subject: RE: Items needed for 285 Loudon Rd

It's done through the same portal you used to apply for site plan. It's the third application listed Architectural Design Review Application.

https://egselfservice.concordnh.gov/EnerGov_Prod/SelfService#/applicationAssistant?sectionName=All&moduleId=3&categoryName=Planning&showTemplates=false

AnneMarie Skinner, AICP

City Planner



City of Concord

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askinner@concordnh.gov

www.concordnh.gov



From: Nathan Henry <nhenry@nes-group.com>

Sent: Monday, August 11, 2025 9:29 AM

To: Skinner, AnneMarie <ASkinner@ConcordNH.gov>

Cc: Keith Curran <kcurran@bohlereng.com>; Amanda Oeters <aoeters@bohlereng.com>

Subject: RE: Items needed for 285 Loudon Rd

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hi AnneMarie,

Ill get the owners authorization form signed and returned ASAP. where do I get the application for architectural design?

Thanks,

Nathan Henry

NES Group | Sales Executive & Project Manager

nhenry@nes-group.com

PH 508-339-6600 | **CELL 603-707-6590**

905 South Main St, Bldg B, Ste 201, Mansfield, MA 02048

[Website](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

From: Skinner, AnneMarie <ASkinner@ConcordNH.gov>

Sent: Friday, August 8, 2025 1:21 PM

To: Nathan Henry <nhenry@nes-group.com>

Subject: Items needed for 285 Loudon Rd

Hi Nathan,

I am just beginning to process your submittal of the site plan application for 285 Loudon Rd. Here are items that I immediately see as being necessary:

1. Payment of the invoice that was emailed separately
2. Submittal of an application for architectural design review because the site is in a performance district (there is a fee associated with this application, which I will assess upon submittal)
3. Submittal of owner authorization
 - Assessing shows owner as Kasada, LLC
 - I need the attached form signed by Kasada, LLC, authorizing submittal of this application.

I will let you know as I come across other items.

AnneMarie Skinner, AICP

City Planner



City of Concord

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MINOR SITE PLAN CHECKLIST

Project Name: Proposed Credit Union

Date: 8/11/2025

SECTION 12 General Requirements for All drawings

12.02 All Applications: The following information shall be required on all plans and drawings except for the Preliminary Conceptual Consultation Phase:

- ☒ (1) *Title Block:*
 - ☒ (a) Title of plan;
 - ☒ (b) Name and address of the owner and applicant;
 - ☒ (c) The date the plan was prepared and date of subsequent revisions; and
 - ☒ (d) Name, address and seal of the licensed professionals who prepared the plan.
- ☒ (2) *Scale.*
- ☒ (3) *North Arrow and Bar Scale* except for detail drawings.

12.03 Plan Certification: The following shall govern the preparation and certification of the plans and studies submitted by applicants for site plan approval.

- ☒ (1) A New Hampshire Licensed Land Surveyor shall prepare, sign and seal the existing condition plan.
- ☒ (2) A New Hampshire Licensed Professional Engineer shall prepare, sign and seal all plans where grading, drainage and utility information is proposed.
- ☒ (3) Landscape plans shall be prepared by a New Hampshire Licensed Landscape Architect who shall sign and seal the landscape plan(s).
- ☒ (4) Architectural elevations shall be signed or sealed by a New Hampshire Licensed Architect, or a New Hampshire Licensed Professional Engineer, as allowed by the State of New Hampshire professional licensing boards.
- N/A ☐ (5) Where wetland boundaries are required to be delineated, the delineation shall be performed by a New Hampshire Certified Wetland Scientist who shall sign and seal the plan upon which the wetland boundaries are mapped. *This specific phase is located outside of the wetland boundary area and was previously approved under the larger development*
- N/A ☐ (6) Where soils are required to be identified, classified, and delineated, the identification, classification, and delineation shall be performed by a New Hampshire Certified Soil Scientist who shall sign and seal the plan upon which the soils are mapped. *No changes are being proposed to the previously approved and constructed stormwater management system.*

12.04 Location Plan: Each site plan application shall have on the site plan, or a cover sheet, a detailed location plan prepared at a minimum scale of 1"= 400' showing clearly the following information:

- ☒ (1) Proposed property to be developed;
- ☒ (2) Property lines;
- ☒ (3) Abutter's property lines;
- ☒ (4) Names and locations of nearby and adjacent City streets;
- ☒ (5) Names and locations of adjacent water bodies and watercourses;
- ☒ (6) Names and locations of nearby and adjacent parks, schools, churches, and other significant physical and man made features;
- ☒ (7) Nearest street intersections;
- ☒ (8) The tax assessor's map, block and lot number for abutters and the properties to be developed;
- ☒ (9) Zoning district designations and boundaries; and
- ☒ (10) Other special information which may be required by the Planning Board.

12.05 Vicinity Plan: Each site plan shall have on the site plan or the cover sheet a vicinity plan prepared at a scale between 1"=1000' and 1"=2000' clearly showing the following:

- ☒ (1) The location of the property to be developed; and,
- ☒ (2) Streets, water bodies, city limits, parks, schools, and other significant physical and man-made features.

12.06 Plan References: The following references shall be included on the site plan and existing condition plan:

- ⊗ (1) *Certificate of Ownership:* A certificate of ownership identifying each parcel, including which property is owned by each owner, and a deed citation for each deed from the Merrimack County Registry of Deeds;
- ⊗ (2) *Easements:* Plan or deed references for recorded easements, whether public or private, on the properties proposed for development; and existing easements on abutting properties, which are for the purposes of providing access, utilities or drainage to the properties proposed to be developed;
- ⊗ (3) *Existing Restrictions:* Deed reference and statement of any existing recorded covenants or restrictions relating to the use of the land proposed to be developed;
- ⊗ (4) *Prior Subdivisions or Surveys:* Plan references for prior recorded subdivisions or surveys on the properties proposed for development, or abutting said properties proposed to be development; and
- ⊗ (5) *Other Plans:* Plan references for applicable road, utility or site improvement plans, which are available in City records or are available to the surveyor or engineer preparing the plans.

N/A ○ **12.07 Wetland Delineations:** Wetland delineations are to be prepared by a New Hampshire Certified Wetland Scientist who shall sign and seal the existing condition plan and site plan. The date of the wetland delineation shall be noted on the plans. This specific phase is located outside of the wetland boundary area and was previously approved under the larger development

- ⊗ **12.08 Electronic Submission:** Prior to the issuance of a certificate of approval, digital information from the site plan shall be provided to the City Engineer for incorporation into the City of Concord Geographic Information System (GIS) and tax maps. The digital information shall be submitted in a format and media conforming to standards promulgated by the City Engineer. The following layers shall be submitted referencing New Hampshire State Plane Grid Coordinates and shall be based on National American Vertical Datum 1988 (NAVD 88):

- (a) Right-of-Way lines with bearings and dimensions;
- (b) Property lines with bearings and dimensions;
- (c) Conservation easements with bearings and dimensions;
- (d) Water bodies, including the edges of lakes, ponds, rivers and streams;
- (e) Wetlands;
- (f) Utility, drainage and slope easements;
- (g) Shoreland Protection District boundaries;
- (h) Wetland buffers, ravines and bluffs, and buffers to bluffs; and
- (i) Location of buildings, parking and other paved areas.

TBD ○ **12.09 As-Built Drawings:** Prior to the issuance of a Certificate of Occupancy digital as-built drawings shall be provided conforming to the City Engineering Division's As-Built checklist.

SECTION 13 General Requirements for Documentation

13.01 All Applications: The following information is required for all site plan applications except for Preliminary Conceptual Consultation Phase:

- ⊗ (1) *Authorization of the Property Owner:* The applicant for site plan review must either own the fee simple interest in the property(s) that is the subject of the review or have written permission of the fee simple owner. All applications shall include written evidence that the fee simple owner of the property has authorized the application and does not object to the application being made. Evidence shall include either the owner's signature on the application or a letter signed by the owner authorizing the submittal of the application.
- ⊗ (2) *Application Form:* A completed application form endorsed by the owner, or submitted by his agent where written authorization has been provided by the owner. A copy of the owner's written authorization needs to be attached to those applications signed by the agent.
- ⊗ (3) *Application Fee:* An application fee as set forth in Appendix A, Fees, which are due and payable upon submission or prior to the recording of any documents or plans.
- ⊗ (4) *Abutters List:* An abutters list including a list of names and addresses of all abutters as indicated in the records of the City Tax Assessor not more than five (5) days before the filing of the application.
- N/A ○ (5) *Zoning Board of Adjustment Actions:* A copy of any actions by the Zoning Board of Adjustment on requests for special exceptions or variances from the City of Concord Zoning Ordinance.

Sewer permit already completed during initial permitting for entire parcel

- N/A ○ (6) *State and Federal Permits*: A copy of any application made to a State or Federal agency required for the approval of this site plan, including those required for the development of off-site improvements.
- ⊗ (7) *Phasing Plan*: A statement describing the proposed phasing of the site plan including the time frame, percentage of total residential and non-residential uses, and the improvements and facilities provided in each phase. See cover letter included with this submission
- ⊗ (8) *Impact Studies*: The following studies where required in Section 31, Special Investigative Studies – Third Party Review, and Section 32, Traffic Impacts and Traffic Studies, herein, or as may be specifically required by the Planning Board in order to satisfactorily complete its review of a proposed application:
- ⊗ (a) Drainage study;
- N/A ○ (b) Wetland study; This specific phase is located outside of the wetland boundary area and was previously approved under the larger development
- ⊗ (c) Traffic study;
- ⊗ (d) Water and/or sewer studies;
- N/A ○ (e) Soil tests and soil survey including borings; No changes are being proposed to the previously approved and constructed stormwater management system.
- N/A ○ (f) School impact study; and
- ⊗ (g) Other studies as may be required from time to time by the Planning Board; and
- TBD ○ (9) *Special Investigative Studies or Third Party Reviews*: Special Investigative Studies pursuant to RSA 676:4 I(g), or Third Party Review pursuant to RSA 676:4-b for all or a portion of a site plan application, or impact study, shall be provided where required in accordance with Section 31, Special Investigative Studies – Third Party Review, of these regulations, or as may be specifically required by the Planning Board in order to satisfactorily complete its review of a proposed application.

13.02 Documentation Required Prior to Issuance of a Certificate of Approval: Three (3) copies of the following documents are required to be submitted to the Planning Division for review and approval prior to the issuance of a Certificate of Approval. Once approved by the Planning Board Clerk, and the City Engineer, and the City Solicitor as to form and content, properly executed easement documents and agreements shall be submitted for recording prior to the issuance of a building permit.

- N/A ○ (1) *Right-of-Way Easement*: Deeds of Easement for any new, extended or expanded right-of-way of any public street shown on the plan or required to be dedicated by the Planning Board. The format of right-of-way easements shall conform to Appendix B, Easements and Legal Documents.
- N/A ○ (2) *Utility and Drainage Slope Easements*: Deeds of Easements for new, extended or expanded utility and drainage rights-of-way located outside of any existing or proposed street right-of-way including flowage easements for drainage across property not within a defined pipe, channel or watercourse. The format of utility and drainage right-of-way easements, and slope easements shall conform to Appendix B, Easements and Legal Documents.
- N/A ○ (3) *Open Space*: Warranty Deeds or Conservation Easements for land to be set aside for open space purposes and/or required by the Planning Board to protect environmentally sensitive lands such as streams, steep slopes or wetlands.
- N/A ○ (4) *Other Public Easements*: Warranty Deeds or Deeds of Easement for any other public use shown on the site plan or required by the Planning Board.
- N/A ○ (5) *Financial Guarantee for Public Improvements*: Where applicable, a financial guarantee for all public improvements in the full amount approved by the City Engineer, and in a form acceptable to the City Solicitor, shall be submitted prior to the issuance of a Certificate of Approval. All construction cost estimates for any public improvements shall be submitted and approved by the City Engineer prior to submission of a financial guarantee.
- N/A ○ (6) *Publically Funded Improvements*: Where required improvements are to be fully or partially funded by the City of Concord, or other governmental authority, a fully executed public improvement guarantee or development agreement shall be provided.
- TBD ○ (7) *Recording Fees*: The recording fees required by the Merrimack County Registry of Deeds, or the State of New Hampshire, for all plans and documents to be recorded.
- N/A ○ (8) *State and Federal Permits*: Copies of all required state and federal permits.
- TBD ○ (9) *Municipal Utility Extension*: Where required, approval from City Council for the extension of municipal utilities, or the General Services Director for minor water and sewer extensions.
- TBD ○ (10) *City Council Approvals*: Where applicable, licenses from City Council to use public property or rights-of-way.

- ⊗ (11) *Electronic Submission*: Prior to the issuance of a certificate of approval, digital information from the site plan drawings shall be provided to the City Engineer for incorporation into the City of Concord Geographic Information System (GIS) and tax maps as specified in Section 12.08.

SECTION 15 Application Requirements for Minor Site plans

15.01 Required Information: Five (5) hard copies and one (1) digital copy of the following supporting documents and information are required at a minimum for each minor site plan application unless otherwise specified herein:

- ⊗ (1) All items set forth in Section 12, General Requirements for All Drawings;
- ⊗ (2) All items set forth in Section 13.01, General Requirements for Documentation, except for impact studies required in Section 13.01(8);
- ⊗ (3) All items set forth in Section 15.02, Site Plan Requirements;
- ⊗ (4) All items set forth in Section 15.03, Existing Conditions Plan;
- ⊗ (5) All items set forth in Section 15.04, Proposed Site Plan;
- N/A ○ (6) A Wetland Delineation and wetland buffers where applicable; This specific phase is located outside of the wetland boundary area and was previously approved under the larger development
- ⊗ (7) Construction drawings as set forth in Section 16.02, Site Plan Requirements, as may be required by the Clerk of the Board;
- ⊗ (8) Architectural plans as set forth in Section 16.03, Architectural Plans and Elevations;
- ⊗ (9) Impact studies set forth in Section 13.01(8), as may be required by the Clerk of the Board; and
- N/A ○ (10) Where Conditional Use Permits (CUP) are required in conjunction with a proposed site plan, a completed CUP application for each CUP requested shall be made at the same time as the site plan application. Where a CUP is required, no site plan application may be considered complete without a complete CUP application. CUP applications will be considered concurrently with the site plan application.

15.02 Site Plan Requirements: The following shall govern the preparation of the site plan drawings:

- ⊗ (1) *Preparation*: The site plan drawings shall be prepared by a New Hampshire Licensed Land Surveyor, a New Hampshire Licensed Professional Engineer, a New Hampshire Licensed Landscape Architect or a New Hampshire Licensed Architect as applicable, who shall sign the plan(s) and place their seal upon it.
- ⊗ (2) *Copies*: Five (5) hard copies and one (1) digital copy of the site plan set shall be submitted with the application including the existing condition plan, site plan, grading and drainage plans, utility plans, landscaping plan, along with construction details, utility profiles, etc., as may be applicable.
- ⊗ (3) *Scale*: Minor site plans may be submitted at a scale of 1"=10', 1"=20', 1"=30', or 1"=40' provided that the Clerk of the Planning Board finds the scale to be appropriate for depicting the required information. The scale of the plan submittal may be required to be adjusted or details provided at a larger scale, if in the opinion of the Clerk, the larger scale is needed to properly review all details of the site plan submittal.
- ⊗ (4) *Plan Size*: Plan drawings shall be no smaller than 11" x 17", nor larger than 24" x 36". Display graphics for presentation purposes may be submitted at larger size or varying scale. Colored copies or photo reductions of the display graphics shall be provided at a scale of 11" x 17" for the record file.
- ⊗ (5) *Easements and Restrictions*: Each site plan shall contain notations of all easements, covenants, self-imposed restrictions and any other restrictions or notations required by the Board.
- ⊗ (6) *Large Parcels*: In cases where only a portion of a parcel is proposed to be modified, redeveloped or developed, the Clerk may authorize the applicant to submit all, or a portion, of the site plan at another engineering scale, provided all pertinent information can be shown accurately and legibly.
- N/A ○ (7) *Multiple Sheets*: In the event multiple sheets are required for each plan in the plan set, match lines shall be established so that all buildings, proposed or existing, are entirely shown on a single sheet.
- ⊗ (8) *Addresses*: The address of each existing and proposed building or use shall be noted on the site plan as approved by the City Engineer, as well as, addresses for abutting properties.

15.03 Existing Condition Plan: Existing conditions may be shown on the site plan if the existing and new information can be legibly and clearly shown. Where minimal changes are proposed to the site, the Clerk may allow the applicant to reduce the amount or extent of the information to be provided below, provided that the proposed extent and impacts of the proposed improvements to the site, and the city at large, can be satisfactorily reviewed and sufficient information is provided on the plan for the Planning Board, or the Technical Review Committee, as applicable, to act on the application. The existing condition plan shall contain the following information:

- ⊗ (1) *Property Lines*: The property lines of the parcel to be developed with bearings and dimensions;
- ⊗ (2) *Abutters*: The full names and addresses of all property owners and abutters as indicated in the records of the City Tax Assessor not more than five (5) days before the filing of the application. The Tax Assessor's Map-Block-Lot number for each parcel;
- ⊗ (3) *Topography*: Existing topographic conditions and all proposed changes in ground elevation at a contour interval of two (2) feet, as referred to sea level datum of the North American Vertical Datum 1988 (NAVD88). Where the land slopes less than two percent (2%), spot elevations shall be shown at all breaks in grade, along all drainage channels or swales, and at selected points not more than one hundred (100) feet apart in all directions;
- ⊗ (4) *Soils*: The identification and classification of the extent and type of soils using the USDA Natural Resources Conservation Service system;
- ⊗ (5) *Natural Features*: The location of all significant natural features including, but not limited to, ledge outcroppings, streams and water bodies, wetlands, bluffs and ravines, steep slopes in excess of fifteen (15%) percent and twenty-five (25%) percent;
- N/A ○ (6) *Community Features*: Existing adjacent public buildings, parks or open space, or any historic structures or features; No community features within 20 and 30 scale viewports
- ⊗ (7) *Buildings and Structures*: The location, layout, and use of existing buildings and structures with exterior dimensions;
- ⊗ (8) *Parking, Loading and Access*: The location and layout of existing driveways, curb cuts, parking lots, and loading areas, with dimensions and the number of spaces identified by parking bay;
- ⊗ (9) *Easements or Right-of-way*: The location, dimensions and purpose of any easements or rights-of-way;
- ⊗ (10) *Municipal Utilities*: The location, size, material and type of municipal utilities currently serving the site including all structures, valves, hydrants, meters, and other appurtenances;
- ⊗ (11) *Non-municipal Utilities*: The location, type and size, where applicable, of the non-municipal utilities which currently serve the site including transformers, switch boxes and other appurtenances;
- N/A ○ (12) *Wells and Septic Systems*: The location of existing wells and subsurface waste disposal systems;
- ⊗ (13) *Flood Hazard*: A notation as to whether or not the property is located in a FH – Flood Hazard Zoning Overlay District. The location of the boundary line of the Flood Hazard District if it transects the property and the required finished floor elevation if all or a portion of the property is located within a flood hazard area; Project not within flood hazard area
- N/A ○ (14) *Aquifers*: Where present, the boundaries and label for each Water Systems Protection Area established in Article 28-3-6, Aquifer Protection (AP) Overlay District of the City of Concord Zoning Ordinance;
- N/A ○ (15) *Shoreland Protection*: Where present, the boundary of the Shoreland Protection (SP) Overlay District, and the boundaries and label for the Natural Vegetative and Woodland Buffers established in Article 28-3-3, Shoreland Protection (SP) Overlay District of the City of Concord Zoning Ordinance;
- ⊗ (16) *Signs*: The location and size of existing ground signs;
- ⊗ (17) *Solid Waste and Outside Storage*: The type and location of existing solid waste disposal facilities. All existing outside storage areas noting dimensions, height and types of material or equipment stored;
- ⊗ (18) *Lighting*: The type and location of existing outdoor lighting;
- ⊗ (19) *Setbacks and Buffers*: Setbacks and buffer yards shall be shown and dimensioned including wetland buffers, Shoreland Protection District buffers, buffers to bluffs, and Residential District buffers;
- ⊗ (20) *Existing Vegetation*: The location, type and size of existing trees on the site, or in the case of heavily wooded portions of the site, the edge of clearing. The Clerk may require that individual trees be identified in areas to be cleared or if existing trees are being used to meet required landscape provisions;
- ⊗ (21) *Restrictions*: Each site plan shall contain notations of all covenants, easements, self-imposed restrictions and any other restrictions in place at the time of application;
- ⊗ (22) *Abutting Properties*: Existing abutting properties including intersecting property lines, buildings, wells and septic systems, owners name and address, property address, and Tax Assessors Map-Block-Lot number.;
- ⊗ (23) *Tabulations*: The following tabulations including:
 - ⊗ (a) Gross acreage in square feet and acres;
 - ⊗ (b) Square feet or acres devoted to existing and proposed land uses;
 - ⊗ (c) Square feet of each existing building broken down by floor and use category;
 - ⊗ (d) Impervious surface coverage in square foot and percent;
 - ⊗ (e) Parking required for existing and proposed uses;
 - ⊗ (f) Useable land area calculations for residential development and net land area calculations for non-

- ⊗ residential development; and
- ⊗ (g) Other tabulations that may be required by the Clerk in order to determine compliance with the City's Zoning Regulations or Site Plan Review Regulations;
- ⊗ (24) *Zoning*: Zoning District Boundary lines, including Overlay Districts with labels; and
- N/A ○ (25) *Historic Structures or Sites*: The location and description of any historic structures or sites listed or eligible for the National or State Registers of Historic Places, and any historic markers on the site or abutting properties or rights-of-way. No historic features within 20 and 30 scale viewports

15.04 Proposed Site Plan: Existing conditions may be shown on the site plan if the existing and new information can be legibly and clearly shown. Where minimal changes are proposed to the site, the Clerk may allow the applicant to reduce the amount or extent of the information to be required below, provided that the extent and impacts of the proposed use and improvements to be made to the site can be satisfactorily reviewed, and sufficient information has been provided for the Planning Board, or the TRC as applicable, to act on the application. The proposed site plan drawing or drawing set shall contain the following information:

- ⊗ (1) *Property Lines*: The property lines of the parcel to be developed with bearings and dimensions;
- ⊗ (2) *Abutting Property*: Existing abutting properties including intersecting property lines, buildings, wells and septic systems, owners name and address, property address, and Tax Assessors Map-Block-Lot number. The full names and addresses of all property owners and abutters shall be provided as indicated in the records of the City Tax Assessor not more than five (5) days before the filing of the application;
- ⊗ (3) *Parcel Information*: City Tax Assessors Map-Block-Lot number for each parcel involved in the development along with the name and address of all property owners, and the most current deed reference noting the book and page numbers from the Merrimack County Registry of Deeds;
- ⊗ (4) *Proposed Use*: Each site plan shall clearly identify each existing and proposed use planned for the site;
- ⊗ (5) *Addresses*: The address of each existing and proposed building and unit shall be noted on the plan;
- ⊗ (6) *Topography*: Existing topographic conditions and all proposed changes in ground elevation at a contour interval of two (2) feet, as referred to sea level datum of the North American Vertical Datum 1988 (NAVD88). Where the land slopes less than two percent (2%), spot elevations shall be shown at all breaks in grade, along all drainage channels or swales, and at selected points not more than one hundred (100) feet apart in all directions;
- ⊗ (7) *Restrictions*: Each site plan shall contain all notations of covenants, self-imposed restrictions, and any other restrictions or notations required by the Board;
- ⊗ (8) *Natural Features*: The location of all significant natural features including, but not limited to, ledge outcroppings, streams and water bodies, wetlands, bluffs and ravines, steep slopes in excess of fifteen percent (15%) and twenty five percent (25%). The location and extent of any modifications proposed to any existing natural feature;
- ⊗ (9) *Streets and Right-of-Way*: The location and the right-of-way and traveled way widths of all existing and proposed streets, alleys, and other public ways;
- ⊗ (10) *Buildings and Structures*: The location, layout, and use of existing and proposed buildings and structures, including additions, with exterior dimensions shall be shown;
- ⊗ (11) *Parking, Loading and Access*: The location and layout of existing and proposed driveways, curb cuts, parking lots, and loading areas with dimensions and the number of spaces identified by parking bay. All existing and proposed driveways along the frontages of the property to be developed, on abutting properties and on the opposite sides of the street;
- ⊗ (12) *Easements and Rights-of-way*: The location, width, and purpose of existing and proposed easements for road rights-of-ways, utilities, drainage, slope, open space or conservation easements and any other easement as required. The easements to be shown include both public and private easements. The dimensions and bearings shall be shown for the boundaries of all easement areas where available;
- ⊗ (13) *Municipal Sewer*: The location, size, and invert elevations of existing and proposed sanitary sewers including manholes, catch basins, and culverts, including service connections;
- ⊗ (14) *Drainage & Erosion Control*: Where applicable, grading and drainage information showing the information required in Section 16.02(12). For areas proposed to be disturbed, erosion control information shall be provided as set forth in Section 16.02(13);

- ⊗ (15) *Landscaping*: The location, type and size of existing trees on the site, or in the case of heavily wooded portions of the site, the edge of clearing. The location of all existing, required or proposed landscaping on the site shall be clearly shown, including a landscape table which lists the size, common name, botanical name and number of proposed specimens to be planted. The Clerk may require that individual trees be identified in areas to be cleared or if existing trees are being used to meet required landscape provisions;
- N/A ○ (16) *Septic Systems*: Where municipal sewer service is not available, soil data and test results sufficient to submit an application for subdivision approval to the NHDES including a plan showing the location of test pits, the soil profiles, ground water elevation, and seasonal high water table elevation at each test pit. The required 4,000 square foot (4K) septic drain field area required by the NHDES shall be shown on the subdivision plat;
- ⊗ (17) *Municipal Water Supply*: The location and size of all existing and proposed water mains and service connections, including hydrants, gates, valves, and meters, and other appurtenances;
- N/A ○ (18) *Wells*: Where the municipal water system is not available, the location of all existing and proposed wells and required wellhead protection radii on the site and abutting properties;
- ⊗ (19) *Other Utilities*: The location, type and size, where applicable, of the non-municipal utilities which currently serve, or are proposed to serve the site, including transformers, switch boxes and other appurtenances;
- ⊗ (20) *Flood Hazard*: A notation as to whether or not the property is located in a FH – Flood Hazard Zoning Overlay District. The location of the boundary line of the Flood Hazard District if it transects the property, and the required finished floor elevation if all or a portion of the property is located within a flood hazard area. Finished floor elevations shall be noted for existing and proposed buildings and structures;
- ⊗ (21) *Signs*: The location and size of existing and proposed ground signs;
- ⊗ (22) *Setbacks and Buffers*: The location and dimensions of all yard setbacks, wetland buffers, Shoreland Protection District buffers, buffers to bluffs, and Residential District Buffers;
- ⊗ (23) *Zoning*: Zoning District Boundary lines including Overlay Districts with labels;
- ⊗ (24) *Solid Waste Facilities*: The type and location of existing and proposed solid waste disposal facilities. The dimensions, setbacks, type of screening along with constructions details shall be provided;
- N/A ○ (25) *Outside Storage*: The location of existing and proposed outside storage areas shall be shown noting dimensions, height and types of material or equipment stored. The dimensions, setbacks and type of screening provided shall be shown along with constructions details;
- ⊗ (26) *Lighting*: The type and location of existing and proposed outdoor lighting as required in Section 29, Lighting;
- ⊗ (27) *Fire Suppression*: Any existing or proposed fire alarm service and fire suppression system shall be noted on the plans. All fire lanes and fire access shall be noted, shown on the plans and dimensioned as required in Section 28, Fire Protection;
- N/A ○ (26) *Aquifer Protection*: Where present, the boundaries and label for each Water Systems Protection Area established in Article 28-3-6, Aquifer Protection (AP) Overlay District of the City of Concord Zoning Ordinance. The management provisions for the Aquifer Protection District shall be noted on the site plan for all applicable Aquifer Protection Areas.
- ⊗ (28) *Tabulations*: The following tabulations including:
 - ⊗ (a) Gross acreage in square feet and acres;
 - ⊗ (b) Square feet or acres devoted to the various land uses;
 - ⊗ (c) Ground coverage of buildings and structures in square feet and percent;
 - ⊗ (d) Ground coverage for parking and loading areas including aisles and internal landscaping in square feet and percent;
 - ⊗ (e) Impervious surface coverage in square feet and percent;
 - ⊗ (f) Useable land area calculations for residential development and net land area calculations for non-residential development;
- N/A ○ (g) Total number of dwelling units, and total numbers of dwelling units by type and number of bedrooms;
- N/A ○ (h) Dwelling unit density per useable acre, or where applicable, floor to area ratio;
- ⊗ (i) Square feet of floor area by type of use for all non-residential uses;
- ⊗ (j) Projected number of employees by shift if necessary for calculating required parking;
- ⊗ (k) Building occupancy or fixed seating if necessary for calculating required parking;
- ⊗ (l) Calculations of required parking and loading areas, including handicapped and compact spaces;

- ⊗ (m) Parking and loading areas provided, including handicapped and compact spaces;
- ⊗ (n) Interior parking lot landscaping in square foot and percent;
- ⊗ (o) Calculations of required trees to be provided on the landscape plan and number provided; and
- ⊗ (p) Residential buffer option selected, area of buffer yard required in square feet, and calculations of the buffer plantings required and provided.

- ⊗ **15.05 Other Requirements:** The Board, or the TRC, as may be appropriate, may require additional information set forth in Section 16, Application Requirements for Major Site Plans.

August 8, 2025

Via Electronic Mail

Planning Division
City of Concord
41 Green Street
3rd Floor
Concord, NH 03301

Attention AnneMarie Skinner, City Planner

**Re: Owner Authorization
 285 Loudon Road
 Concord, NH**

Dear Ms. Skinner:

As Owner's representative of the property located at 285 Loudon Road in Concord, New Hampshire, we do hereby authorize NES Group, Service Credit Union, Bohler Engineering MA, LLC, and their representatives to act as Authorized Applicants and Agents in the filing of any applications with the City of Concord and/or state jurisdictional authorities in regards to the aforementioned property and proposed improvements, including, but not limited to, appearing before governmental agencies at general meetings and coordinating with jurisdictional agencies in addressing construction/improvement at the subject site.

Sincerely,

GMX-RP-SCU-CONCORD, LLC:

<u>Andrew S. Goodman</u>	<u>8/6/2025</u>
Signed	Date

Andrew S. Goodman
Name

Manager
Title

OWNER AUTHORIZATION FOR ENTITY

I, _____, as the duly authorized
(print name)

_____ of _____
(member, manager, etc.) (name of entity)

by my signature below, hereby authorize _____ to
(name of applicant)

Submit Zoning Board of Adjustment/Planning Board/Planning Division applications and applicable materials for presentation to Concord Planning Division/Concord Zoning Board of Adjustment/Concord Planning Board for the proposed development at:

(address of site)

Andrew Goodman

(Signature)

(Date)

August 7, 2025

AnneMarie Skinner
City of Concord Planning Division
41 Green Street
Concord, NH 03301

**RE: Proposed Credit Union
Drainage Memorandum
285 Loudon Road
Map: 611Z, Lot 38, Unit 3**

Dear Ms. Skinner,

This letter summarizes the drainage conditions that are anticipated as a result of the development of a pad site located at the above-referenced site. The project consists of the construction of a 2,466(+/-) sf drive-thru credit union and associated site improvements as shown in the Proposed Site Plan Documents, prepared by Bohler, provided as part of this submission.

Existing Conditions

The subject site is located on a 4.6(+/-) acre parcel of land denoted as Lot #38 on Assessor's Map #611Z in the Gateway Performance District (GWP). The parcel is bordered by Old Loudon Road to the north, wetlands associated with a stream to the east, Loudon Road to the south, and a commercial lot to the west. The parcel consists of three (3) "Units" or commercial building pads to be developed throughout three (3) phases of construction. Unit #1, Aldi, located on the eastern side of the overall parcel was completed as part of Phase I, along with associated site features, as well as utility stubs and stormwater management for the overall parcel. Unit #2, Canes, is located centrally to the overall site and to the east of the project site and was completed as part of Phase II, along with associated site features and utilities. Unit #3, the proposed project site, will be developed as part of Phase III, the final phase, and is currently undeveloped with portions of pavement installed for future drive aisles and parking areas.

Development of the parcel was previously approved per a plan set entitled "Amended Non-Residential Site Plan", prepared by Dundee Investment Associated, LLC, revised through October 10, 2022 (hereinafter referred to as "the Master Development"). These plans included the final fit-out of Unit #1 and pad-ready sites at Units #2 and #3, along with the overall roadways, parking areas, utilities, and stormwater management systems.

The subject site was designed and approved as a 6,150(+/-) sf retail and restaurant, along with associated drive aisles, parking spaces, pedestrian and landscaping areas, and drainage and utilities connections. A review of the survey entitled "Boundary, Topographic & Utility Survey", prepared by Control Point Associated, Inc., dated June 5, 2025, indicates that onsite utilities were installed and stubbed to the subject site during previous phases. Similarly, catch basins and drainage infrastructure has been installed to collect and route stormwater runoff from the site to an underground infiltration system designed and installed on Unit #1. Discharges from this system flow to wetlands associated with a stream in the eastern portion of the site.

Proposed Conditions

The proposed development consists of the final fit-out of Unit #3 (hereinafter referred to as "the project") which will be constructed as part of Phase III of the Master Development. The proponent is seeking a Minor Site Plan approval from the Planning Board for constructing a 2,466(+/-) sf drive-thru credit union with parking and grading adjustments, pedestrian and landscaping improvements, lighting improvements, and connections to utility infrastructure, as identified on the Proposed Site Development Plans prepared by Bohler.

The total percentage of 60.5% impervious was shown in the original approved Dundee plans. For the entire parcel, including Unit #3, the proposed impervious coverage is 63.3%. Even though there is a 2.8% increase in impervious coverage, the parcel is still below the 85% maximum allowable impervious coverage for the site. Per discussions with the City of Concord Planning Department, due to the project site falling well below 85%, no further stormwater design is necessary, and existing infrastructure can be utilized.

Summary

In summary, the project results in total coverage less than the 85% maximum allowable impervious. Due to the project maintaining drainage patterns and conveyance systems as the approved plans, no further stormwater systems have been designed.

Should you have any questions or need additional information, please do not hesitate to contact me at 508-480-9900.

Thank you,

BOHLER ENGINEERING



Keith Curran, PE

August 7, 2025

AnneMarie Skinner
City of Concord Planning Board
41 Green Street
Concord, NH 03301

**RE: Proposed Credit Union
Sewer Memo
285 Loudon Road
Map #611Z, Lot #38, Unit #3**

Dear Members of the Board,

Service Credit Union proposes to redevelop the above referenced site with a credit union. The project site is a condo lot associated with a larger shopping center. When the project was previously permitted, the entire shopping center lot was analyzed and a sewer permit was issued with specific sewer flows allocated per condo lot. The subject lot associated with the proposed development referenced above was allocated 713 gallons per day.

The previously approved plans by Dundee Investment Associates, LLC called for a 6,150 sf building of approximately 4,550 sf of retail space and 1,600 sf of restaurant space (without a drive-thru). Per Table 3-3 of Metcalf and Eddy "Wastewater Engineering Treatment Resource Recovery", 5th edition, the typical flow rate for a restaurant is 6 gal/day per customer and 8 gal/day per employee for a shopping center (or alternately 1.5 gal/day per parking space). With an estimated 80 customers per day in the restaurant and 12 employees per day for the retail the flow rate is approximately 576 gallons per day $([6 \times 80] + [8 \times 12])$.

The project plans propose a 2,466 sf credit union. Using the closest "source" from Table 3-3 Metcalf and Eddy "Wastewater Engineering Treatment Resource Recovery", 5th edition, which would be an office use, has a flow rate of 10 gal/day per employee. The credit union anticipates 8 employees which totals 80 gallons per day.

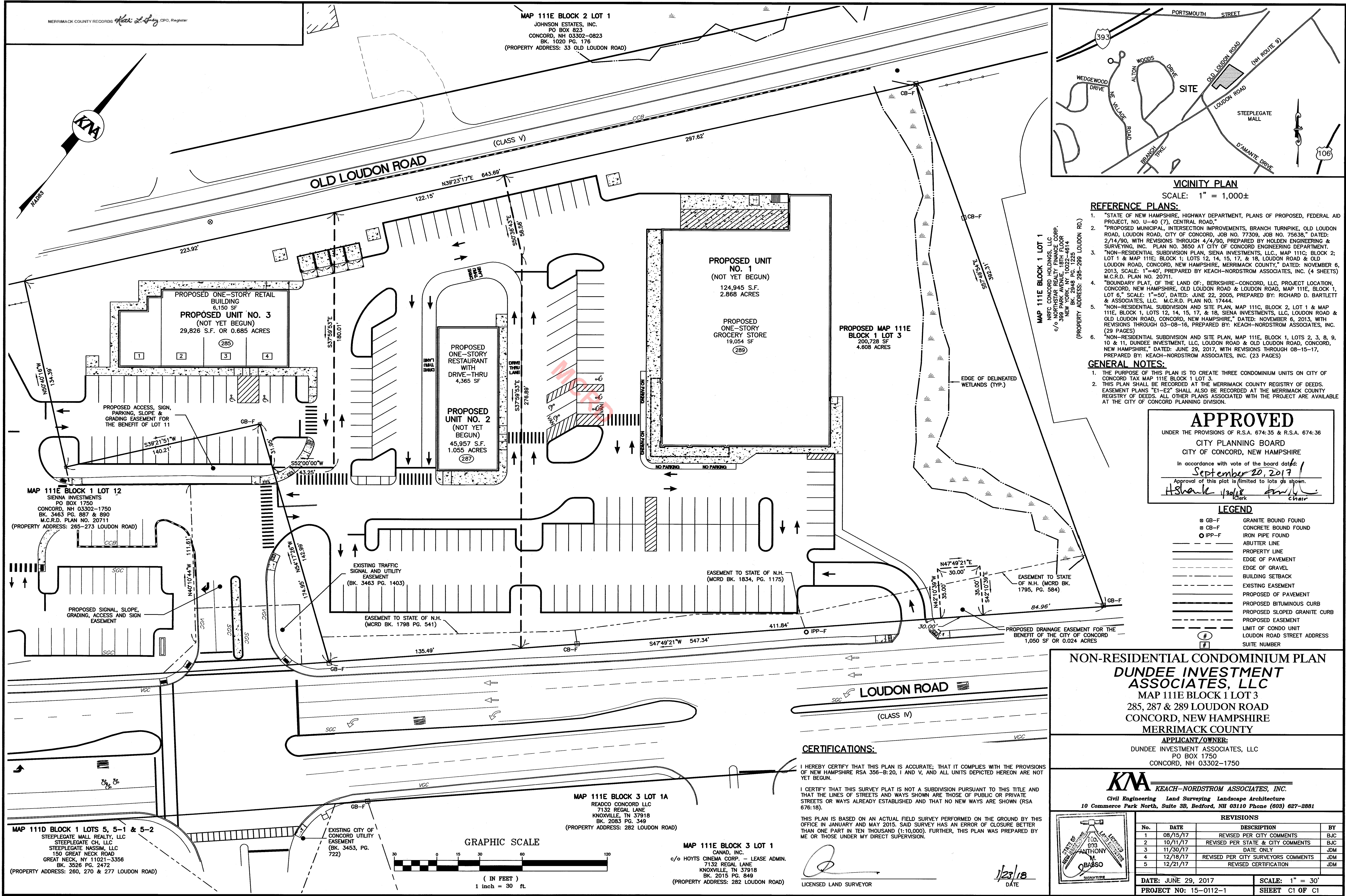
There is a reduction in sewer flows and the total flows for the site fall below the 713 gallons per day which was previously allocated for this site.

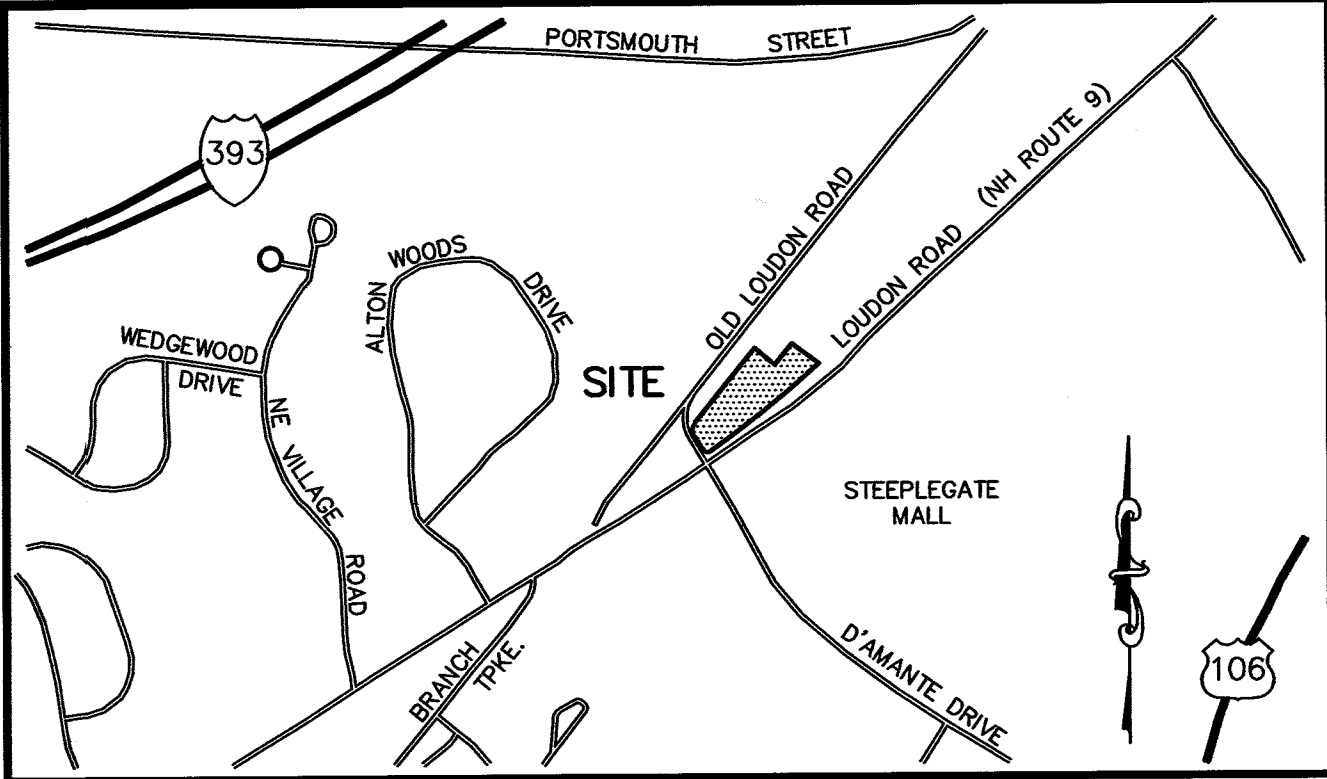
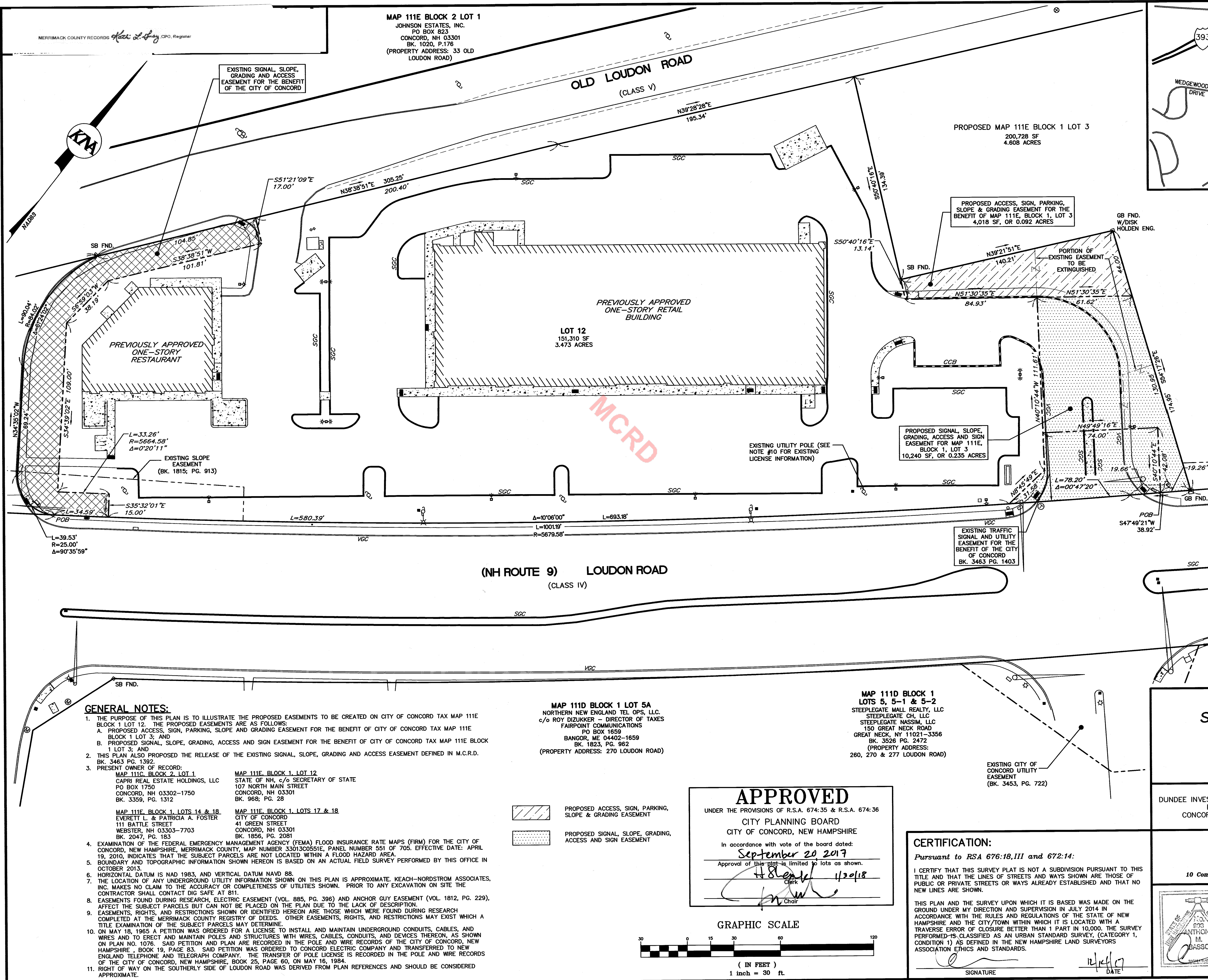
We trust that this information is sufficient for your needs at this time. Please do not hesitate to contact us at (603) 441-2900 should you have any questions or wish to discuss further.

Sincerely,



Keith Curran, P.E.





VICINITY PLAN
SCALE: 1" = 1,000'

REFERENCE PLANS:

- "STATE OF NEW HAMPSHIRE, HIGHWAY DEPARTMENT, PLANS OF PROPOSED, FEDERAL AID PROJECT, NO. U-40 (7), CENTRAL ROAD."
- "SUBDIVISION & CONSOLIDATION PLAN, LOUDON ROAD (ROUTE 9), SHEEP DAVIS ROAD (ROUTE 106), CONCORD, NEW HAMPSHIRE." SCALE: 1"=100', DATED: 1 MARCH 1988, WITH REVISIONS THROUGH 11/2/88, PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. PLAN NO. 10774. (4 SHEETS)
- "PRIVATE EASEMENT PLAN (LOTS 1 & 3), LOUDON ROAD (ROUTE 9), SHEEP DAVIS ROAD (ROUTE 106), CONCORD, NEW HAMPSHIRE." SCALE: 1"=100', DATED: 11 NOVEMBER 1988, WITH REVISIONS THROUGH 12/14/88, PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. PLAN NO. 10782. (2 SHEETS)
- "PROPOSED MUNICIPAL, INTERSECTION IMPROVEMENTS, BRANCH TURNPIKE, OLD LOUDON ROAD, LOUDON ROAD, CITY OF CONCORD, JOB NO. 77309, JOB NO. 75638, DATED: 2/14/90, WITH REVISIONS THROUGH 4/4/90, PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. M.C.R.D. PLAN NO. 3650.
- "CONSOLIDATION & SUBDIVISION PLAN, LOUDON ROAD (ROUTE 9), SHEEP DAVIS ROAD (ROUTE 106), CONCORD, NEW HAMPSHIRE." SCALE: 1"=100', DATED: 8 MARCH 1990, WITH REVISIONS THROUGH 6/11/90, PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. PLAN NO. 11721. (4 SHEETS)
- "CORRECTIVE SUBDIVISION PLAN, (LOTS 1 & 2, BLOCK 2, MAP 111-D), D'AMANTE DRIVE AND TRIANGLE PARK DRIVE, CONCORD, NEW HAMPSHIRE." SCALE: 1"=100', DATED: 17 JULY 1997, WITH REVISIONS THROUGH 04/17/98, PREPARED BY HAYNER/SWANSON, INC. M.C.R.D. PLAN NO. 14301. (2 SHEETS)
- "CITY OF CONCORD, N.H., COUNTY OF MERRIMACK, RIGHT-OF-WAY, PLANS OF PROPOSED, TRANSPORTATION AND ROADWAY IMPROVEMENTS, D'AMANTE DRIVE/LOUDON ROAD/TRIANGLE PARK DRIVE/SHEEP DAVIS ROAD," DATED: APR 6, 1999, WITH REVISIONS THROUGH JAN. 29, 2002, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. M.C.R.D. PLAN NO. 3035. (12 SHEETS)
- "AS-BUILT PLAN, OF, SHAW'S SUPERMARKET, FOR, VERONA INVESTMENT ASSOCIATES, LLC, NH ROUTE 9 & D'AMANTE DRIVE, CONCORD, NEW HAMPSHIRE," SCALE: 1"=50', DATED: DEC. 11, 2001, PREPARED BY DOUCET SURVEY, INC. M.C.R.D. PLAN NO. 2843. (3 SHEETS)
- "RIGHT OF WAY PLAN, FOR, VERONA INVESTMENTS ASSOCIATES, LLC, AND, THE CITY OF CONCORD, LOUDON ROAD, CONCORD, NEW HAMPSHIRE," SCALE: 1"=30', DATED: FEB. 1, 2002, WITH REVISIONS THROUGH 7/28/03, PREPARED BY DOUCET SURVEY, INC. M.C.R.D. PLAN NO. 3361.
- "NON-RESIDENTIAL SUBDIVISION PLAN, SIENA INVESTMENTS, LLC, MAP 111C, BLOCK 2, LOT 1 & MAP 111E, BLOCK 1, LOTS 14, 15, 17, & 18, LOUDON ROAD & OLD LOUDON ROAD, CONCORD, NEW HAMPSHIRE, MERRIMACK COUNTY," DATED: NOVEMBER 6, 2013, SCALE: 1"=40', PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.
- "PROPOSED MUNICIPAL ROADWAY, STORM DRAINAGE, WATER, AND SANITARY SEWER IMPROVEMENTS, B2-B9, LOUDON ROAD, ROUTE 9, CONCORD, NEW HAMPSHIRE, PREPARED FOR THE CITY OF CONCORD," PREPARED BY ANDREWS & CLARK, INC., DATED 3/1/89, AND FILED WITH THE CITY AS PERMANENT PLAN NUMBER 3148.
- "PLANS OF 2007 UPDATE TO THE ARIES TRAFFIC SIGNAL SYSTEM, CITY OF CONCORD, COUNTY OF MERRIMACK," DATED 10/24/2007, PREPARED BY VANASSE HANGEN BRUSTLIN, INC., AND ON FILE WITH THE CITY OF CONCORD.
- "NON-RESIDENTIAL SUBDIVISION AND SITE PLAN, MAP 111E, BLOCK 1, LOTS 2, 3, 9, 10 & 11, DUNDEE INVESTMENT, LLC, LOUDON ROAD & OLD LOUDON ROAD, CONCORD, NEW HAMPSHIRE," DATED: JUNE 29, 2017, WITH REVISIONS THROUGH 08-15-17, PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC. (23 PAGES)

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- STONE BOUND TO BE SET
- UTILITY POLE
- POINT OF BEGINNING
- EXISTING EASEMENT
- PROPERTY LINE
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- PROPOSED EASEMENT

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED EASEMENTS TO BE CREATED ON CITY OF CONCORD TAX MAP 111E BLOCK 1 LOT 12. THE PROPOSED EASEMENTS ARE AS FOLLOWS:
A. PROPOSED ACCESS, SIGN, PARKING, SLOPE AND GRADING EASEMENT FOR THE BENEFIT OF CITY OF CONCORD TAX MAP 111E BLOCK 1 LOT 3; AND
B. PROPOSED SIGNAL, SLOPE, GRADING, ACCESS AND SIGN EASEMENT FOR THE BENEFIT OF CITY OF CONCORD TAX MAP 111E BLOCK 1 LOT 3; AND
- THIS PLAN ALSO PROPOSED THE RELEASE OF THE EXISTING SIGNAL, SLOPE, GRADING AND ACCESS EASEMENT DEFINED IN M.C.R.D. BK. 3463 PG. 1392.
- PRESIDENT OWNER OF RECORD:
MAP 111C, BLOCK 2, LOT 1
CAPRI REAL ESTATE HOLDINGS, LLC
PO BOX 1750
CONCORD, NH 03302-1750
BK. 3359, PG. 1312
MAP 111E, BLOCK 1, LOTS 14 & 18
EVERETT L & PATRICIA A. FOSTER
111 BATTLE STREET
WEBSTER, NH 03303-7703
BK. 2047, PG. 183
MAP 111E, BLOCK 1, LOTS 17 & 18
STATE OF NH, c/o SECRETARY OF STATE
107 NORTH MAIN STREET
CONCORD, NH 03301
BK. 968, PG. 28
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CITY OF CONCORD, NEW HAMPSHIRE, MERRIMACK COUNTY, MAP NUMBER 33013C0551E, PANEL NUMBER 551 OF 705, EFFECTIVE DATE: APRIL 19, 2010, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2013.
- HORIZONTAL DATUM IS NAD 1983, AND VERTICAL DATUM NAVD 88.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS FOUND DURING RESEARCH, ELECTRIC EASEMENT (VOL. 885, PG. 396) AND ANCHOR GUY EASEMENT (VOL. 1812, PG. 229), AFFECT THE SUBJECT PARCELS BUT CAN NOT BE PLACED ON THE PLAN DUE TO THE LACK OF DESCRIPTION.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE WHICH WERE FOUND DURING RESEARCH COMPLETED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS, AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS MAY DETERMINE.
- ON MAY 18, 1965 A PETITION WAS ORDERED FOR A LICENSE TO INSTALL AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES AND TO ERECT AND MAINTAIN POLES AND STRUCTURES WITH WIRES, CABLES, CONDUITS, AND DEVICES THEREON, AS SHOWN ON PLAN NO. 1076. SAID PETITION AND PLAN ARE RECORDED IN THE POLE AND WIRE RECORDS OF THE CITY OF CONCORD, NEW HAMPSHIRE, BOOK 19, PAGE 83. SAID PETITION WAS ORDERED TO CONCORD ELECTRIC COMPANY AND TRANSFERRED TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY. THE TRANSFER OF POLE LICENSE IS RECORDED IN THE POLE AND WIRE RECORDS OF THE CITY OF CONCORD, NEW HAMPSHIRE, BOOK 25, PAGE 60, ON MAY 16, 1984.
- RIGHT OF WAY ON THE SOUTHERLY SIDE OF LOUDON ROAD WAS DERIVED FROM PLAN REFERENCES AND SHOULD BE CONSIDERED APPROXIMATE.

MAP 111D BLOCK 1 LOT 5A
NORTHERN NEW ENGLAND TEL OPS, LLC.
c/o ROY DIZUKKER - DIRECTOR OF TAXES
FAIRPOINT COMMUNICATIONS
PO BOX 1659
BANGOR, ME 04402-1659
BK. 1823, PG. 962
(PROPERTY ADDRESS: 270 LOUDON ROAD)

MAP 111D BLOCK 1
LOTS 5, 5-1 & 5-2
STEEPLEGATE MALL REALTY, LLC
STEEPLEGATE CH, LLC
STEEPLEGATE NASSIM, LLC
150 GREAT NECK ROAD
GREAT NECK, NY 11021-3356
BK. 3526 PG. 2472
(PROPERTY ADDRESS:
260, 270 & 277 LOUDON ROAD)

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36

CITY PLANNING BOARD

CITY OF CONCORD, NEW HAMPSHIRE

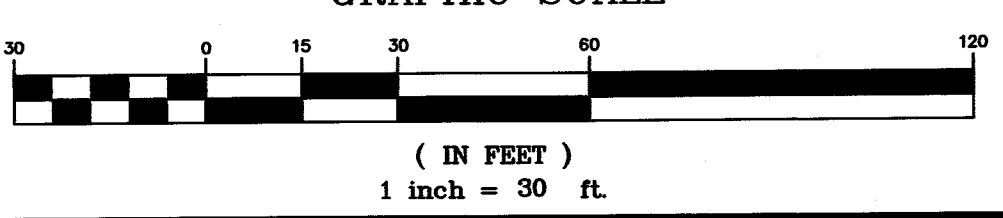
In accordance with vote of the board dated:

September 20, 2017

Approval of this plan is limited to lots as shown.

[Signature]
Clerk
[Signature]
Chair

GRAPHIC SCALE



CERTIFICATION:

Pursuant to RSA 676:18, III and 672:14:

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES ARE SHOWN.

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY 2014 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

[Signature]
SIGNATURE
12/14/17
DATE

EASEMENT PLAN
SIENA INVESTMENTS, LLC
MAP 111E BLOCK 1 LOT 12
265 - 273 LOUDON ROAD
CONCORD, NEW HAMPSHIRE
MERRIMACK COUNTY

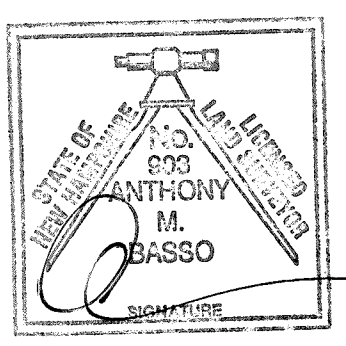
APPLICANT:

DUNDEE INVESTMENTS ASSOCIATES, LLC
PO BOX 1750
CONCORD, NH 03302-1750

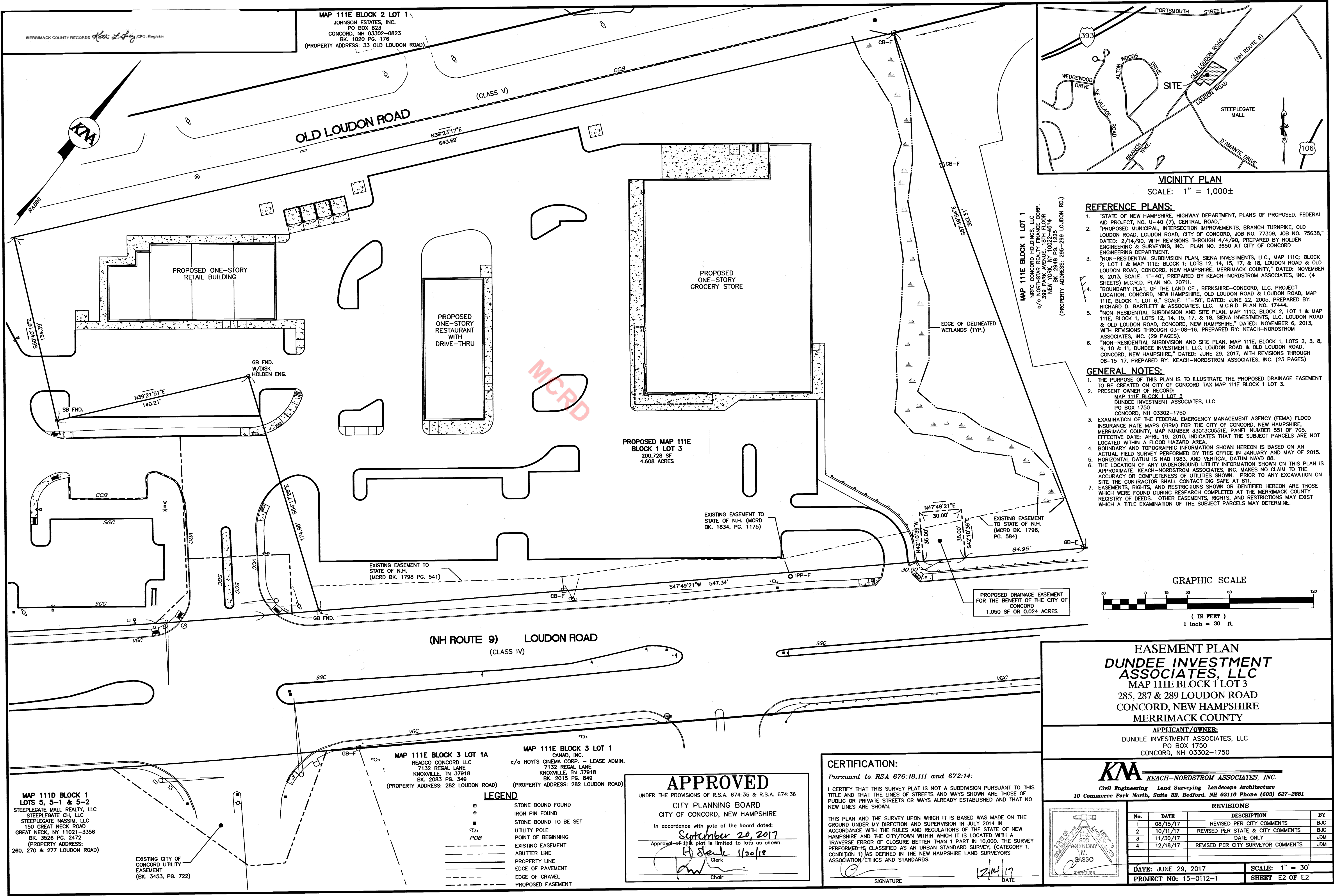
OWNER OF RECORD:

SIENA INVESTMENTS, LLC
PO BOX 1750
CONCORD, NH 03302-1750
M.C.R.D. BK. 3463 PG. 1392

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	08/15/17	REVISED PER CITY COMMENTS	BJC
2	10/11/17	REVISED PER STATE & CITY COMMENTS	BJC
3	11/30/17	UPDATE NOTES PER NEW LOT NUMBER	JDM
4	12/18/17	REVISED PER CITY SURVEYOR COMMENTS	JDM
DATE: JUNE 29, 2017		SCALE: 1" = 30'	
PROJECT NO: 15-0112-1		SHEET E1 OF E2	



August 7, 2025

AnneMarie Skinner
City of Concord Planning Board
41 Green Street
Concord, NH 03301

**RE: Proposed Credit Union
Trip Generation Letter
285 Loudon Road
Map: 611Z, Lot 38, Unit 3**

Dear Members of the Board,

On behalf of the applicant, Service Credit Union, Bohler has performed the following Trip Generation Analysis in conjunction with the proposed Service Credit Union located at 285 Loudon Road and further defined as Map 611Z, Lot 38, Unit 3 on the City of Concord Tax Assessor's maps.

The proposed project consists of the construction of a 2,466(+/-) square foot credit union with associated site features. The purpose of this analysis is to estimate the traffic generated by the proposed use and compare it to the previously approved use, a 6,150 sf building of retail and restaurant use, which had a combined use considered "retail" in the previously compiled traffic report completed by GPI.

For the proposed use, a trip rate was calculated utilizing data and procedures from the Institute of Transportation Engineers (ITE) Trip Generation Manual and the ITE Code 912, associated with a drive-in bank was utilized for the proposed use analysis.

Based upon the ITE information described above, traffic generated by the proposed uses were estimated during the weekday AM and PM peak hours and Saturday midday peak hour, based upon the floor area of the building. Weekday daily trips for the proposed use is 246 trips. Please see the breakdown for AM and PM total peak hour trips in the tables below.

Table 1. Trip Generation Estimate (Proposed)

ITE Code	Description	Floor Area (SF)	Weekday Peak Hour 7-9 AM (Enter/Exit)	Weekday Peak Hour 4-6 PM (Enter/Exit)	Saturday Midday Peak Hour 12-2PM (Enter/Exit)
912	Drive-In Bank	2,466 (+/-)	24 (14 enter / 10 exit)	51 (26 enter / 25 exit)	65 (33 enter / 32 exit)

As outlined in Table 1 above, the proposed credit union is expected to generate a total of 24 trips in the AM peak hour, 51 trips in the PM peak hour, and 65 trips on the Saturday midday peak hour upon completion of the credit union.

In the previous Trip Generation Study completed by GPI, for the 6,150 sf retail use there were a total of 840 weekday trips and 1,250 Saturday trips. During the Weekday PM peak hour there were 78 total trips (37 entering and 41 existing) and for the Saturday Midday Peak Hour there were 107 total trips (53 entering and 54 exiting). Therefore, the proposed credit union use would have a reduction in anticipated trips when compared to the previously approved use.



Should you have any questions or need additional information, please do not hesitate to contact me at 508-480-9900.

Thank you,

BOHLER ENGINEERING

A handwritten signature in blue ink, appearing to read "Keith Curran", with a long, sweeping horizontal stroke extending to the right.

Keith Curran, PE

Please return to:

**First American Title Insurance Company
National Commercial Services
800 Boylston Street, Suite 2820
Boston, MA 02199**

THIS DEED IS BEING RE-RECORDED ONLY TO PAY THE REMAINDER OF TRANSFER TAXES ON THE PROPERTY.
THE REMAINDER OF TRANSFER TAXES IS \$60,604.00.
THE TOTAL AMOUNT OF TRANSFER TAX IS \$121, 217.00. \$60,613.00 WAS PAID.

Added TT 60,604.00

Transfer tax \$60,613.00 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SIENA INVESTMENTS, LLC**, a New Hampshire limited liability company, with an address of 9 Triangle Park Drive, PO Box 1750, Concord, New Hampshire 03302-1750 ("Grantor"), for consideration paid, grants to **CARRIER PLACE, LLC**, a New Hampshire limited liability company, with an address of 41 Chittenden Lane, Cohasset, Massachusetts 02025 ("Grantee"), with **WARRANTY COVENANTS**, all of Grantor's right, title and interest in the following:

A certain parcel of land situated between the northerly sideline of Loudon Road (NH Route 9), as now traveled on the south, and the southerly sideline of Old Loudon Road, as now traveled on the north, in the City of Concord, County of Merrimack, State of New Hampshire, identified as Proposed Lot 2 and being shown on a plan entitled: "Non-Residential Subdivision Plan, Siena Investments, LLC, Map 111C, Block 2, Lot 1 & Map 111E, Block 1, Lots 12, 14, 15, 17 & 18, Loudon Road & Old Loudon Road, Concord, New Hampshire, Merrimack County," recorded in the Merrimack County Registry of Deeds as **Plan No. 201400020710**, being more particularly described as follows:

Beginning at the division line between the parcel described herein on the west and land now or formerly of Johnson Estates, Inc. (Tax Map 111E, Block 1, Lot 11) on the east; thence

S 50°40'16" E a distance of 134.39 feet along said land of Johnson Estates Inc. on the east to a stone bound; thence

N 39°21'51" E a distance of 140.21 feet along said land of Johnson Estates Inc. on the north to a granite bound found at the intersection of said land of Johnson Estates Inc. on the north, land now or formerly of Wesley H. & Harold H. Johnson and Linda Nichols (Map 111E, Block 1, Lot 10) on the northeast, and land now or formerly of Herbert C. Burnham (Map 111E, Block 1, Lot 2) on the southeast; thence

S 54°17'26" E a distance of 174.95 feet along said land of Herbert C. Burnham to a concrete bound on the northerly sideline of Loudon Road (NH Route 9); thence

S 47°49'21" W a distance of 38.92 feet along said sideline to a concrete bound found; thence

Westerly along said sideline by a curve to the left having a radius of 5,679.58 feet, a delta angle of $06^{\circ}59'34''$, an arc distance of 693.18 feet to a point; thence

Northerly along a curve to the left having a radius of 25.00 feet, a delta angle of $90^{\circ}35'59''$, an arc distance of 39.53 feet to a point on the easterly sideline of Old Loudon Road; thence

N $34^{\circ}35'02''$ W a distance of 69.24 feet along said easterly sideline of Old Loudon Road to a point of curvature; thence

Northerly along said sideline by a curve to the right having a radius of 84.02 feet, a delta angle of $61^{\circ}24'02''$, an arc distance of 90.04 feet to a point along the southwesterly sideline of Old Loudon Road; thence

N $38^{\circ}38'51''$ E a distance of 305.25 feet along said sideline to a point; thence

N $39^{\circ}28'28''$ E a distance of 195.34 feet along said sideline to the point or place of beginning.

Said parcel contains 151,310 square feet or 3.473 acres, being the same, more or less.

MEANING and INTENDING to describe and convey a portion of the same premises as conveyed to Siena Investments, LLC by Quitclaim Deed of the City of Concord, dated December 2, 2014 and recorded at the Merrimack County Registry of Deeds, Book 3463, Page 887, and by Warranty Deed of Everett L. Foster and Patricia A. Foster, dated December 2, 2014 and recorded at said Registry, Book 3463, Page 890.

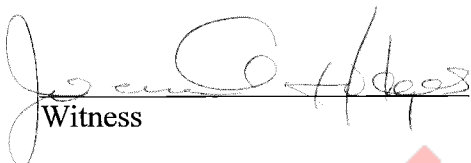
This conveyance is subject to, with the benefit of and incorporates all matters of record.


THIS IS NOT HOMESTEAD PROPERTY.

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WITNESS my hand this 28 day of April, 2021.

SIENA INVESTMENTS, LLC


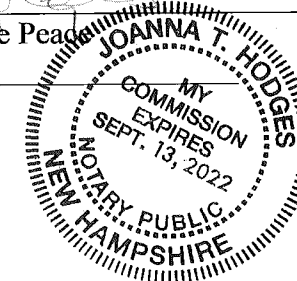

Witness

By: 
Richard D'Amante
Its Manager
Duly Authorized

STATE OF NEW HAMPSHIRE

COUNTY OF MERRIMACK, ss

On this 28 day of April, 2021, before me the undersigned officer, personally appeared the above-named Richard D'Amante, duly-authorized Manager of Siena Investments, LLC, a New Hampshire limited liability company, known to me (or satisfactorily proven) to be the person whose name is affixed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained as his own free act, will and deed on behalf of said Company.


Notary Public/Justice of the Peace
My Commission Expires: _____


Please return to:

Stewart Title Company

19,875.00

CONDOMINIUM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **DUNDEE INVESTMENT ASSOCIATES, LLC**, a New Hampshire limited liability company, with an address of 9 Triangle Park Drive, PO Box 1750, Concord, New Hampshire 03302-1750 (hereinafter referred to as the "Grantor"), for consideration paid, grants to **KASADA, LLC**, a Louisiana limited liability company, with an address of 910 S. Acadian Thruway, Baton Rouge, Louisiana 70806 (hereinafter referred to as the "Grantee"), with WARRANTY COVENANTS, all of Grantor's right, title and interest in and to the following:

A certain Land Condominium Unit, together with any buildings or improvements now or hereafter located thereon, located in the City of Concord, County of Merrimack and State of New Hampshire, known as Unit 2 of the Dundee Land Condominium as defined and described in the Declaration of Dundee Land Condominium by Dundee Investment Associates, LLC, dated January 29, 2018 and recorded in Book 3584, Page 2338 of the Merrimack County Registry of Deeds, and as further shown on a Site Plan entitled, "Non-Residential Condominium Plan Dundee Investment Associates, LLC, Map 111E Block 1 Lot 3, 285, 287 and 289 Loudon Road, Concord, New Hampshire, Merrimack County," Scale 1" = 30', dated June 29, 2017, with a final revision date of December 21, 2017, prepared by Keach-Nordstrom Associates, Inc., recorded at the Merrimack County Registry of Deeds as Plan #201800001652, and lying on the northerly

sideline of Loudon Road, situated in the City of Concord, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

A certain tract or parcel of land lying on the northerly sideline of Loudon Road in the City of Concord, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point lying on the northerly sideline of Loudon Road at the northeast corner of the tract herein described at the southeasterly corner of Unit 1, thence;

Along the northerly sideline of Loudon Road S 47° 49' 21" W a distance of 135.49 feet to a point at Map 111E Block 1 Lot 12, thence;

Along Map 111E Block 1 Lot 12 N 54° 17' 26" W a distance of 142.99 feet to a point at Unit 3, thence;

Along Unit 3 N 52° 00' 00" E a distance of 43.25 feet to a point, thence;

Along Unit 3 N 37° 59' 53" W a distance of 180.01 feet to a point on the southerly sideline of Old Loudon Road, thence;

Along the southerly sideline of Old Loudon Road N 39° 23' 17" E a distance of 122.15 feet to a point at Unit 1, thence;

Along Unit 1 S 50° 36' 43" E a distance of 58.58 feet to a point, thence;

Along Unit 1 S 37° 59' 53" E a distance of 276.89 feet to the point of beginning.

Said tract contains 45,957 square feet or 1.055 Acres more or less.

Together with an undivided interest as tenant in common in and to the Common Areas of the Condominium as the same is established and identified in the Declaration of Dundee Land Condominium, recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2338.

The Land Condominium Unit and undivided ownership interest in the Common Area described above are hereby conveyed subject to the following:

The provisions of New Hampshire Revised Statutes Annotated §356-B (the Condominium Act), including all easements, rights of entry and liens described and referred to therein except to the extent modified by the aforesaid Declaration of Dundee Land Condominium and Appendices

dated January 29, 2018 and recorded in Book 3584, Page 2338 of the Merrimack County Registry of Deeds (the "Declaration").

The aforesaid Declaration and all easements, encumbrances, reservations and liens referred to in the aforesaid Declaration, together with all rules, regulations and agreements lawfully made and/or entered into from time to time pursuant to the provisions of the Condominium Act and the Declaration.

All matters as set forth in the Dundee Land Condominium Bylaws, recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2371.

All matters as set forth on a plan entitled, "Non-Residential Condominium Plan Dundee Investment Associates, LLC, Map 111E Block 1 Lot 3, 285, 287 and 289 Loudon Road, Concord, New Hampshire, Merrimack County," Scale 1" = 30', dated June 29, 2017, with a final revision date of December 21, 2017, prepared by Keach-Nordstrom Associates, Inc. and recorded at the Merrimack County Registry of Deeds as Plan #201800001652.

Together with the benefit of and subject to: (i) Easement A from Siena Investments, LLC to Dundee Investment Associates, LLC dated January 29, 2018 and recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2326; (ii) Easement B from Siena Investments, LLC to Dundee Investment Associates, LLC dated January 29, 2018 and recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2331; and (iii) Easement C Drainage Easement from Dundee Investment Associates, LLC to the City of Concord dated January 29, 2018 and recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2335.

THIS IS NOT HOMESTEAD PROPERTY.

MEANING and INTENDNG to describe and convey a portion of the same premises as conveyed to Dundee Investment Associates, LLC by Warranty Deed of Michael A. D'Amante dated January 26, 2018, and recorded at the Merrimack County Registry of Deeds, Book 3584, Page 1922; by Warranty Deed of Messina Real Estate Investments, LLC, dated January 29, 2018 and recorded at said Registry, Book 3584, Page 1926; by Warranty Deed of Johnson Estates, Inc., dated January 29, 2018 and recorded at said Registry, Book 3584, Page 1917; by Fiduciary Deed of Herbert C. Burnham, Trustee of the Herbert C. Burnham 2015 Trust, dated January 23, 2018 and recorded at said Registry, Book 3584, Page 1919; and by Quitclaim Deed of Harold H. Johnson, Linda Nichols, Pamela M. Simpkins, Tammy Thibodeau, Barbara J. Demers and Eric W. Johnson, dated January 29, 2018 and recorded at said Registry, Book 3584, Page 1909.

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EXECUTED this 31ST day of October, 2024.

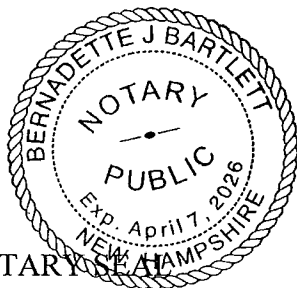
Dundee Investment Associates, LLC

Bj Bartlett
Witness

By: Richard D'Amante
Richard A. D'Amante
Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

The foregoing instrument was acknowledged before me this 24TH day of OCTOBER, 2024, by Richard A. D'Amante, duly-authorized Manager of Dundee Investment Associates, LLC, a New Hampshire limited liability company, on behalf of said Company.



Bj Bartlett
Notary Public/Justice of the Peace
My Commission Expires: APRIL 7, 2026

Please return to:

Taft, Stettinius & Hollister
111 East Wacker Drive, Suite 2600
Chicago, IL 60601-3713
Attn: Kenneth Klassman, Esq.

\$15,000.00

CONDOMINIUM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **DUNDEE INVESTMENT ASSOCIATES, LLC**, a New Hampshire limited liability company, with an address of 9 Triangle Park Drive, PO Box 1750, Concord, New Hampshire 03302-1750 (hereinafter referred to as the "Grantor"), for consideration paid, grants to **GMX-RP-SCU-CONCORD, LLC**, a Texas limited liability company, with a principal place of business at 3000 Dundee Road, Suite 408, Northbrook, Illinois 60062 (hereinafter referred to as the "Grantee"), with WARRANTY COVENANTS, all of Grantor's right, title and interest in and to the following:

A certain Land Condominium Unit, together with any buildings or improvements now or hereafter located thereon, located in the City of Concord, County of Merrimack and State of New Hampshire, known as Unit 3 of the Dundee Land Condominium as defined and described in the Declaration of Dundee Land Condominium by Dundee Investment Associates, LLC, dated January 29, 2018 and recorded in Book 3584, Page 2338 of the Merrimack County Registry of Deeds, and as further shown on a Site Plan entitled, "Non-Residential Condominium Plan Dundee Investment Associates, LLC, Map 111E Block 1 Lot 3, 285, 287 and 289 Loudon Road, Concord, New Hampshire, Merrimack County," Scale 1" = 30', dated June 29, 2017, with a final

revision date of December 21, 2017, prepared by Keach-Nordstrom Associates, Inc., recorded at the Merrimack County Registry of Deeds as Plan #201800001652, and lying on the northerly sideline of Loudon Road, situated in the City of Concord, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

A certain tract or parcel of land lying on the southerly side of Old Loudon Road in the City of Concord, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point lying on the southerly sideline of Old Loudon Road at the northeast corner of the tract herein described at the northwest corner of Unit 2 thence;

Along Unit 2 S 37° 59' 53" E a distance of 180.01 feet to a point, thence;

Along Unit 2 S 52° 00' 00" W a distance of 43.25 feet to a point at Map 111E Block 1 Lot 12, thence;

Along Map 111E Block 1 Lot 12 N 54° 17' 26" W a distance of 31.95 feet to a granite bound, thence;

Along Map 111E Block 1 Lot 12 S 39° 21' 51" W a distance of 140.21 feet to a granite bound, thence;

Along Map 111E Block 1 Lot 12 N 50° 40' 16" W a distance of 134.39 feet to a point lying on the southerly sideline of Old Loudon Road, thence;

Along the southerly sideline of Old Loudon Road N 39° 23' 17" E a distance of 223.92 feet to the point of beginning.

Said tract contains 29,826 square feet or 0.685 Acres more or less.

Together with an undivided interest as tenant in common in and to the Common Areas of the Condominium as the same is established and identified in the Declaration of Dundee Land Condominium, recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2338.

The Land Condominium Unit and undivided ownership interest in the Common Area described above are hereby conveyed subject to the following:

The provisions of New Hampshire Revised Statutes Annotated §356-B (the Condominium Act), including all easements, rights of entry and liens described and referred to therein except to the extent modified by the aforesaid Declaration of Dundee Land Condominium and Appendices

dated January 29, 2018 and recorded in Book 3584, Page 2338 of the Merrimack County Registry of Deeds (the "Declaration"); and

The aforesaid Declaration and all easements, encumbrances, reservations and liens referred to in the aforesaid Declaration, together with all rules, regulations and agreements lawfully made and/or entered into from time to time pursuant to the provisions of the Condominium Act and the Declaration; and

All matters as set forth in the Dundee Land Condominium Bylaws, recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2371; and

All matters as set forth on a plan entitled, "Non-Residential Condominium Plan Dundee Investment Associates, LLC, Map 111E Block 1 Lot 3, 285, 287 and 289 Loudon Road, Concord, New Hampshire, Merrimack County," Scale 1" = 30', dated June 29, 2017, with a final revision date of December 21, 2017, prepared by Keach-Nordstrom Associates, Inc. and recorded at the Merrimack County Registry of Deeds as Plan #201800001652.

Together with and subject to: (i) Easement A from Siena Investments, LLC to Dundee Investment Associates, LLC dated January 29, 2018 and recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2326 and (ii) Easement B from Siena Investments, LLC to Dundee Investment Associates, LLC dated January 29, 2018 and recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2331.

THIS IS NOT HOMESTEAD PROPERTY.

MEANING and INTENDING to describe and convey a portion of the same premises as conveyed to Dundee Investment Associates, LLC by Warranty Deed of Michael A. D'Amante dated January 26, 2018, and recorded at the Merrimack County Registry of Deeds, Book 3584, Page 1922; by Warranty Deed of Messina Real Estate Investments, LLC, dated January 29, 2018 and recorded at said Registry, Book 3584, Page 1926; by Warranty Deed of Johnson Estates, Inc., dated January 29, 2018 and recorded at said Registry, Book 3584, Page 1917; by Fiduciary Deed of Herbert C. Burnham, Trustee of the Herbert C. Burnham 2015 Trust, dated January 23, 2018 and recorded at said Registry, Book 3584, Page 1919; and by Quitclaim Deed of Harold H. Johnson, Linda Nichols, Pamela M. Simpkins, Tammy Thibodeau, Barbara J. Demers and Eric W. Johnson, dated January 29, 2018 and recorded at said Registry, Book 3584, Page 1909.

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EXECUTED this 31st day of March, 2025.

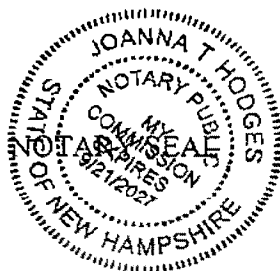
Dundee Investment Associates, LLC

Joanna T. Hodges
Witness

By: *Richard A. D'Amante*
Richard A. D'Amante
Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF *Merrimack*, ss

The foregoing instrument was acknowledged before me this *27th* day
of *March*, 2025, by Richard A. D'Amante, duly-authorized Manager of Dundee
Investment Associates, LLC, a New Hampshire limited liability company, on behalf of said
Company.



Joanna T. Hodges
Notary Public/Justice of the Peace
My Commission Expires:

Please return to:

Taft, Stettinius & Hollister
111 East Wacker Drive, Suite 2600
Chicago, IL 60601-3713
Attn: Kenneth Klassman, Esq.

\$15,000.00

CONDOMINIUM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **DUNDEE INVESTMENT ASSOCIATES, LLC**, a New Hampshire limited liability company, with an address of 9 Triangle Park Drive, PO Box 1750, Concord, New Hampshire 03302-1750 (hereinafter referred to as the "Grantor"), for consideration paid, grants to **GMX-RP-SCU-CONCORD, LLC**, a Texas limited liability company, with a principal place of business at 3000 Dundee Road, Suite 408, Northbrook, Illinois 60062 (hereinafter referred to as the "Grantee"), with WARRANTY COVENANTS, all of Grantor's right, title and interest in and to the following:

A certain Land Condominium Unit, together with any buildings or improvements now or hereafter located thereon, located in the City of Concord, County of Merrimack and State of New Hampshire, known as Unit 3 of the Dundee Land Condominium as defined and described in the Declaration of Dundee Land Condominium by Dundee Investment Associates, LLC, dated January 29, 2018 and recorded in Book 3584, Page 2338 of the Merrimack County Registry of Deeds, and as further shown on a Site Plan entitled, "Non-Residential Condominium Plan Dundee Investment Associates, LLC, Map 111E Block I Lot 3, 285, 287 and 289 Loudon Road, Concord, New Hampshire, Merrimack County," Scale 1" = 30', dated June 29, 2017, with a final

revision date of December 21, 2017, prepared by Keach-Nordstrom Associates, Inc., recorded at the Merrimack County Registry of Deeds as Plan #201800001652, and lying on the northerly sideline of Loudon Road, situated in the City of Concord, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

A certain tract or parcel of land lying on the southerly side of Old Loudon Road in the City of Concord, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point lying on the southerly sideline of Old Loudon Road at the northeast corner of the tract herein described at the northwest corner of Unit 2 thence;

Along Unit 2 S 37° 59' 53" E a distance of 180.01 feet to a point, thence;

Along Unit 2 S 52° 00' 00" W a distance of 43.25 feet to a point at Map 111E Block 1 Lot 12, thence;

Along Map 111E Block 1 Lot 12 N 54° 17' 26" W a distance of 31.95 feet to a granite bound, thence;

Along Map 111E Block 1 Lot 12 S 39° 21' 51" W a distance of 140.21 feet to a granite bound, thence;

Along Map 111E Block 1 Lot 12 N 50° 40' 16" W a distance of 134.39 feet to a point lying on the southerly sideline of Old Loudon Road, thence;

Along the southerly sideline of Old Loudon Road N 39° 23' 17" E a distance of 223.92 feet to the point of beginning.

Said tract contains 29,826 square feet or 0.685 Acres more or less.

Together with an undivided interest as tenant in common in and to the Common Areas of the Condominium as the same is established and identified in the Declaration of Dundee Land Condominium, recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2338.

The Land Condominium Unit and undivided ownership interest in the Common Area described above are hereby conveyed subject to the following:

The provisions of New Hampshire Revised Statutes Annotated §356-B (the Condominium Act), including all easements, rights of entry and liens described and referred to therein except to the extent modified by the aforesaid Declaration of Dundee Land Condominium and Appendices

dated January 29, 2018 and recorded in Book 3584, Page 2338 of the Merrimack County Registry of Deeds (the "Declaration"); and

The aforesaid Declaration and all easements, encumbrances, reservations and liens referred to in the aforesaid Declaration, together with all rules, regulations and agreements lawfully made and/or entered into from time to time pursuant to the provisions of the Condominium Act and the Declaration; and

All matters as set forth in the Dundee Land Condominium Bylaws, recorded at the Merrimack County Registry of Deeds at Book 3584, Page 2371; and

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THIS IS NOT HOMESTEAD PROPERTY.

MEANING and INTENDING to describe and convey a portion of the same premises as conveyed to Dundee Investment Associates, LLC by Warranty Deed of Michael A. D'Amante dated January 26, 2018, and recorded at the Merrimack County Registry of Deeds, Book 3584, Page 1922; by Warranty Deed of Messina Real Estate Investments, LLC, dated January 29, 2018 and recorded at said Registry, Book 3584, Page 1926; by Warranty Deed of Johnson Estates, Inc., dated January 29, 2018 and recorded at said Registry, Book 3584, Page 1917; by Fiduciary Deed of Herbert C. Burnham, Trustee of the Herbert C. Burnham 2015 Trust, dated January 23, 2018 and recorded at said Registry, Book 3584, Page 1919; and by Quitclaim Deed of Harold H. Johnson, Linda Nichols, Pamela M. Simpkins, Tammy Thibodeau, Barbara J. Demers and Eric W. Johnson, dated January 29, 2018 and recorded at said Registry, Book 3584, Page 1909.

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EXECUTED this 31st day of March, 2025.

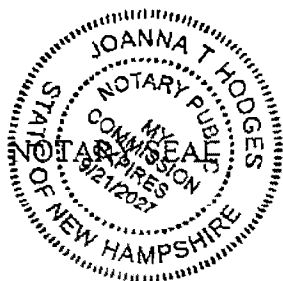
Dundee Investment Associates, LLC

Joanna T. Hodges
Witness

By: *Richard A. D'Amante*
Richard A. D'Amante
Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF *Merrimack*, ss

The foregoing instrument was acknowledged before me this *27th* day
of *March*, 2025, by Richard A. D'Amante, duly-authorized Manager of Dundee
Investment Associates, LLC, a New Hampshire limited liability company, on behalf of said
Company.



Joanna T. Hodges
Notary Public/Justice of the Peace
My Commission Expires: