

MEMO MEAMRAM



City Valuers Office, Planning & Property Development Department,
Block 3, Floor 2,
Civic Offices, Wood Quay, Dublin 8

Oifig Luachálaí na Cathrach, An Roinn Phleanála & Forbairt Maoine,
Bloc 3, Urlár 2,
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 2112 F. 01 222 2682 E. cityvaluersoffice@dublincity.ie

Please Quote: Our Ref: DB/28-16

Ph.01 222 66 38

22nd May 2017

Paul Clegg,
Executive Manager,
Planning & Property Development Department,
Block 4 Floor 3,
Civic Offices.

Attn: Ann Bradley

Re:	Proposed Disposal of Freehold Interest
Property:	Property at Gracefield Road near Artane Roundabout, Dublin 5
Applicant:	Member First Credit Union Limited
Applicant's Solicitor:	Sean F Durcan of Michael Powell Solicitors

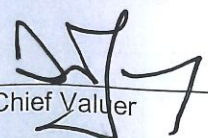
I refer to you email dated 17th May 2017.

Under Indenture of Lease dated 13th December 1961, the subject site was demised to the Bank of Ireland, for a term of 150 years from 23rd November 1961. On 27th May 1998, the site was assigned by the Bank of Ireland to the Coolock/Artane Credit Union. By transfer of engagements the property was vested in Member First Credit Union Limited. The passing annual ground rent is fixed at €152.37 (IR£120.00) per annum. The applicant's predecessor in the title constructed the building on the site

The applicant has a statutory entitlement, as confirmed by the Council's Law Agent, to purchase the leasehold interest in the property outlined in red and coloured in pink on the attached map. The valuation was based on the disposal of similar interests. The disposal price was negotiated and agreed with the applicant's solicitor who confirmed his acceptance in writing.

Should you have any further queries please do not hesitate to contact Diana Bukartaite at ph. 222 6638 or diana.bukartaite@dublincity.ie.

Yours faithfully,



Chief Valuer