

File - 428 Rte 1 Bypass

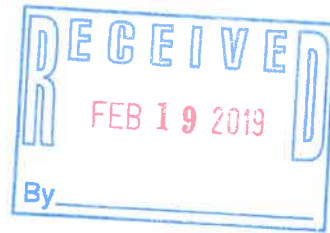
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February 14, 2019

John Bohenko, City Manager
Portsmouth City Hall
One Junkins Ave
Portsmouth, NH 03801

Re: Cate Street Land Swap

Dear Mr. Bohenko,

This office represents Cate Street Development, LLC. My client recently purchased the Frank Jones Center which is a 12.2 acre parcel of land comprised of four separate parcels of real estate identified as follows:

- A. Map 172, Lot 1
- B. Map 173, Lot 2
- C. Map 165, Lot 2
- D. Map 163, Lots 33 & 34

My client is aware that the City has had plans to develop a City street through this property for many years. In the interest of working with the City to complete the City's vision for this road my clients are agreeable to providing the necessary land to the City to enable it to complete its vision for a new public road.

As you know we have been in discussions with the City for over a year on our plans for this site. At this time, my clients would like to begin discussions with the City Council for a land swap that will preserve the necessary land for the City to complete this road now or in the future.

The attached land swap exhibit depicts the approximately 136,919 square feet of land to be conveyed to the City in exchange for 47,470 Square feet of land to be conveyed from the City to Cate Street Development, LLC.

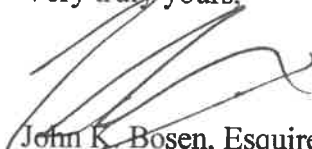
City Manager

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We respectfully request to be put on a City Council agenda to discuss this with the City Council to determine if this is something the City remains interested in as my clients are anxious to develop this property. We look forward to discussing this important item with the City Council and you. As always, please feel free to call to discuss any questions you may have about this project.

Very truly yours,



John K. Bosen, Esquire

Enclosure: Land Swap Exhibit dated 9/26/2018

cc: Juliet Walker
Cate Street Development, LLC
Gregg Mikolaities, P.E.
Prellwitz Chilinski Associates
Peter Rice, Public Works Dept.

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