



**CITY OF AMESBURY**  
**IN THE YEAR TWO THOUSAND SIXTEEN**

**SPONSORED BY:**

**Mayor Ken Gray**

**BILL No. \_\_\_\_\_**

**An Order** to request the Municipal Council vote to support the LEAD program or Leverage Economic Access *for* Development to create a clear path to enabling actions which will provide access to prime development sites. Further the City Council is also hereby requested to allow the construction of a roadway from South Hunt Road, to serve Margret Rice Park (Assessors Map 98 parcel 18 with 3.71 acres, and Map 98 parcel 17 with 1.89 acres, and Map 97 parcel 11 with 31.90 acres), for the purpose of providing public access to the park, and for the furtherance of the LEAD polices herein.

Summary: There are two large economic development sites that require off-site improvement solutions: The Golden Triangle site off Elm Street, in excess of 50 acres, and the 49 acre Waste Management Site adjacent to Margaret Rice Park, on the top of the hill behind the Sports Park off South Hunt Road. The LEAD program with the guidance of the below polices will establish access options toward facilitating economic development at these sites.

The following are the policies of the LEAD Program:

1. Identify the options available to provide access to prime development sites.
2. Create partnerships with property owners to facilitate access to prime development sites.
3. Create partnerships with prospective development teams to facilitate leverage opportunities to access prime development sites.
4. Identify City owned property that can enhance access to prime development sites and determine the steps necessary to employ the use of those sites.
5. Create financing plans that will leverage outside funding to develop access opportunities for prime development sites.
6. Work with the City Council and the public to take the required action to facilitate the above.

Be it Ordained by the City Council of the City of Amesbury assembled and by the authority of the same, as follows:

Ordered: That the Municipal Council vote to support the LEAD program or Leverage Economic Access *for* Development to create a clear path to enabling actions which will provide access to prime development sites. Further the City Council is also hereby requested to allow the construction of a roadway from South Hunt Road, to serve Margret Rice Park (Assessors Map 98 parcel 18 with 3.71 acres, and Map 98 parcel 17 with 1.89 acres, and Map 97 parcel 11 with 31.90 acres), for the purpose of providing public access to the park, and for the furtherance of the LEAD polices herein.

*[Attach relevant supporting documentation for the Order prior to submitting for Mayor's signature]*



# Amesbury

Mayor C. Kenneth Gray

Office of the Mayor  
City Hall, 62 Friend Street  
Amesbury, MA 01913-2884

(978) 388-8121  
Fax: (978) 388-6727  
mayorgray@amesburyma.gov

June 30, 2016

Christian Scorzoni  
City Council President  
City of Amesbury  
62 Friend Street  
Amesbury Mass. 01930

Dear President Scorzoni;

The attached Order introduces the LEAD or Leverage Economic Access *for* Development program. The Order outlines steps by the City to create better access to two key development sites. One action in the Order will begin the implementation of LEAD by facilitating access to a park while furthering access to a development site.

The Order sets the stage for a direction whereby the City proactively works with the development community to establish solutions for site access. In its simplest form the Order is a public announcement that we are seeking alternatives to access these prime sites.

I believe LEAD will open a new avenue for economic development and create viable opportunities at our prime development sites.

Sincerely,

Mayor Gray



# Amesbury

William Scott  
Director Office of Community Development  
City Hall, 62 Friend Street  
Amesbury, MA 01913-2884

(978) 388-8110 - 313  
scottw@amesburyma.gov

June 30, 2016

Mayor Ken Gray  
City Hall  
City of Amesbury  
62 Friend Street  
Amesbury Massachusetts 01913

Dear Mayor Gray,

The essence of economic development is preparation. A community can chose companies they prefer if they are ready to facilitate growth and become a partner in that growth. The foundation for economic readiness is site availability, site suitability, financing, and infrastructure. Clearly the controlling factor is the site. Without sites, the community is not ready to attract preferred development.

In March of 2014 the City began the process to employ incentive tools by providing tax incentives to amortize low site suitability through City TIF Guidelines and the State EDIP program. Essentially the City was, and is, providing better site suitability by amortizing site constraints through tax incentives, allowing the developer affordability to overcome poor sites. This approach can attract developers to sites and substantially increase the property value with their investment. With the incentive approach the City becomes a partner.

There is an additional companion strategy, the creation of off-site infrastructure. Larger sites are often plagued with the need for traffic management and vehicular access. In this regard there are two large well positioned sites that require off-site improvement solutions: The Golden Triangle site off Elm Street, in excess of 50 acres, and the 49 acre Waste Management Site adjacent to Margaret Rice Park, on the top of the hill behind the Sports Park.

The Golden Triangle includes detailed plans for a complex set of land uses. As late as 2009 the approach was a land use focus working toward facilitating State enabling legislation to guide preferred land uses. However, the complex intersection required off Elm Street to access the large scale development site remains as a concern with no plans. As costs escalate, and traffic increases, the access to the site becomes more problematic.

The second large development area, is part of the Terrasphere plan which is a land use plan for the area of South Hunt and route 150. The plan covers multiple parcels engaging a wide variety of land uses. However, the above referenced 49 acre parcel has access constraints due to frontage, and topography issues, thus limiting the ability for development.

In the case of the Terrasphere parcel the 49 acre site is adjacent to the City's 38 acre Margret Rice Park. In part this letter and order represents a request to access the parkland and in that context facilitate access to adjacent sites if the need arises. It is not a request to designate the property to any other use. I have attached a separate memorandum in reference to providing clarity on the Margret Rice property.

While the land use plans at both of these areas represent a land use guidance for that time, the development program for the sites did not include detailed access plans. Therefore the City needs to begin the process of establishing a clear understanding of strategies to provide access to both sites.

The next step is to answer the question how do we generate capital to solve these issues and create a ready site? The TIF program is a method to close the gap on site costs and make projects viable. In the case of larger offsite projects a TIF is not enough to address costly infrastructure projects. A tax incentive from one development pad will not leverage the costs for access improvements to a large parcel. Outside funds such as grants would be necessary to facilitate more costly off-site demands. A version of this approach was predominate with the Lower Millyard; obtain outside funding to facilitate infrastructure improvements to create a foundation for growth. In this case we are changing the sequence. If we specifically identify the improvements necessary to facilitate growth, then attract companies to the sites that are served by the improvements, we can leverage the new growth to obtain the funding opportunities. This leads to the next step, build the assets to facilitate the location of companies ready to move to the newly accessible sites. This approach allows us to use the planned off-site improvements as an incentive to attract the companies the community prefers while using the prospective companies to leverage grant funds for the improvements. The payoff is in the ability to leverage the correct company, and see an immediate return on investment.

However, this approach is far more complex than building the off-site assets and waiting for development. The approach requires we coordinate; permits, grant timelines, and offsite construction with the developer's schedule. This requires a sequencing that leaves no room for delays. The key to success is identifying the constraints and beginning a process to address the long lead items before companies express interest. Essentially we need the solution programmed for the access before the demand occurs.

To create a clear understanding of this local program we have coined the term: "LEAD" or "Leverage Economic Access *for* Development". The intent is to leverage funding for economic development by identifying access solutions and creating plans with prospective companies for development. The LEAD acronym is indicative of the approach, get out in front of the access issues and prepare for growth. The LEAD program is also about creating partnerships to generate capital for the improvements.

In this regard the attached Order outlines an overall policy directive and specific steps necessary toward enhancing access to both of the sites. The Order is a mix of guidance, show of support, and a specific request. As the milestones of the program require approval the Order sets the foundation for a clear policy direction. This is similar to the TIF approach where guidelines adopted by the City Council served as the foundation for the incentive program. The result was a clear understanding of the program prior to the request for approvals.

Eliminating constraints is a clear path to economic success. However it is both financing (with the TIF) and now access, with LEAD, which can make projects more viable.

I will make myself available for both of the City Council meetings in this regard.

Sincerely,

  
William Scott



# Amesbury

William Scott  
Director Office of Community Development  
City Hall, 62 Friend Street  
Amesbury, MA 01913-2884

(978) 388-8110 - 313  
scottw@amesburyma.gov

June 30, 2016

Mayor Ken Gray  
City Hall  
City of Amesbury  
62 Friend Street  
Amesbury Massachusetts 01913

Dear Mayor Gray,

I have attached materials provide by Councilor Lavoie in reference to Margret Rice Park. Councilor Lavoie and Council President Scorzoni have been instrumental in clarifying the background and options for the property. There are complex issues that will require more time to unravel. However, this is an integral part of the access issue and requires transparency and explanation commensurate with the LEAD program.

In short Margret Rice Park is actually not a park, it is the cratered remains of a gravel operation with some construction debris associated with former highway work. The highest and best use for the site in its current condition is not park land. Its lack of environmental, cultural, demographic proximity, and facility value puts in question its continued use in that status.

With all due transparency the use of the property will be part of the overall research for site suitability and the establishment of a legal process regarding possible reuse. Therefore a future request regarding reuse of this site is possible depending on opportunities. Given there is a specific, lengthy, and detailed process in the release of land the Order recommends the establishment of a roadway to serve the parkland with the possibility of an extension to other properties to facilitate LEAD. Therefore, access to and through the site are considerations for a shorter term approach in the event proposals result during the time we are assessing the validity of alternate uses for the property.

The attached materials provide transparency on the related property and background for future actions. Given the length of time that is required to address any reuse options the access option, outlined in LEAD, can facilitate any interim opportunities while other options for the property are explored.

Sincerely,

William Scott



Brenda L. Roy  
Town Clerk

# Amesbury

Town Hall, 62 Friend Street  
Amesbury, MA 01913-2886  
Tel: (978) 388-8100  
Fax: (978) 388-8150

99-89

## TOWN OWNED PROPERTY MARTIN ROAD SOUTH

At a meeting of the Amesbury Municipal Council held June 8, 1999 at the Town Hall Auditorium, the following action was taken:

To vote as required under the provisions of MGL, Chapter 40, sec.15A, that the Municipal Council vote by a two-thirds majority to transfer as described below, property for use as park land while continuing the care, custody, management and control of the property by the Mayor's Office.

46 Martin Road South-A parcel of land with any buildings thereon containing about 31.90 acres described as Map 97, parcel 11 in the Amesbury Assessors' Office; identified in Book 7535 pg. 424 Essex South Registry of Deeds.

36 Martin Road South - A parcel of land with any buildings thereon containing about 1.89 acres described as Map 98, parcel 17 in the Amesbury Assessors' Office; identified in Book 7535 on pg. 424 Essex Registry of Deeds.

34 Martin Road South - A parcel of land with any buildings thereon containing about 3.71 acres described as Map 98, parcel 18 in the Amesbury Assessors' Office; identified in Book 7535 on pg. 424 Essex South Registry of Deeds.

Legal Affairs Committee recommends adoption provided a site assessment be performed to determine possible contamination and type there of.

Motion by Thomas K. Iacobucci: Be it ordained by the Municipal Council of the Town of Amesbury assembled, and by the authority of the same as follows that the property hereafter described, currently under the control of the Mayor as general Municipal property be transferred pursuant to MGL Chap.40, sec. 15A, to the Town of Amesbury Parks and Recreation Commission, or any successor body, as established by administrative order 98-164 and empowered by MGL, Chap. 45, Sec. 2 - 9 to be used as Park Land for passive and active recreational uses. The property is defined as :

46 Martin Road South-A parcel of land with any buildings thereon containing about 31.90 acres described as Map 97, parcel 11 in the Amesbury Assessors' Office; identified in Book 7535 pg. 424 Essex South Registry of Deeds.

36 Martin Road South - A parcel of land with any buildings thereon containing about 1.89 acres described as Map 98, parcel 17 in the Amesbury Assessors' Office; identified in Book 7535 on pg. 424 Essex Registry of Deeds.

34 Martin Road South - A parcel of land with any buildings thereon containing about 3.71 acres described as Map 98, parcel 18 in the Amesbury Assessors' Office; identified in Book 7535 on pg. 424 Essex South Registry of Deeds.

and that the third reading be waived, seconded by William J. Croteau, Jr.

I hereby certify that the above is a true copy of the Municipal Council meeting held June 8, 1999 and also the action taken on same.

Witness my hand and seal of the Town of Amesbury this                      day of

Town Clerk



**TOWN OF AMESBURY  
IN THE YEAR TWO THOUSAND**

At the meeting of the Amesbury Municipal Council held June 13, 2000 at the Town Hall Auditorium, the following action was taken:

SPONSORED BY: Councilor Debra P. Dow

**BILL No.2000-101**

**An Ordinance**

Establishing Martin Road South Park Signage

**Be it Ordained by the Municipal Council assembled, and by the authority of the same as follows:**

**Section 1.** A sign shall be placed at the entrance to the Martin Road South Park (referencing 31.90 acres at 46 Martin Road South, 1.89 acres at 36 Martin Road South and 3.71 acres at 34 Martin Road South):

**Park Hours:  
Dawn to Dusk**

**No Motorcycles, Mopeds, Snowmobiles or all Terrain Vehicles  
No Littering**

**Per Order of the Municipal Council**

All signage shall be established in accordance with the Town of Amesbury Zoning Bylaws.

Motion by Debra P. Dow, seconded by Leonard W. Johnson, Jr. For approval and that the third reading be waived.

VOTED UNANIMOUS

Witness my hand and seal of the Town of Amesbury this                      day of

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Town Clerk, Amesbury, Ma.



**TOWN OF AMESBURY  
IN THE YEAR TWO THOUSAND ONE**

I.P.

4/26/01

H.S.

At the meeting of the Amesbury Municipal Council held at the ~~Town Hall~~ Auditorium, the following action was taken:

**SPONSORED BY:** Thomas K. Iacobucci, Councilor **BILL No. 2001-51**

**An Act**

To provide for the Development of Recreational Athletic Fields in the Town of Amesbury

**Be it Ordained by the Municipal Council assembled, and by the authority of the same as follows:**

- Section 1.** An area of land totaling approximately 37.5 acres, on Martin Road South, owned by the Town of Amesbury under the custody and control of the Parks and Recreation Commission, shall be declared surplus and available for a lease, for the purpose of siting multipurpose recreational fields and associated passive recreational facilities; provided, however, that the awarding and signing of any such lease shall conform to the requirements of MGL, Chapter 30B, Section 16 and of this act.
- Section 2.** This act is intended to implement Item No. 99-89, passed by the Municipal Council on June 8, 1999. The subject property is as follows:
- 46 Martin Road South - A parcel of land with any buildings there on containing about 31.90 acres described as Map 97 Parcel 11 in the Amesbury Assessor's Office; identified in Book 7535 pg 424 Essex South Registry of Deeds, 36 Martin Road South - A parcel of land with any buildings thereon containing about 1.89 acres described as Map 98, parcel 18 in the Amesbury Assessor's Office; identified in Book 7535 on pg 424 Essex Registry of Deeds, 34 Martin Road South - A parcel of land with any buildings thereon containing about 3.71 acres described as Map 98, parcel 18 in the Amesbury Assessor's Office; identified in Book 7535 on pg 424 Essex South Registry of Deeds.
- Section 3.** The Mayor or his designee shall, within 120 days after the passage of this act, issue a request for proposals to develop multipurpose recreational fields and associated passive recreational facilities on said land; provided that such lease is to be for a term of not more than 20 years, and further provided that such lease shall allow the public and the Amesbury Public Schools reasonable access to and use of the fields and passive recreational facilities. For the purpose of this paragraph, the Town Parks and Recreation Commission may define the terms and conditions of "reasonable access to and use of" said fields and facilities.

**Section 4.** Said request for proposals must be publicly advertised, and must follow all provisions of MGL, Chapter 30B, Section 16.

**Section 5.** If, after issuing said request for proposals, the Town receives one or more acceptable proposals which meet the conditions of Section 3, above, the Mayor shall so inform the Municipal Council. The Municipal Council may then determine which of the proposals would be in the best interests of the Town, and may then direct the Mayor to sign a lease on behalf of the Town implementing the proposal.



# Amesbury

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## Municipal Council

Town Hall, 62 Friend Street, Amesbury, MA 01913  
(978) 388-8100

Thomas K. Iacobucci, Councilor-At-Large

**TO:** Members of the Municipal Council  
**FROM:** Thomas K. Iacobucci  
**DATE:** March 3, 2001  
**RE:** Bill No. 2001-51

**cc:** Parks and Recreation Commission, Amesbury Alliance, Amesbury Soccer Association, Amesbury Little League, Amesbury Girls Softball League, and other interested parties

Attached is Bill No. 2001-51, which would declare "surplus" 37.5 acres on South Martin Road, for the purpose of constructing multipurpose recreational fields. The measure would also instruct the Mayor to develop and issue a Request for Proposals (RFP) to lease the land for a period of up to 20 years. Any local organization would be eligible to submit proposals to construct fields and control the land at this location for the period of the lease.

This measure is intended to implement 99-89, passed by the Municipal Council almost two years ago. As you may remember, that vote placed this land under the jurisdiction of the Parks and Recreation Commission for the purpose of developing athletic fields. Since that vote, the land has sat fallow. Neither the Mayor's administration nor the Parks and Recreation Commission have made any effort to implement the Council's vote on 99-89. This ordinance is intended to jumpstart that process.

The land, acquired by the Town through tax-title, was formerly a gravel pit. It is part of the area being studied by TerraSphere, a Worcester land-use consulting firm, under contract with the Alliance for Amesbury. Through that project, the Alliance is developing a master plan for redevelopment of approximately 450 acres of land along Hunt Road, south of Interstate 495. Their current proposal also calls for construction of athletic fields on this 37.5-acre parcel, to complement the development of other recreational facilities in the study area.

In this time of financial instability, I believe it is important that the Town explore all possible options for funding capital projects such as the development of athletic fields. The majority of people I have spoken with during the past several months do NOT support construction of athletic fields at taxpayers' expense.



**Bill No. 2001-51**

by Thomas K. Iacobucci

March 3, 2001

page 2

In addition to any local athletic organization that might seek to build athletic fields on this property -- at the organizations expense -- there are a variety of programs and mechanisms that could be used to help fund the cost of constructing athletic fields at the South Martin Road parcel, including:

- ?? since the site is a former gravel pit, the project would be eligible for state "brownfields" assistance;
- ?? a business or institution could purchase "naming rights" for the facility (the facility's sign would be visible from Rt. 495);
- ?? a telecommunications tower could be sited on a portion of the parcel, with the ongoing rental income used to offset either maintenance costs or repayments of any debt incurred for construction;
- ?? the Town could ask our federal legislators for assistance from the Army Corps of Engineers (either technical assistance or construction aid);
- ?? with the assistance of Rep. Paul Tirone, who is a member of the Legislature's Transportation Committee, the Municipal Council could request fill from the Big Dig to use at the South Martin Road parcel, in order to greatly reduce construction costs (the fill could also be used elsewhere as needed for the TerraSphere project);
- ?? the athletic fields could be eligible for state Urban Self-Help funding, if the project is done in cooperation with the Alliance's proposed redevelopment plan;
- ?? other types of recreational facilities could be located at the site, in addition to athletic fields, and could subsidize the fields; and
- ?? a variety of private grant-making organizations will help pay for construction of athletic fields construction, so long as the project has not already been fully funded by the Town.

I would be more than willing to sponsor amendments to Bill No. 2001-51, in order to authorize any of these funding possibilities.

I look forward to working with everyone who is interested in creating new athletic fields at this location, in order to finally implement the Municipal Council's June 1999 vote to site athletic fields at this parcel on South Martin Road.



The Town of Amesbury  
IN THE YEAR TWO THOUSAND AND SIX

BILL No. 2006 - 096

SPONSORED BY: Alison M. Lindstrom Councilor: District 6

**An Ordinance to Seek Remediation at Margaret Rice Park to Facilitate  
Construction of Athletic Fields**

**Be it Ordained by the Municipal Council of the Town of Amesbury that:**

The Mayor, as soon as practicable, delay shall:

1. seek the assistance of the Massachusetts Highway Department and the Federal Highway Administration for the remediating the construction debris and other waste at Margaret Rice Park; contact state Representative Michael Costello and state Senator Steven Baddour to request their support in obtaining Mass Highway Dept assistance for the remediation at Margaret Rice Park;
2. contact Congressman John Tierney and United States Senators John Kerry and Edward Kennedy to request their support in obtaining Federal Highway Administration assistance for the remediation of Margaret Rice Park;
3. contact the Massachusetts Executive Office of Environmental Affairs and seek the assistance of that office for remediating the waste at Margaret Rice Park and then for constructing athletic fields and associated amenities at the site. The Mayor shall seek such assistance as shall be appropriate and available, including but not limited to seeking financial assistance through the Urban Self-help program.

As such, the remediation of Margaret Rice Park shall be performed in a manner, as directed by the Municipal Council on June 8, 1999, that will promote the construction of athletic fields and associated amenities at the site.

The Mayor or his designee shall periodically, but not less than monthly, report to the Municipal Council the progress of the remediation of the site and the construction of athletic fields there.

**TABLED – NO ACTION TAKEN**

I, Thelma R. Titcomb, successor Trustee of the Worthen Realty Trust, a trust created under a Declaration of Trust, dated November 17, 1961 and recorded with the Essex South Registry in Book 4847, Page 296.

of Amesbury Essex County, Massachusetts,

for the full consideration of a nominal consideration of less than paid One Hundred (\$100.00) Dollars

grant to Thelma R. Titcomb, as trustee of the Atwater Realty Trust, a trust created by a Declaration of Trust, dated May 30, 1983, and recorded at the Essex South Registry of Deeds, ~~REGISTRY~~ LAND SECTION, AS DOCUMENT #192394 of Martin Road, Amesbury, Massachusetts

Registry (Essex County) Address: Martin Road, Amesbury, Ma.

with quitclaim covenants the ~~land~~ following three parcels of land, to wit:

**PARCEL I:** The land in said Amesbury, together with any buildings thereon, bounded and described as follows:

Beginning at the southeasterly corner thereof on the Martin Road, so-called, and by land now or formerly of John F. Merrill; thence running southwesterly by said land now or formerly of John F. Merrill 588 feet to land now or formerly of William E. Worthen; thence running northwesterly by land now or formerly of said Worthen 247½ feet to an iron bound; thence running northeasterly by land now or formerly of John F. Merrill to the Martin Road, so-called; and thence running southeasterly by said Martin Road, so-called, 234½ feet to the point of beginning.

Being the same premises conveyed to the Worthen Realty Trust by deed of Horace M. Watkins, dated March 25, 1971, recorded with Essex South District Registry of Deeds, Book 5753, Page 681.

**PARCEL II:** A certain piece of land together with any buildings standing thereon containing four acres be the same more or less situate in the town of Amesbury aforesaid on the Westerly side of the Martin Road so-called, bounded and described as follows: Easterly by the Martin Road; Southerly by land now or formerly of William Worthen; Westerly by land now or formerly of William Worthen, and Northerly by land of Willard G. Merrill.

Excepting therefrom the parcel conveyed by deed of Clifford W. Titcomb, Trustee of the Worthen Realty Trust to Linda J. Somers, Trustee, dated August 31, 1978 and recorded with the Essex South District Registry in Book 6516, Page 608.

Being the remaining portion of the premises conveyed to the Worthen Realty Trust by deed of Ruth E. Forbush et als dated February 3, 1971 and recorded with said Registry in Book 5744, Page 261.

**PARCEL III:** The land situated in said Amesbury, bounded and described as follows:

Beginning at a point on the Southerly side of Martin Road at land of Goodrich; thence

SOUTHEASTERLY by Martin Road 230 feet, more or less, to other land of Worthen Realty Trust; thence

REGISTRY 28 P 220 1 109

SOUTHWESTERLY along said land of Worthen Realty Trust 200 feet, more or less; thence turning and running

SOUTHEASTERLY by land now or formerly of Isley, 360 feet, more or less; to a point; thence turning and running

EASTERLY along a fence, 230 feet, more or less, to said Martin Road; thence turning and running

SOUTHEASTERLY along said Martin Road 70 feet, more or less, to a point; thence turning and running

SOUTHERLY along remaining land now or formerly of Isley, 304 feet, more or less, to a point at a fence at land now or formerly of Isley; thence

WESTERLY along the said fence 515 feet, more or less, to a point at land of Armstrong; thence

NORTHERLY along said fence by land of Armstrong 230 feet, more or less, to a point; thence

SOUTHWESTERLY by said land of Armstrong along fence, 200 feet, more or less, to a point of land of Armstrong; thence

NORTHWESTERLY by said land of Armstrong 1,160 feet, more or less, to a point; thence

WESTERLY along the fence by land of Armstrong 96 feet, more or less, to a point; thence

NORTHERLY along the fence by land of Moseley 700 feet, more or less, to a point at land of Moseley; thence

EASTERLY by said land of Moseley, along the fence 932 feet, more or less, to a point at land of Nichols; thence

SOUTHERLY along the fence by land of Nichols, land of Watkins, land of Goodrich, 1,110 feet, more or less, to a point at land of Goodrich thence

EASTERLY along the fence by land of Goodrich 575 feet, more or less, to Martin Road and the point of beginning.

Being the same premises conveyed to Clifford W. Titcomb as Trustee of the Worthen Realty Trust by deed of Clifford W. Titcomb and Thomas F. Waldron, Trustees dated May 6, 1965 and recorded in Essex South District Deeds, Book 5265, Page 652.

Executed as a sealed instrument this 11<sup>th</sup> day of MAY, 1984

*Thelma R. Titcomb*  
Thelma R. Titcomb, Trustee  
of the Worthen Realty Trust

The Commonwealth of Massachusetts

Essex, ss

September 26, 1984

Then personally appeared the above named Thelma R. Titcomb, Trustee of the Worthen Realty Trust

and acknowledged the foregoing instrument to be her free act and deed, before me

*Stephen J. Corcoran*  
Stephen J. Corcoran, Notary Public  
My commission expires July 6, 1990

<b>CURRENT OWNER</b> AMESBURY CITY OF 62 FRIEND ST AMESBURY, MA 01913 Additional Owners:		<b>UTILITIES</b> 1 All Public		<b>STRT/ROAD</b> 1 Paved		<b>LOCATION</b> 1 Urban 5 Industrial		<b>CURRENT ASSESSMENT</b> Code 9300 Appraised Value 32,700 Assessed Value 32,700	
<b>SUPPLEMENTAL DATA</b> Other ID: 00052 00000 00064 Sub-Div: Original Lot Spec.Comd: NOTES OWNER OCCU: STYLE ABC: CHAPTER L NUMBER: GIS ID: 4999		<b>ASSOC PID#</b>		<b>SALE PRICE V.C.</b> 1E 1A 1E 1A		<b>Yr. Code</b> 2016 9300		<b>Assessed Value Yr. Code</b> 32,700 2014 9300	
<b>RECORD OF OWNERSHIP</b> AMESBURY CITY OF TITCOMB THELMA R		<b>BK-VOL/PAGE</b> 115127TL 0753570424		<b>SALE DATE</b> 03/04/1999 U V 09/28/1984 U V		<b>W</b>		<b>TOTAL</b> 32,700	

<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>	
Year	Type	Description	Amount
<b>TOTAL:</b>		<b>Amount</b>	<b>Comm. Int.</b>
		32,700	32,700

**ASSESSING NEIGHBORHOOD**  
 STREET INDEX NAME: TRACING  
 BATCH: BATCH  
**NOTES**  
 GRAVEL PIT  
 HAD HAZARDOUS DUMP ISSUE

<b>APPRaised VALUE SUMMARY</b>	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	32,700
Special Land Value	0
Total Appraised Parcel Value	32,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	32,700

<b>BUILDING PERMIT RECORD</b>		<b>VISIT/CHANGE HISTORY</b>	
Permit ID	Issue Date	Type	Date

<b>LAND LINE VALUATION SECTION</b>										
B Use Code	Use Description	Zone D	Frontage	Depth	Units	Unit Price	I Factor	S.A. Disc	Acre Factor	ST. Ix.
1 9300	Town V	OSC	300	500	43,560 SF	3.36	1.00	1.0000	0.10	0900
1 9300	Town V	OSC	300	500	0.86 AC	146,400.00	1.00	1.0000	0.10	0500
1 9300	Town V	OSC	300	500	1.85 AC	10,000.00	1.00	1.0000	0.10	0000
<b>TOTAL CARD LAND UNITS:</b> 3.71 AC										
<b>Parcel Total Land Area:</b> 161,608 SF										
<b>Total Land Value:</b> 32,700										

**Notes:** Notes- Adj: SITE SIZE = 50% COVERAC

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)												
Element	Cd.	Ch.	Description											
Model	00		Vacant											
<b>MIXED USE</b>														
Code	9300	Town V	Percentage 100											
<b>COST/MARKET VALUATION</b>														
Adj. Base Rate: 0.00														
Section RCN: 0														
Net Other Adj: 0.00														
Replace Cost: 0														
AYR: 0														
EYB: 0														
Dep Code: 1														
Remodel Rating: 0														
Year Remodeled: 0														
Dep %: 0														
Functional Obsinc: 0														
External Obsinc: 0														
Cost Trend Factor: 0														
Condition: 0														
% Complete: 0														
Overall % Cond: 0														
Apprais Val: 0														
Dep % Ovr: 0														
Dep Ovr Comment: 0														
Misc Imp Ovr: 0														
Misc Imp Ovr Comment: 0														
Cost to Cure Ovr: 0														
Cost to Cure Ovr Comment: 0														
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>														
Code	Description	Sub	Sub Description	LB	Units	Unit Price	Yr	Gde	Dp	Rt	Ord	%Ord	Apr	Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>														
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value								
		Tot. Gross Liv/Lease Area:	0	0	0	0								

No Photo On Record

<b>CURRENT OWNER</b>		<b>UTILITIES</b>		<b>STRT./ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>	
2 Above Street	1 All Public	1 Paved	1 Urban	Code	Appraised Value	Assessed Value	9300	77,700	77,700
4 Rolling			5 Industrial						
52 FRIEND STREET AMESBURY, MA 01913 Additional Owners:									
<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

MAP ID: 98/171/1 Bldg #: 1 of 1 Card 1 of 1 Bldg Name: State Use: 9300  
 Vision ID: 5029 Sec #: 1 of 1 Print Date: 05/26/2016 11:56

<b>CURRENT OWNER</b>		<b>UTILITIES</b>		<b>STRT./ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>	
2 Above Street	1 All Public	1 Paved	1 Urban	Code	Appraised Value	Assessed Value	9300	77,700	77,700
4 Rolling			5 Industrial						
52 FRIEND STREET AMESBURY, MA 01913 Additional Owners:									
<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>APPROPRIATE VALUE SUMMARY</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
1151271L	07535/0424	1E	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
03/04/1999	09/28/1984	U	V	2016	9300	77,700	2014	9300	77,700
Total: 77,700 This signature acknowledges a visit by a Data Collector or Assessor									



<b>CURRENT OWNER</b>		<b>UTILITIES</b>		<b>STRT/ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>	
AMESBURY CITY OF		1 All Public		1 Paved		1 Urban		Code 9300	
62 FRIEND STREET		4 Rolling		5 Industrial		5 Industrial		Appraised Value 378,200	
AMESBURY, MA 01913		5 Steep						Assessed Value 378,200	
Additional Owners:								101 AMESBURY, MA	

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>QTY</b>		<b>SALE PRICE</b>		<b>V.C.</b>	
AMESBURY CITY OF		115127TL		03/04/1999		U		1		1A	
THCOMB THELMA R		07535/0424		09/28/1984		U		1		1A	

<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>	
Year	Type	Description	Amount
<b>Total:</b>			378,200

<b>ASSESSING NEIGHBORHOOD</b>	
NBHD/SUB	0001/A
STREET INDEX NAME	TRACING
<b>NOTES</b>	
USED FOR BORROW SINCE	
WETLAND ISSUES SOUTH END	
BOUNDARY DISPUTE W/MOORE	
SLOPE + WET - COND	

<b>APPRaised VALUE SUMMARY</b>	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	378,200
Special Land Value	0
Total Appraised Parcel Value	378,200
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	
378,200	

<b>BUILDING PERMIT RECORD</b>		<b>VISIT/CHANGE HISTORY</b>	
Permit ID	Issue Date	Type	Date

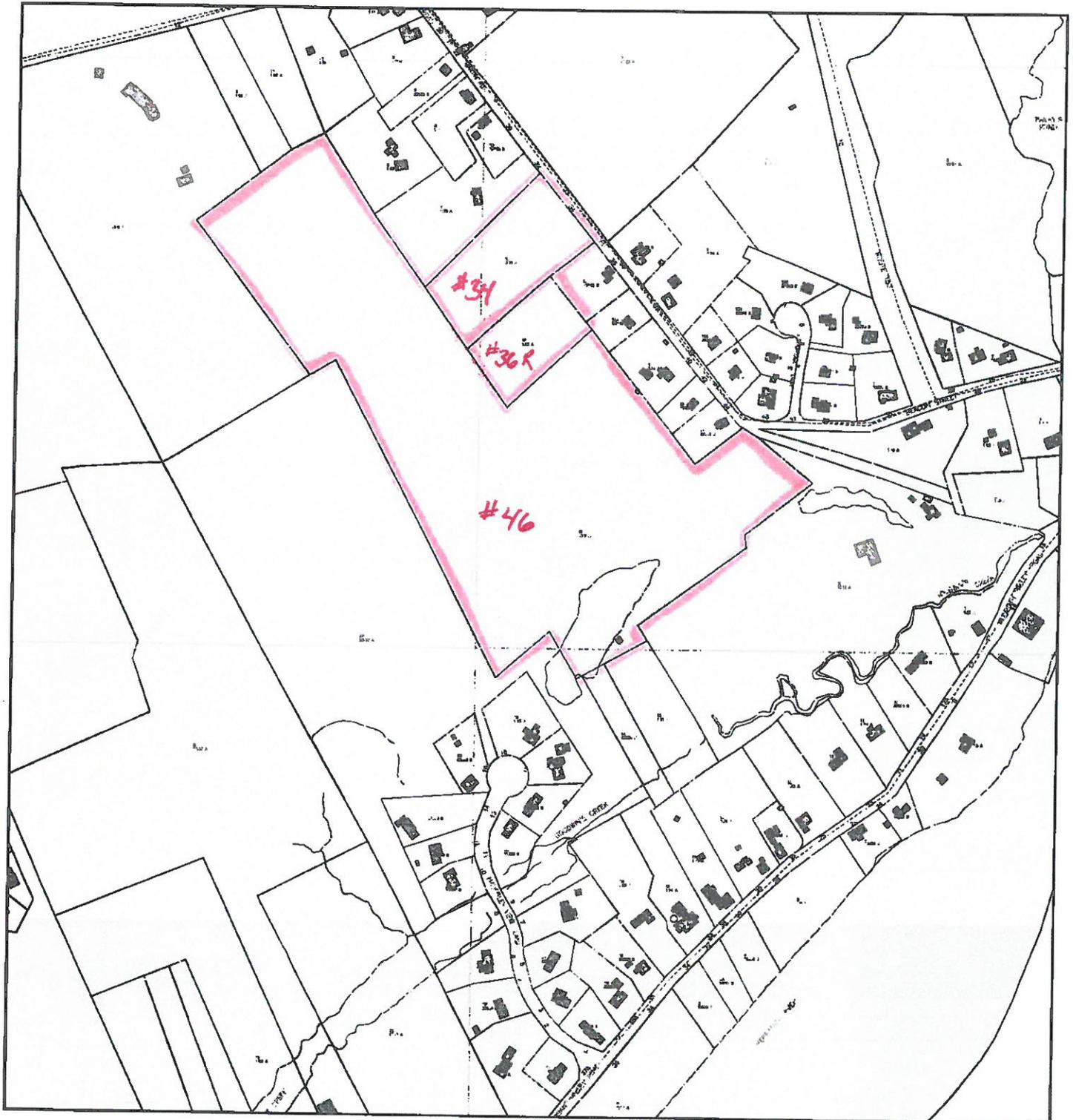
<b>LAND LINE VALUATION SECTION</b>										
B Use Code	Use Description	Zone D	Frontage	Depth	Units	Unit Price	Acre Disc	Factor	ST. Idx	Notes- Adj
1 9300	Town V	OSC	240	1100	43,560 SF	3.36	1.0000	1.00	0.00	Special Pricing
1 9300	Town V	OSC	240	1100	30,900 AC	10,000.00	1.0000	0.75	0.00	TOPO
<b>Total Card Land Units:</b>										
31.90 AC										
<b>Parcel Total Land Area:</b>										
1,389,564 SF										
<b>Total Land Value:</b>										
378,200										

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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)												
Element	Cd.	Ch.	Description											
Model	00		Vacant											
<b>MIXED USE</b>														
Code	Description		Percentage											
9300	Town V		100											
<b>COST/MARKET VALUATION</b>														
Adj. Basic Rate:			0.00											
Section RCN:			0											
Net Other Adj:			0.00											
Replace Cost			0											
AYB			0											
FYB			0											
Dep Code			0											
Remodel Rating			0											
Year Remodeled			0											
Dep %			0											
Functional Obslnc			0											
External Obslnc			0											
Cost Trend Factor			0											
Condition			0											
% Complete			0											
Overall % Corrd			0											
Apprais Val			0											
Dep % Ovr			0											
Dep Ovr Comment			0											
Misc Imp Ovr			0											
Misc Imp Ovr Comment			0											
Cost to Cure Ovr			0											
Cost to Cure Ovr Comment			0											
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>														
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dep	Rt	Con	%Con	Apr	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>														
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value								
<b>Ttl. Gross Liv/Lease Area:</b>		0	0	0	0	0								

No Photo On Record

# MARTIN ROAD SOUTH



Information on this Map is  
Compiled and Maintained for  
Assessing Purposes Only

GEOGRAPHIC INFORMATION SYSTEM  
VISION APPRAISAL TECHNOLOGY

