



TOWN OF EXETER, NEW HAMPSHIRE

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TOWN OF EXETER, SCOPE OF WORK FOR APPRAISERS

I. Project Location and Description: The baggage building is located 64 Lincoln Street in Exeter, NH. The lot contains both 64 and 66 Lincoln Street, however, the Town of Exeter is only interested in purchasing the baggage building to create a passenger waiting area. The original train station (66 Lincoln St.) is now Gerry's Variety and the larger of the two buildings. It is not part of the present project. Both are presently owned by the Goupil family.

The project comprises purchasing and renovating an existing 700 sf stone building that once served as the train station baggage building. Over time this small building also served as a ticketing office and currently is a small residential apartment. Once renovated, the building will again serve train passengers, now for the DownEaster Train Service. The project will provide waiting space, ticketing, travel information, as well as bathrooms. It should be noted that the building's interior and exterior will be designed and renovated to meet the requirements for ADA compliance.

II. Right of Way Overview: The goals of this phase are to have the baggage building appraised and the appraisal to be reviewed and approved by NHDOT. The appraisal information is needed to successfully negotiate with the property owners for a price acceptable to all stakeholders. The appraisal and the review will be submitted to NHDOT and reviewed for their approval of the process. Once the price is negotiated and considered just compensation by NHDOT, the project team will create surveyed plans needed for a lot line adjustment. The final task for this phase of the project is to create the required deed and other necessary paperwork for the purchase of the property.

III. Scope of Work - Appraisal: The appraisal must follow "Yellow book development standards". This work will appraise the property at fair market value in accordance with NHDOT Bureau of ROW policies and pertinent State RSA's. It should be noted that the initial appraiser must afford the property owner or the owner's designated representative the opportunity to accompany the appraiser on the inspection of the property. The following list comes from the NHDOT ROW Manual, page 26. (This is a FHWA required written statement that describes what NHDOT and the appraiser each are to do, and what is the mutually expected outcome of the assignment.)

The appraisal report must document:

1. The property right(s) to be acquired, e.g., fee simple, easement, etc.,
2. The value being appraised (usually fair market value), and its definition
3. Appraised as if free and clear of contamination (or as specified),
4. The date of the appraisal report and the date of valuation,
5. Names of those present during the property inspection (and if the owner declined to be present)
6. A realty/personality report is required per 49 CFR 24.103(a)(2)(i),

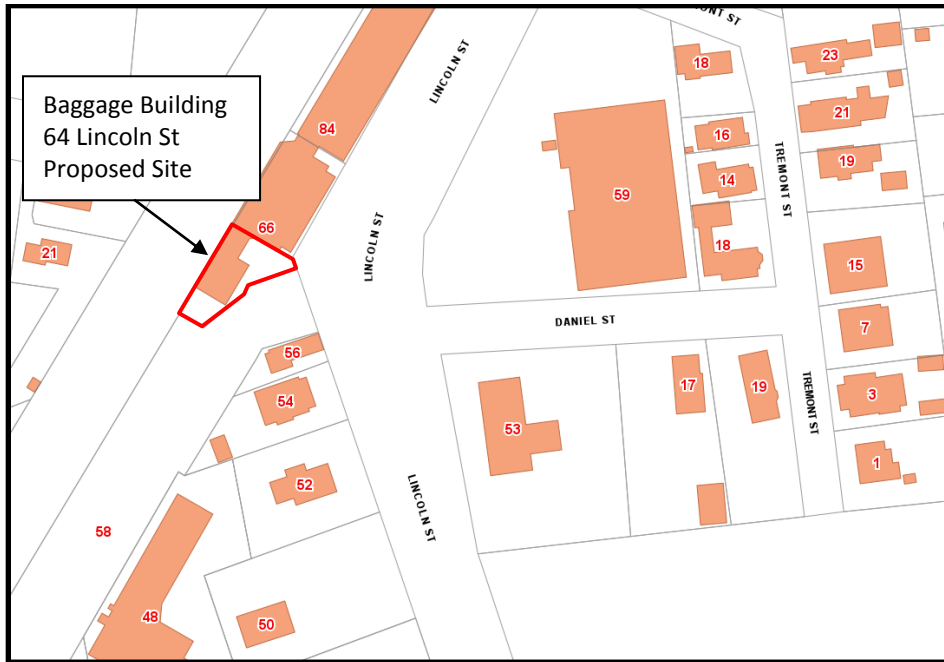
7. The known and observed encumbrances, if any,
8. Title information,
9. Location,
10. Zoning,
11. Present use, and
12. At least a 5-year sales history of the property.”
13. A confidentiality statement verifying confidentiality provisions of the Appraisal Foundation’s Uniform Standards of Professional Appraisal Practice have been followed.

Note: A representative from the Sponsor must be present at the time of the property inspection.

IV. Scope of Work – Review of Appraisal: As required by NHDOT, the appraisal of the property must be reviewed by a qualified, licensed appraiser. The second appraiser will assess the compliance of the appraisal report for all requirements as outlined in the scope above, pertinent appraisal standards, ethics provisions, and the overall reliability of the current market value.

Project Contacts:

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- Exeter Building Inspector, Doug Eastman: deastman@town.exeter.nh.us
- NHDOT Project Manager, Dean Eastman: deastman@dot.state.nh.us





EXETER TRAIN STATION PROJECT

DRAFT PROPERTY BOUNDARY PROPOSAL

Beginning at (Point A) a point intersecting the Boston and Maine easterly property boundary North 30 49' 39" East, with the southern boundary North 59 07' 42" West of said Goupil property described in Quitclaim Deed of March 2007, and recorded in the Rockingham County Registry of Deeds March 19, 2007 at Book 4777, Page 0514, and then running northeasterly 30, 49' 39" a distance of approximately 80 feet (Point B) intersecting a line running parallel to the north side of the northern most breezeway columns, and which is approximately 23 feet from the northern wall of the baggage building, and then running South 59 11' 28" East approximately 59 feet to the intersection (Point C) of the Goupil property line South 18 40' 38 East and then following the Goupil property line southeasterly as described in Quitclaim Deed of March 2007, and recorded in the Rockingham County Registry of Deeds March 19, 2007 at Book 4777, Page 0514, to the southern boundary North 59 07' 42" West (Point D) and the intersection of the Boston and Main easterly property boundary, the beginning.

The property is to be conveyed subject to reservations, rights of way for record and other rights which have been established by prior deeds, easements and conveyances. The property is also conveyed with the permanent sidewalk easement described in the deed recorded in the Rockingham County Registry of Deeds, February 2, 2001, book 3556, page 2426, which by this conveyance is extinguished.

See proposed property outline below:

