



NOTICE OF PROPERTY AVAILABLE FOR SALE

Land Located on Race Street

The Holyoke Redevelopment Authority (HRA) is seeking proposals from qualified real estate developers or end users for the purchase and development of a .43 acre vacant lot located on Race Street in Holyoke, Massachusetts. The property is further identified in the Holyoke Assessors records as Map 030, Block 06, Parcel 014.

A Proposal Package containing instructions is attached and includes a description of the property, the obligations of the buyer, the procedure that will be used in selecting a responsive bid as well as the HRA Policy for the Sale of Real Estate.

Proposals will be accepted on a rolling basis until a selection is made.

Additional information on the HRA Urban Renewal Plan "Connect. Construct. Create. -A Plan to Revitalize Center City Holyoke" is available at www.holyokeredevelopment.com.

This solicitation is not a legally binding document, but an invitation to submit preliminary proposals on the terms and conditions described herein. HRA shall not be under any obligation to a proponent unless and until the HRA and the proponent enter into a legally binding purchase and sale agreement following the HRA Board's negotiation and approval of the proponent and the proposed development. In no event shall HRA be responsible for any costs, expenses and fees incurred by or on behalf of any developer in connection with a proposal. Each bidder shall be solely responsible for all such costs, expenses and fees.

Proposals submitted in response to this solicitation are not subject to public bidding procedures and procurement rules set forth under Massachusetts General Laws, Chapter 30B.

The HRA reserves the right to interview proponents, request additional information, negotiate and request changes to submitted proposals, reject, or not consider, all or part of any submitted proposal, modify a deadline and scope of this solicitation process and any other aspect of the proposal, withdraw its selection and select an alternative proposal and take any other action in accordance with the evaluation and selection of submitted proposals. The HRA may take such actions at any time prior to the full execution of a negotiated agreement.

HOLYOKE REDEVELOPMENT AUTHORITY

CITY HALL ANNEX • 20 KOREAN VETERANS PLAZA, SUITE 406

HOLYOKE, MASSACHUSETTS 01040-5037

Phone: (413) 322-5655 • Email: oped@holyoke.org • Web: www.HolyokeRedevelopment.com

Birthplace of Volleyball



Holyoke REDEVELOPMENT

PROPOSAL PACKAGE TABLE OF CONTENTS

	<u>Page</u>
Section 1. Overview	1
Section 2. Instructions	1
Section 3. Property Description	1
Section 4. Proposal Submission and Selection Process	2
Section 5. Conditions of Purchase	2
Attachment A - Proposal Form	3
Attachment B - Development Proposal Form	4
Attachment C - Financial Capacity Form	5
Attachment D - HRA Policy for the Sale of Real Estate and Bid Instructions Acknowledgement	6-10
Exhibits:	11
▪ Property Description from Urban Renewal Plan	
▪ Assessors' Property Record Card	
▪ Legal Reference	

SECTION 1. OVERVIEW

This proposal form is for individuals, companies or organizations that wish to acquire specific property owned or controlled by the Holyoke Redevelopment Authority (HRA) for development and disposition of said property in accordance with the HRA Urban Renewal Plan "Connect. Construct. Create. – A Plan to Revitalize Center City Holyoke" (see <http://www.holykeredevelopment.com/plans-studies/urp/>). For additional information refer to the HRA Policy for the Sale of Real Estate (Attachment D).

SECTION 2. INSTRUCTIONS

To submit a proposal to purchase and develop a Holyoke Redevelopment Authority (HRA) property, please submit a complete package consisting of the following items:

- Executed Proposal Form (Attachment A)*
- Executed Development Proposal Form Including a Narrative of the Proposed Development (Attachment B)
- Executed Financial Capacity Form (Attachment C)
- HRA Policy for the Sale of Real Estate and Proposal Instructions Acknowledgement (Attachment D)*

***Denotes signature required**

The completed proposal package must be addressed to:

Holyoke Redevelopment Authority
RE: Proposal for Race Street Land
City Hall Annex Room 406
20 Korean Veterans Plaza
Holyoke, MA 01040

The proposal package must be mailed or hand-delivered in a sealed envelope marked clearly to identify the package as containing proposal documents.

For questions or clarification about the HRA proposal process - Call (413) 322-5655 or e-mail to oped@Holyoke.org.

SECTION 3. PROPERTY DESCRIPTION

The Holyoke Redevelopment Authority (HRA) is offering to convey a parcel of land located on Race Street in Holyoke, Massachusetts to a qualified developer or end-user for purchase in accordance with the terms of this proposal, the HRA Urban Renewal Plan, and a negotiated purchase and sale agreement.

The property consists of a vacant lot approximately .43 acres in size and which is further described in the Exhibits. Additional information is available from the City of Holyoke Property Viewer at <http://www.mapgeo.com/holyokema/>.

The property is located in the Urban Renewal Plan Project Area #5 and is zoned General Industry (IG).

SECTION 4. PROPOSAL SUBMISSION AND SELECTION PROCESS

Completed proposal packages must be received by the date, and in the manner, specified on the cover page of this proposal solicitation. Proposals will be accepted on a rolling basis until a selection is made unless a deadline is specified on the cover page of this solicitation.

HRA will evaluate each complete proposal package based on comparative evaluation criteria set forth herein. HRA will vote to select the most advantageous proposal and negotiate price and use terms in anticipation of executing a Purchase and Sale Agreement.

The selected proponent must demonstrate and certify compliance with HRA policies and all local, state, and federal laws and regulations. Please refer to the HRA Policy for the Sale of Real Estate (Attachment D) for complete disclosure and certification forms required prior to negotiation and execution of a purchase and sale agreement.

SECTION 5. CONDITIONS OF PURCHASE

The HRA will execute a Purchase and Sale Agreement, as applicable, with the selected proponent specifying all final purchase conditions. Purchasing conditions may include, but shall not be limited to: use restrictions, redevelopment agreements, completion deadlines, and submission of a performance bond. Conveyance of the property will also be subject to a reversionary interest (e.g., Reverter) in the deed to ensure the buyer's/developer's performance.

Attachment A Proposal Form

Proponent's Information

Name: _____

Legal Entity Name (if applicable): _____

Legal Entity Identification Number (if applicable) _____

Contact Person (if different from proponent): _____

Mailing Address: _____

Email Address: _____ Telephone: _____

How did you hear about Featured Properties for Sale?

- HolyokeRedevelopment.com Broker/Agent Word of Mouth
 Social Media Sign Other _____

Property Information

Property Address: **Race Street**
(see exhibits for legal description)

Parcel ID#: **Map 030, Block 06, Parcels 014**

Deed Reference: **Book 18278, Page 274**

Current Zoning: **General industry (IG)**

Proposal Amount

Amount of Proposal:

Signature _____ Date _____

Name (Print) _____

Attachment B

Development Proposal Form

Description of Proposed Use and Improvements

Please attach this completed form to a written narrative describing the proposed use, employment, improvements plan, timeline to complete and estimated development and rehabilitation costs. You may include supporting documentation germane to consideration of the proposal.

Planned Reuse of Property

- Type: Residential Open/Green Space
 Commercial Mixed Use (_____)
 Industrial Other (_____)
- End User: Owner-Occupied Other (_____)
 Developer

Proposed Reuse conforms to current zoning: Yes No

If no, list type of zone required: _____

Employment Information

Number of Full Time Employees: _____ Number of Part Time Employees: _____
In the written narrative, include a description of the existing employment and new job creation. The proponent should demonstrate a commitment to create jobs with a preference for Holyoke residents and a plan to recruit employees from those living in the Center City neighborhoods.

Developer Experience

Has the proponent developed other projects similar in type and scope?
 Yes No
If yes, please attach list of past projects, type, unit size, dates of completion, and note funding sources for project.

Developer Disclosures

Is proponent a named defendant or party to any pending litigation or legal proceeding (e.g., bankruptcy, foreclosure, arbitration proceeds)?
 Yes No
If yes, please attach explanation.

Is proponent delinquent in the payment of taxes on any property in the Commonwealth of Massachusetts (including payment under a pre-existing repayment agreement with a municipal Treasurer's Office)?
 Yes No
If yes, please attach explanation.

Is proponent in violation of any Massachusetts law relating to taxes, reporting of employees and contractors, and withholding and remitting child support?
 Yes No
If yes, please attach explanation.

Has the proponent ever been cited by, or own property cited by, a Massachusetts municipality for a Health Code or Building Code violation, or currently owns property in which there are outstanding Health or Building Code violations?
 Yes No
If yes, please attach explanation.

Attachment C

Financial Capacity Form

Proponent must demonstrate financial wherewithal and development capacity to carry out proposed redevelopment of the property. Using this worksheet, please provide a project estimate in as much detail as feasible.

Proponents should be prepared to produce documentation during the solicitation process demonstrating the availability of funds in an amount no less than the offer amount plus the estimated rehabilitation cost. Acceptable documents include, but are not limited to, a current bank statement, line of credit, pre-approval or commitment of bank financing, audited financial statements and internal financial statements (if a business) or other evidence of financial capability. **Please note, a proponent may choose to include financial documentation with the proposal package, but doing so is not required at the time of proposal submission. Financial documentation will only be required upon (1) HRA's specific request or (2) selection of a proposal.**

Project Financing: Estimated Sources and Uses of Funds.

Sources: Name all sources of funding. Proponent must provide evidence of committed funds.

<i>Type</i>	<i>Amount</i>	<i>Name of Source</i>	<i>Committed: Y/N</i>	<i>Documentation Attached: Y/N</i>
Developer Equity	\$			
Acq/Construction Financing	\$			
Permanent Financing	\$			
Grant	\$			
Other	\$			
Other	\$			
Other	\$			
Total Sources	\$			

Uses: Provide estimated costs to redevelop property

<i>Uses</i>	<i>Amount</i>	<i>Source of Estimate</i>
Purchase Price of Property	\$	
Closing Costs/ Title/Recording	\$	
Construction Costs	\$	
Design/Engineering Costs	\$	
Legal Costs	\$	
Holding Costs	\$	
Financing Costs	\$	
Other	\$	
Other	\$	
Other	\$	
Total Uses	\$	

Attachment D

HRA Policy for the Sale of Real Estate and Proposal Instructions Acknowledgement

Holyoke Redevelopment Authority - Policy for the Sale of Real Estate

1. Guiding Principles

This policy shall be used to promote, provide guidance and regulate the sale and reuse of Holyoke Redevelopment Authority (HRA) properties.

The sale and reuse of HRA properties shall be consistent with Urban Renewal Plan "Connect. Construct. Create. – A plan to revitalize Center City Holyoke", and conform to the Massachusetts Department of Housing and Community Development Urban Renewal Regulations.

The HRA seeks development proposals that advance the HRA's and the City of Holyoke's economic development goals as articulated in the Urban Renewal Plan and other referenced economic development plans. The HRA is committed to ethical and transparent processes for the administration of vacant land and buildings. All real estate transactions are governed by laws of the Commonwealth of Massachusetts and the City of Holyoke and rules that generally prohibit, among other things, conflicts of interest, the disclosure of confidential information, and the representation of another by a HRA official or employee in a transaction with the HRA. All purchasers must submit disclosures as required by the HRA.

Criteria include but are not limited to projects that:

- Encourage the development and reuse of vacant and underutilized properties.
- Eliminate blight and stimulate neighborhood revitalization.
- Demonstrate a commitment to create employment with a preference to hire Holyoke residents and a plan to recruit employees from those living in the Center City neighborhoods.
- Provide a mix of housing opportunities.
- Strengthen the City's tax base.
- Convey land in a unified, predictable, timely and transparent process.
- Are considered catalytic with the potential to spur additional private investment in underperforming commercial corridors, neighborhood centers, and areas of regional economic significance as identified in the Urban Renewal Plan and other City-approved and accepted plans.
- Share costs or make investments related to significant public improvements, including but not limited to the upgrading of public utilities and the rehabilitation or provision of new public infrastructure.
- Conform to Massachusetts Department of Housing and Community Development (DHCD) Urban Renewal Regulations (760 CMR 12.00).

2. Applicability

These policies apply to Holyoke Redevelopment Authority (HRA) real property inventories. The HRA is responsible for receiving all expressions of interest for property, the decision-making during the disposition process and the adherence to these policies. Pursuant to M.G.L. Ch. 30B, §1(b)(25), the solicitation, evaluation, and award of such bids are statutorily exempt from, and shall not be conducted pursuant to, public bidding and procurement laws codified under Mass. General Laws, Chapter 30B.

During the review of requests for property under these policies, the HRA may, at its discretion, elect not to convey the requested property. All proposals constitute preliminary proposals in preparation of negotiating a development contract.

3. Approaches to the Sale of Property

The sale of HRA property is intended to promote the greatest possible active reuse of parcels in the HRA's inventory. Available properties will be published online at www.HolyokeRedevelopment.com and may include an asking price. Proposals for acquisition and development of for properties will be accepted and reviewed on an ongoing basis.

4. Open Market Sales Approach

The HRA reserves the right to enter into development agreements and sell property in manners deemed most appropriate to expeditiously attain urban renewal plan goals. Typically, when more than one person or entity wishes to purchase the property, the HRA will use either the Proposal Form or a Request for Proposal format. The Open Market Sales will be a standard approach to obtain the best offer for a property. Open Market Sales will typically be done through www.HolyokeRedevelopment.com or other recognized method of advertising to encourage broad participation in the sale of selected properties. Listed asking prices may be established using appraisal, competitive market analysis, or assessed valuation. Properties will be placed on the market for a duration that will allow for fulfillment of the goals and objectives of the HRA and the Urban Renewal Plan.

5. Requests for Proposals/Qualifications

If the HRA requires more specified criteria for real estate development, a Request for Proposals (RFP) or Request for Qualifications (RFQ) may be issued to identify and select a potential developer. The RFP format allows the HRA to explain the planned use of the property and identify any further requirements that might be place on the developer or successive owners of the property.

- A RFP will be widely advertised to encourage broad participation.
- Selection criteria will include factors such as developer capacity and proposed development outcomes, as well as the proposed price offered by potential developer.
- The disposition price may be established by the HRA and will typically be considered the market value of the property.
- A RFP may be developed in consultation with other stakeholders as appropriate.

6. Qualified Purchasers & Proposals

All Qualified purchasers of HRA-owned property must fulfill their commitments to the HRA and the community, which includes paying property taxes, maintaining properties in accordance with all municipal codes and ordinances, and be in good municipal standing including:

- Does not own any property that is subject to any significant unresolved violation of City or State codes and ordinances;
- Has not been an owner in a completed Holyoke tax foreclosure proceeding within the previous five years; and
- Has not been the owner of record or a partner in any real estate or development that has been confiscated due to criminal activity.

A Qualified Proposal will be submitted by a Qualified purchaser that includes:

- 1) Adequate plans and established timeline for development
- 2) Demonstrated history of operating capacity and capacity to complete work proposed
- 3) Proven financial resources
- 4) Proposal Form (Attachment A)

- 5) Development Proposal Form including Narrative of Development and Improvement Plans, Employment and Prior Experience (Attachment B)
- 6) Financial Capacity Form (Attachment C)
- 7) HRA Policy for the Sale of Real Estate and Proposal Instructions Acknowledgement (Attachment D)

In addition to these general qualification standards, the HRA retains final authority to determine qualifications and suitability of selected proponents. The HRA reserves the right to return an incomplete proposal package for correction and completion or outright reject any such proposal.

Proposals will be publicly opened and disclosed with the name of each proponent recorded. The HRA intends to review each qualified proposal based on the comparative evaluation and selection criteria set forth in each proposal package.

The evaluation criteria set forth in each proposal is intended to assist in the consideration of submitted proposals and does not constitute an exclusive framework or otherwise bind HRA's decision-making process. HRA reserves the right to interview proponents, request changes in the proposals, reject all proposals, modify the proposal, negotiate price and terms or withdraw its selection and select another proponent even after a proponent prevailed during the proposal process, in its sole discretion.

7. Proposal Selection Criteria

Proponents are advised to consider the following Comparative Evaluation Criteria when preparing their submission and submit sufficient information under each category to permit fair and responsible evaluation the proposals:

- Experience with redevelopment of urban sites
- Financial capacity to complete the project
- Project Budget
- Likelihood of completing the project on schedule and in a timely manner
- Implementation strategy
- Benefits to adjacent development and neighborhood

The comparative criteria will be evaluated in a manner by using four rating categories —Highly Advantageous, Advantageous, Not Advantageous and Not Acceptable.

8. Deposit

The HRA reserves the right to require a deposit equal to ten percent (10%) of the awarded offer amount at the signing of a Purchase and Sale Agreement for the property. The deposit shall be credited toward the final purchase price. The HRA may, in its sole discretion, modify the required deposit amount including that a deposit be non-refundable.

9. Department of Housing and Community Development (DHCD) Approval

The Department of Housing and Community Development (DHCD) is charged with the Urban Renewal Plan oversight and has requirements for the disposition of property (CMR 760 12.05). This oversight is to ensure that the disposition of property identified in an urban renewal plan conforms to the goals and objectives of the Urban Renewal Plan. The HRA must receive DHCD approval prior to the conveyance of any property in the Urban Renewal Plan.

10. Property Conveyance

HRA real estate will be conveyed, "AS IS." The HRA makes no representation that the property is free of any encumbrances other than those specifically stated on a case-by-case basis. The HRA makes no representations, express or implied, regarding the property except that problems

may exist or arise, such as zoning, obtaining permits, subsoil conditions, latent conditions, the timing of the purchase, wetland restrictions, easements, or dimensional controls, etc.

In some instances, the City of Holyoke, through its City Council and Mayor, previously approved transfer of real estate to the HRA in accordance with the URP. Upon execution of a Purchase and Sale Agreement, the deed from the City to the HRA will be recorded prior to or simultaneously with the Closing.

At closing, the HRA shall deliver a **Release Deed**, free from all encumbrances except those identified in the executed Purchase and Sale Agreement which may include, but are not limited to, provisions relating to existing building code and zoning laws, applicable tax obligations, property and betterment liens assessed after the date of the agreement, easements for public utilities serving the premises, and conditions of purchase and covenants for the use, development, and disposition of the property as specified in the deed, agreement, and Urban Renewal Plan. The HRA advises prospective purchasers to have their attorney examine the appropriate title prior to closing.

Planned uses for the property should be consistent with the property's existing zoning classification as defined by applicable Holyoke Zoning Ordinances and Massachusetts General Laws, or a Proponent should indicate in its proposal that a zone change is required. Any zone change, special permit or variance application, if needed, would have to be sought separately from this sale through their respective processes and will be the sole responsibility of the winning proponent and be consistent with the use of the site intended in the urban renewal plan. The HRA makes no assurances as to the approval of any zone change, special permit, site plan review or variance application, if sought.

11. Reversionary Interest (Reverter)

The HRA expects that properties will be developed in an appropriate and timely manner following a written agreement in accordance with the submitted Development Proposal Timeline or with a subsequent timeline negotiated with the HRA. This requirement will be enforced either through reverter provisions in the deed, or by requiring that property be conveyed simultaneously with the developer obtaining construction financing. After the property has been conveyed, the HRA may follow up with a systematic review of these agreements for development, which includes design plans and improvements to the existing building and/or land, that engineering/architectural design/plans are complete, evidence that financing is available, and that the approved plans are underway. If such development does not begin according to the timeline, the HRA may require the buyer to reconvey title to the property for a predetermined price.

12. Payment of Taxes or PILOT

All parcels will be sold free and clear of any unpaid real estate taxes or municipal liens assessed. However, the successful proponent is required to make a payment in lieu of taxes (PILOT) to the City of Holyoke from the date of the deed transferring title from the HRA to the successful proponent to June 30, of the current Fiscal Year at the time of closing. In the event the closing does not take place at least thirty (30) days prior to the end of the fiscal year, the successful proponent shall make a payment in lieu of taxes for the current and next fiscal year. Such tax shall be computed by applying the tax rate for such fiscal year to the sale price. An annual minimum PILOT of 50% will be required of any successful tax-exempt entity purchasing property.

13. Site Control: Options and Holds

The HRA recognizes that developers may require legally recognizable site control as part of the development process. The HRA may at times execute contingent agreements of sale or option agreements to allow developers to pursue financing and other approvals necessary for

development. Proposals seeking site control agreements must be consistent with the Urban Renewal Plan and meet the following conditions:

- The applicant must be a Qualified Purchaser
- The applicant will be responsible for property maintenance, insurance, and utilities
- The timeframe must limited to one year or less and may be renewed solely at the HRA’s discretion
- The applicant may not use or move into the property
- Be subject to an option fee, due upon execution of option agreement

Certification

The undersigned Proponent certifies that it has read and understands the requirements of the solicitation. The Proponent further acknowledges they have read and understand the proposal terms and qualifications as specified in the instructions and as further detailed in the HRA Policy for the Sale of Real Estate.

Moreover, the Proponent certifies under penalties of perjury that this Proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Signature _____

Printed Name _____

Title _____

Date _____

EXHIBITS:

- **Property Description form Urban Renewal Plan**
- **Assessors' Property Record Card**
- **Legal Reference**

Race Street

030-06-014

Area #5 - Passenger Rail TOD

Ward: 1
Zoning: IG
Acres: .43
Bldg Type: na
Condition: na
Bldg Size: na

Owner: HEDIC
Address: One Court Plaza
Holyoke, MA 01040

Total Value: \$24,600
Land: \$24,600
Bldg: na

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This vacant lot is within a grouping of several on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2nd level canal from the MGHPC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors, or light industrial to compliment adjacent businesses.



EXTERIOR INFORMATION
 Type: Sty Ht: Prim Int Wall: Avg Hgt/L: INTERIOR INFORMATION
 (Liv) Units: Total: 0 Sec Int Wall: %
 Foundation: Partition:
 Frame: Prim Floors:
 Prime Wall: Sec Floors: %
 Sec Wall: % Bsmnt Fir:
 Roof Struct: Bsmnt Gar:
 Roof Cover: Electric:
 Color: Insulation:
 View/Desir: Int vs Ext:
 Heat Fuel:
 Heat Type:
 # Heat Sys:
 % Heated: % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal: % Sprinkled

GENERAL INFORMATION
 Grade: City of Holyoke
 Year Bld: Eff Yr Bld:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj: 0.00%
 City of Holyoke
 ParcelID
 030-06-014
 PatAcct
 10753

DEPRECIATION
 Phys Cond: 0.430
 Functional: 0.430
 Economic: 0.430
 Special: 0.430
 Override: 0.430
 Total: 0.430

IN PROCESS APPRAISAL SUMMARY
 Use Code Building Value Yard Items Land Size Land Value Total Value
 903 0.430 24,600 24,600 24,600

OTHER FEATURES
 Kits: Rating:
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:
 Print Date/Time
 05/12/15 14:47:56
 Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

REMODELING
 Net Sketched Area: Total:
 Size Ad: Gross Area: FinArea:
 RES BREAKDOWN
 No Unit RMS BRS FL
 Area Usbl Descrip % Type Qu Ten

SUB AREA
 Code Description Area - SQ Rate - AV Undepr Value
 CALC SUMMARY
 Basic \$ / SQ: 1,000,000,000
 Size Adj: 1,000,000,000
 Const Adj: 1,000,000,000
 Adj \$ / SQ:
 Grade Factor:
 Other Features: 0
 Neighborhood Inf: 1,000,000,000
 LUC Factor: 1.00
 Adj Total: 0
 Depreciation: 0
 Depreciated Total: 0
 Juris. Factor:
 Special Features: 0
 Final Total: 0

SALES INFORMATION
 Grantor Legal Ref Type Date Nat Desc Sale Price V Tst Verif Assoc PCL Value
 AMERICAN WIRE O 18278-274 MFD 4/30/2010 MULTIPLE PCL 1 No No
 HEDIC 16021-193 MFD 6/30/2006 PORTION/ASS 15000 No No
 SPEC FEATURES/YARD ITEMS
 Code Description A Ys Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Ass'd Value

LAND SECTION
 Code Description Fact Units Depth/Pt/Unit Unit Type Land Type Factor Base Price Adj NBC N INF N Mod Inf 1 % Inf 2 % Inf 3 % Appraised Alt Clas % Spec J Fact Use Value Notes
 903 MUNICPL 18730.80078 SQUARE FESITE 0 0.86 1.530 14 24,650 24,650 24,650

COMMENTS
 ABS 2-117 / WAS EXEMPT FY07 & 08.

LEGAL DESCRIPTION

More: N Total Yard Items: Total Special Features: Total:

Total AC/HA: 0.43000 Total SF/SM: 18730.80 Parcel LUC: 903 MUNICPL Prime NB Desc: IND FR

Total: 24,650 Spl Credit: Total: 24,600 More: Y

Database: AssessPro

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

2016 villegas

!10753!

TAX DISTRICT

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED: 24,600

Date Number Descr Amount C/O Last Visit Fed Code F. Descrip Comment

MASSACHUSETTS RELEASE DEED

AMERICAN WIRE OF NEW ENGLAND, LLC., 181 Appleton Street, Holyoke, Hampden County, Massachusetts for consideration paid, and in full consideration of -----(\$1.00) One and 00/100 dollar RELEASES to HOLYOKE ECONOMIC DEVELOPMENT and INDUSTRIAL CORPORATION, a Massachusetts corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at One Court Plaza, Holyoke, Hampden County, the land in Holyoke, Hampden County, Massachusetts, bounded and described as follows:

PARCEL ONE (MAP 30-6-9)

The land with the buildings thereon, situated on the westerly side of Crescent Street, generally called Main Street in said Holyoke, bounded and described as follows:

Beginning at the northeasterly corner of the house lot now or formerly of Jane Wiggin on the westerly side of said street, thence running

NORTHERLY on said street fifty-five (55) feet; thence

WESTERLY at a right angle to said street one hundred eight (108) feet to the center line of a common passageway sixteen (16) feet wide running from Appleton Street to Cross Street; thence

SOUTHERLY on a line parallel with said Main Street fifty-five (55) feet; thence

EASTERLY in a direct line one hundred eight (108) feet to the place of beginning; containing five thousand nine hundred forty (5940) square feet, more or less. Said point of beginning being one hundred (100) feet northerly from the northerly side of Appleton Street.

Said above premises are conveyed subject to restrictions and reservations of record.

Being the premises known as 179 Main Street, Holyoke, Hampden County, Massachusetts containing .126 acres, more or less.

Being the same premises conveyed to the Grantor by deed of HOLYOKE ECONOMIC DEVELOPMENT and INDUSTRIAL CORPORATION, dated June 6, 2006 recorded in the Hampden County Registry of Deeds Book 16021, Page 193.

Property Address: 179 Main Street, Holyoke, Massachusetts

Property Address: 167-171 Appleton St
Holyoke, Massachusetts

PARCEL TWO (MAP 30-6-10)

The land in said Holyoke, with the buildings thereon, bounded and described as follows:

Beginning at the point of intersection of the westerly side of Main Street with the northerly side of Appleton Street; thence running,

NORTHEASTERLY on said Main Street, one hundred (100) feet; thence

NORTHWESTERLY at a right angle to said Main Street, one hundred and eight (108) feet to the center line of an alley or common passageway (which passageway is sixteen (16) feet wide); thence

SOUTHWESTERLY on said center line of said alley and parallel with said Main Street, one hundred (100) feet to said Appleton Street; thence

SOUTHEASTERLY on said Appleton Street, one hundred and eight (108) feet to the place of beginning; containing ten thousand, eight hundred (10,800) square feet, more or less.

Subject to the usual alley restrictions.

Being the premises known as 167-171 Appleton Street, Holyoke, Hampden County, Massachusetts containing .23 acres, more or less.

Being the same premises conveyed to the Grantor by deed of HOLYOKE ECONOMIC DEVELOPMENT and INDUSTRIAL CORPORATION, dated June 6, 2006 recorded in the Hampden County Registry of Deeds Book 16021, Page 193.

PARCEL THREE (MAP 30-6-8)

The land in said Holyoke, Hampden County, with the buildings thereon, bounded and described as follows:

Beginning at a point in the westerly side of Main Street, One Hundred Fifty-Five (155) feet northerly from the northerly side of Appleton Street, and thence running

NORTHEASTERLY on said Main Street, Forty-Eight and Fifty-Five one-hundredths (48.55) feet; thence

Property Address: 169 Main Street
Holyoke, Massachusetts

NORTHWESTERLY at a right angle to said Main Street, One Hundred Eight (108) feet to the center line of an alley or common passageway (which passageway is sixteen (16) feet wide); thence

SOUTHWESTERLY on said center line of said alley and parallel with said Main Street, Forty-Eight and Fifty-Five one-hundredths (48.55) feet; thence

SOUTHEASTERLY along land formerly of John C. Newton One-Hundred Eight (108) feet to the place of beginning. Containing 5,423.04 square feet, more or less.

Being the premises known as 169 Main Street, Holyoke, Hampden County, Massachusetts containing .111 acres, more or less.

Being the same premises conveyed to the Grantor by deed of HOLYOKE ECONOMIC DEVELOPMENT and INDUSTRIAL CORPORATION, dated June 6, 2006 recorded in the Hampden County Registry of Deeds Book 16021, Page 193.

PARCEL FOUR (MAP 30-6-5)

The land in said Holyoke, with the buildings thereon, bounded and described as follows:

Beginning at a point on the westerly side of Main Street, seventy-two and thirty-three one-hundredths (72.33) feet southerly from the southerly side of Cross Street; and thence running

SOUTHWESTERLY on said Main Street, twenty-four and eleven one-hundredths (24.11) feet; thence running

NORTHWESTERLY at right angles to said Main Street, one hundred eight (108) feet to the center line of an alley or common passageway (which passageway is sixteen (16) feet wide, running from said Cross Street to Appleton Street); thence running

NORTHEASTERLY on said center line of said alley, and parallel with said Main Street, twenty-four and eleven one-hundredths (24.11) feet; thence running

SOUTHEASTERLY in a straight line one hundred eight (108) feet to the place of beginning; containing two thousand six hundred three and eighty-eight one hundredths (2603.88) square feet, more or less.

Property Address: 141 Main Street
Holyoke, Massachusetts

Subject to the restrictions and reservations referred to in said Deed.

Being the premises formerly known as 141 Main Street, Holyoke, Hampden County, Massachusetts containing .055 acres, more or less.

Being the same premises conveyed to the Grantor by deed of HOLYOKE ECONOMIC DEVELOPMENT and INDUSTRIAL CORPORATION, dated June 6, 2006 recorded in the Hampden County Registry of Deeds Book 16021, Page 193.

PARCEL FIVE (MAP 30-6-14)

The land in said Holyoke, with the buildings thereon, bounded and described as follows:

Beginning at a point in the easterly side of Race Street, sixty-five (65) feet southerly from the southerly side of Cross Street; and thence running

SOUTHEASTERLY at a right angle to said Race Street to the southerly line of location of the branch track of the Connecticut River Railroad Company, which line of location is parallel to and eight (8) feet southerly from the center line of said branch track as now constructed and laid; thence

EASTERLY on said southerly line of location to the center line of an alley or common passageway, (which passageway is sixteen (16) feet wide, running from said Cross Street to Appleton Street); thence

SOUTHWESTERLY on said center line of said alley and parallel with said Race Street, two hundred thirty-nine and 16/100 (239.16) feet more or less to land formerly of Moses Newton and John H. Lee, thence

WESTERLY along the northerly line of land of said Lee one hundred eight (108) feet to said Race Street; thence

NORTHERLY on said Race Street, one hundred seventy-two (172) feet to the place of beginning.

Being the premises formerly known as 144-150 Race Street, Holyoke, Hampden County, Massachusetts containing .430 acres, more or less.

Property Address: 144-150 Race Street, Holyoke, Massachusetts

Being the same premises conveyed to the Grantor by deed of HOLYOKE ECONOMIC DEVELOPMENT and INDUSTRIAL CORPORATION, dated June 6, 2006 recorded in the Hampden County Registry of Deeds Book 16021, Page 193.

This deed creates no new boundaries

WITNESS my hand and seal this 30 day of March, 2010

Mary M. Ingram
WITNESS

Raul Hernandez
RAUL HERNANDEZ Manager
American Wire of New England LLC

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss

On this 30th day of March 2010, before me, the undersigned notary public, personally appeared Raul Hernandez proved to me through satisfactory evidence of identification, which was a driver's license of the individual by the Notary Public, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Sheila H. Messer

Notary Public

My Commission expires: 03/07/2014

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

