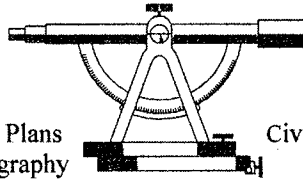


Steven J. Smith



& Associates, Inc.

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Subdivisions * Topography

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Mr. Scott Myers
City Manager
45 Beacon Street East
Laconia, NH 03246

March 31, 2021
Job#21006

In re: Proposed Boundary Line Adjustment between Antaeus Holdings LTD and the City of Laconia for consideration by the City Council

Dear Mr. Myers:

Pursuant to our meeting March 30, 2021 attached please find a copy of the Proposed Boundary Line Adjustment Plan relative to 10 Railroad Avenue the former Avery's Restaurant property now owned by Mr. Scott Everett under Antaeus Holdings LTD, TM 367-189-22, and the City of Laconia TM 367-189-24.

Mr. Everett under Paugus Elm 1, LLC is currently working on a re-development plan of 49-63 Elm Street as approved by the Laconia Planning Board. It is the intent of Mr. Everett to merge 10 Railroad Avenue with 49-63 Elm Street to become Paugus Elm 1, LLC, and Phase II of the current re-development project.

The heavy dashed line in the area of the adjustment represents the current boundary line between Antaeus Holdings LTD and the City of Laconia. The solid heavy line represents the proposed boundary line between the parties.

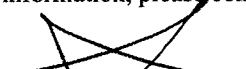
Area "A" Paugus Elm 1, LLC to the City of Laconia consist of 34.39sf

Area "B" City of Laconia to Paugus Elm 1, LLC consist of 583.20sf

Area "C" Paugus Elm 1, LLC to City of Laconia consist of 535.00sf

The re-development plan for 10 Railroad Avenue is to extend the proposed Elm Street building along Railroad Avenue, providing commercial space on the first floor and residential units on the second and third floor. The current angle of the boundary line would not allow this to happen. Additionally, the adjustment will allow for a logical alignment of Railroad Avenue while providing for much needed parking and sidewalk.

The City Council's consideration relative to this matter would be greatly appreciated. If you need any additional information, please contact me.


Steven J. Smith Sr. LLS

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