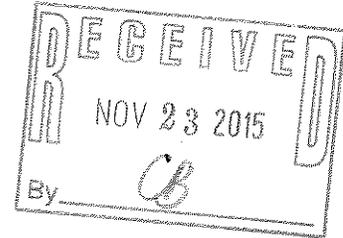


President's Professional Park Condominium Association

50 Pinewood Road, Suncook, NH 03275

November 18, 2015



Mr. Shaun Mulholland
Town Administrator
Town of Allenstown, NH
16 School Street
Allenstown, NH 03275

RE: Request for Tax Assessment and Abatement – 50 Pinewood Road, Suncook, NH

Dear Shaun,

As President of the President's Professional Park Condominium Association, I am writing to request two related items as it relates to the Condo Unit identified as C-4 (comprised of two suites of 2,927± SF and 1,000± SF) at 50 Pinewood Road, Suncook, NH. First, I would like the town to re-assess this unit based upon its current usage which is as an empty unit that we will be able to use only as "Cold Storage" for a minimum of one year due to the issues described below. It is our impression that with this new assessment that the actual tax on this unit will be reduced. Second the association is requesting consideration of abatement of past taxes for this Unit C-4.

As you are aware, the previous owner, Warren Preston, was illegally residing in one of the units and not paying anyone, especially his portion of the condominium dues, which put the Association in a desperate financial situation.

We proceeded with a Sheriff's Sale which was completed on September 24, 2015. However, Preston has up to one year to reacquire the space (the Statutory Right of Redemption following a Sheriff's Sale), making it impossible to sell or lease during that time. There is considerable damage and disrepair (one unit froze, splitting all the copper piping). The Association's goal is to lease or sell the unit once we are legally able to and return it productively back on the tax rolls.

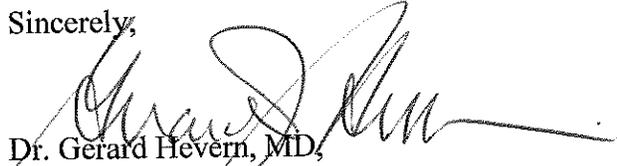
We were very reluctant to have the Sheriff's Sale but after considerable review, we came to the realization that we had no other viable option as we could not continue to expect the remaining owners to fund Preston's share without a chance of recouping their contributions. (over \$45,000).

Further, the building has fallen into disrepair due to our inability to do the appropriate yearly maintenance and we will need to address all of these repairs in order to make it marketable, either for lease or sale as a professional space.

Please advise us on how we might get relief from this financial burden thus generating a property that will return to full function and allow the entire property to have an improved market value thereby creating a better Tax Base for Allentown.

I would be pleased to meet with you and the town leaders to arrive at a solution to this problem. This property and my office in particular has been a valued contributor to the community for the last 36 years and I along with the Elliot Health System want to be the best neighbors as possible.

Sincerely,



Dr. Gerard Hevern, MD,

President, President's Professional Condominium Association

SECOND BILL

TOWN OF ALLENSTOWN, NH

16 SCHOOL ST
 ALLENSTOWN NH 03275
 TAX COLLECTOR - KATHLEEN ROGERS
 REAL ESTATE TAX BILL

HOURS
 MON 7:30 AM - 6:15 PM
 TUES through THURS 7:30 AM - 5:15 PM
 (603) 485-4276

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2015	2015P02021801	11/3/2015	12% IF PAID AFTER	12/10/2015
MAP/PARCEL	LOCATION OF PROPERTY			AREA
000105-000001-000003	50 PINWOOD ROAD			0.000
OWNER OF RECORD		TAX CALCULATION		
PRESIDENTS PROFESSIONAL PARK CONDO ASSOC ⁹⁷¹ 50 PINWOOD RD UNIT 4 ALLENSTOWN, NH 03275-2366		TOTAL TAX 9,521.00		
TAX CALCULATION	ASSESSED VALUATION		FIRST BILL 4,898.00	
MUNICIPAL 11.31 SCHOOL 16.03 STATE 2.48 COUNTY 3.01 -----	LAND 0 BUILDINGS 290,000 CURR USE 0	AMOUNT DUE 4,623.00		-----
TOTAL 32.83	NET VALUE 290,000	PAST DUE 29,544.35		
		AMOUNT TO PAY 4,623.00 *		

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
<p>THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF NOTICE OF THE TAX AND NOT AFTERWARDS, APPLY IN WRITING TO THE BOARD OF ASSESSORS FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL.</p> <p>REAL ESTATE TAX PAYMENTS WILL BE APPLIED FIRST TO THE OLDEST DELINQUENT REAL ESTATE TAXES (IF ANY) FOR THE INDICATED PROPERTY.</p> <p>ALL TAXES ARE ASSESSED ON APRIL 1ST OF EACH YEAR. TAX BILLS ARE MAILED TO THE LAST KNOWN ADDRESS.</p>	<p>PLEASE MAKE CHECK PAYABLE TO TOWN OF ALLENSTOWN. POSTMARK ACCEPTED AS DATE OF PAYMENT.</p> <p>PAYMENT OF THIS BILL DOES NOT PREVENT THE COLLECTION OF PREVIOUS UNPAID TAXES, NOR DOES AN ERROR IN THE NAME OF THE PERSON(S) TAXED PREVENT COLLECTION.</p> <p>IF THIS BILL IS PAID BY CHECK OR MONEY ORDER, IT IS NOT CONSIDERED PAID UNTIL THE CHECK OR MONEY ORDER IS CLEARED BY THE BANK.</p> <p>IF PAYMENT OF THIS BILL IS BY MAIL AND YOU DESIRE A RECIEPT, PLEASE RETURN THE ENTIRE BILL WITH A STAMPED SELF-ADDRESSED ENVELOPE.</p> <p>IF YOU ARE NOT THE PRESENT OWNER OF THIS PROPERTY, PLEASE FORWARD TO THE PROPER OWNER. THE TAX COLLECTOR IS NOT RESPONSIBLE FOR PAYMENT ON THE WRONG TAX BILL.</p>

↑DETACH HERE↑ TO ENSURE PROPER CREDIT, PLEASE RETURN ENTIRE BOTTOM PORTION OF BILL ↑DETACH HERE↑

**TOWN OF ALLENSTOWN, NH
 REAL ESTATE TAX BILL**

MAP/PARCEL	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
000105-000001-000003	50 PINWOOD ROAD	2015	2015P02021801	12/10/2015

12% APR Interest Charged After
 12/10/2015 On Second Bill

*** PLEASE NOTE ***
 A previous charge of 29,544.35 is now past due. Please call the Collector's Office for up to date outstanding balance information.

 971
 PRESIDENTS PROFESSIONAL PARK CONDO ASSOC
 50 PINWOOD RD UNIT 4
 ALLENSTOWN, NH 03275-2366

AMOUNT DUE 4,623.00 *