

MEMORANDUM

TO: Planning Board, City of Portsmouth

FROM: Attorney John K. Bosen, Attorney for the Portsmouth Housing Authority

RE: Portsmouth Housing Authority Workforce Housing Project

DATE: June 10, 2020

This memorandum is provided in support of the Portsmouth Housing Authority's request to obtain a **partial** release of a reverter contained in a Deed recorded at the Rockingham County Registry of Deeds at Book 1943, Page 12. The Deed containing the reverter clause is attached hereto as Exhibit A. A copy of the proposed partial reverter release, detailing the piece of property to which it would apply, is attached hereto as Exhibit B. A plan depicting the slivers of land to be released from the reverter clause is attached hereto as Exhibit C. These slivers are to be conveyed to Ed Pac, LLC per the lot line relocation plan shown on the attached Exhibit C, marked as Parcels I and Parcel II. These slivers amount to less than 1,000 square feet of land.

By way of background, the Portsmouth Housing Authority ("PHA") owns and operates the Feaster Apartment building located at 140 Court Street. The PHA received approvals from the City of Portsmouth's land use boards for construction of a 64-Unit workforce housing building. Ed Pac, LLC, is the owner of 152 Court Street, which is adjacent to PHA's property at 140 Court Street. As a part of the approvals for the workforce housing, PHA and Ed Pac, LLC, got a minor lot line adjustment approved, whereby PHA was to purchase a portion of Ed Pac, LLC's property which sits between the Portsmouth Fire Station and the Feaster Apartment building, and Ed Pac, LLC, was to receive two small slivers of PHA's property for purposes of providing Ed Pac, LLC, a parking spot and access to the historic building which is to remain at 152 Court Street. However, in order to convey marketable and insurable title to those two slivers of land to Ed Pac, LLC, and complete the approved lot line adjustment, the reverter as to those two slivers of land only, must be released by the City.

Both of these parcels of land are shown on the existing conditions plan also attached hereto as Exhibit D. The PHA parcel is identified as Map 116/38 and the Ed Pac land is identified as Map 116/37. As part of the development plan, the PHA subdivided Map 116/37 to allow for the preservation of the existing historic home located on Court Street to remain. The approved lot line relocation plan is attached hereto as Exhibit E.

In sum, the proposed partial release of reverter will not upset the purpose and intent of the reverter language contained in the Deed listed as Exhibit A. The purpose of the reverter clause is

to ensure that the PHA will continue to use the land it received from the City of Portsmouth as “housing for the elderly”. The Feaster Apartment building is and will remain housing for elderly people.

The slivers being conveyed to Ed Pac, LLC per the lot line relocation plan will not impact the Portsmouth Housing Authority’s continued operation of the Feaster Apartments.

Summaries of the chains of title for 140 Court Street and 152 Court Street are below.

140 Court Street (PHA Land):

There are three sources of title for PHA’s Feaster Apartments property.

1. Deed from Paul V. Brown and Edward I. Shaines to PHA recorded on November 10, 1965, at the Rockingham County Registry of Deeds at Book 1797, Page 20. Brown and Shaines had acquired the property herein conveyed by deed of the Young Man’s Christian Association of Portsmouth on June 8, 1960. That deed is recorded at Book 1548, Page 233.
2. The second source of title is a decree in a case entitled Portsmouth Housing Authority v. Paul V. Brown et al. That decree quiets title to a portion of the Feaster Apartments property in Portsmouth Housing Authority. The decree is dated October 6, 1966 and was recorded at the Rockingham County Registry of Deeds at Book 1839, Page 307. It is impossible to tell from the recorded decree what the claimed title defect was in 1966.
3. The final source of title is the Deed from the City of Portsmouth to Portsmouth Housing Authority, which deed was recorded on July 17, 1968, at the Rockingham County Registry of Deeds at Book 1920, Page 1947. A corrective deed was later recorded on November 22, 1968, at Book 1942, Page 12. This deed contains the reverter clause. The reverter is triggered if PHA “ceases to operate and own a housing for the elderly project at other property of said Grantee adjoining the above described land” (The adjacent land to which this clause appears to refer is the land acquired from Brown and Shaines in 1965, and any interest obtained via quiet title in 1966).

152 Court Street (Ed Pac Land):

Ed Pac, LLC’s chain of title is as follows:

1. Peter J. Hickey, Trustee under the will of William McEvoy conveyed the property to Ruth F. Chase by deed dated March 29, 1938 and recorded at the Rockingham County Registry of Deeds.
2. Ruth F. Chase conveyed the property to Frank A. Graf II and Joan C. Graf by deed dated December 15, 1972 and recorded at the Rockingham County Registry of Deeds at Book 2192, Page 239.
3. Frank and Joan Graf conveyed the property to Joan C. Graf, Trustee of the Joan C. Graf Trust and to Frank A. Graf, Trustee of the Frank A. Graf Trust by deed dated October 16,

2000, and recorded at the Rockingham County Registry of Deeds at Book 3511, Page 1378.

4. The trustees of the Joan C. Graf Trust and the Frank A. Graf Trust conveyed the property to Ed Pac, LLC.
5. Ed Pac, LLC, conveyed a PORTION ONLY of its property to PHA Housing Development, Ltd., by deed dated March 11, 2020, and recorded at the Rockingham County Registry of Deeds at Book 6091, Page 1934. The portion of 152 Court Street conveyed to PHA is depicted on a plan recorded at the Rockingham County Registry of Deeds as Plan D-42016.

Copies of all deeds and the plan referred to in this section are contained in Exhibit F.

Exhibit A

1942 012

65984
NOV 22 1968

The City of Portsmouth, New Hampshire, a municipal corporation organized and existing under the laws of the State of New Hampshire, with its principal place of business at 125 Daniel Street in said Portsmouth, for consideration paid grants to the Portsmouth Housing Authority, a body corporate and politic, with a principal place of business at 29 Vaughan Street, Portsmouth, County of Rockingham and the State of New Hampshire, with covenants, conditions a certain tract or parcel of land in said City of Portsmouth bound and described as follows:

Beginning at a point located on the southerly side line of Court Street, said point being located 241.5 feet, more or less, from the northwesterly corner of Rogers Street and Lot No. 7 as shown on Assessor Plan #21 of the City of Portsmouth; thence turning and running southeasterly for a distance of 245.5 feet, more or less to the boundary line of lands presently or formerly owned by the Hon. For Aged Mason, so-called as shown on said Assessor Plan #21 as Lot No. 10; thence turning northeasterly and running along the westerly property line of said Lot #10 and the westerly property line of Lot No. 19 as shown on said Assessor Plan No. 21 for a distance of 148 feet, more or less, to a point; thence turning and running Northwesterly 90° - 69.91 feet, more or less, to a point; thence turning and running southeasterly 66.72 feet, more or less, to a point located on the westerly boundary line of Lot No. 11 as shown on said Assessor Plan No. 21; thence running northeasterly along said Lot No. 11 boundary line for a distance of 176.08 feet, more or less, to the southerly side line of Court Street; thence turning southeasterly and running 65.6 feet, more or less, in a southwesterly direction along Court Street side line to the point of beginning.

Meaning to include all of Lot No. 24 and a section of Lot No. 11 so as to include a total of 25,084 square feet of land presently owned by the City of Portsmouth, New Hampshire.

The within conveyance is made subject to the following reversion or provision: IF and when the said Grantee ceases to operate and own a housing for the elderly project at other property of said Grantee adjoining the above described land, the above described tract or parcel of land shall automatically revert to the said City of Portsmouth.

This deed is given to correct the description in a prior deed dated July 16, 1968 and recorded in Rockingham County Register of Deeds at Book 1928, Page 47.

IN WITNESS WHEREOF, The City of Portsmouth, by its City Manager, duly authorized, has hereunto set his hand and the corporate seal this 22nd day of November in the year of our Lord 1968.

In the presence of:

City of Portsmouth

Handwritten signature

Handwritten signature
Robert C. Violante
City Manager



STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

November 22, 1968

Personally appeared Robert C. Violante, known to me, who, being sworn did say that he is the City Manager of the City of Portsmouth, a municipal corporation duly organized by law, that the seal affixed to the foregoing instrument is the corporate seal of said City, that said instrument was signed and sealed on behalf of said City, and said City Manager Robert C. Violante acknowledged said instrument to be the free act and deed of said City and that he executed the same for the purposes therein contained.

Handwritten signature
Notary Public

Exhibit B

PARTIAL RELEASE OF REVERTER

The City of Portsmouth, New Hampshire, a municipal corporation organized and existing under the laws of the State of New Hampshire, having an address of 1 Junkins Avenue, Portsmouth, New Hampshire 03801, holder of a right of reverter over certain property as described in that certain deed from The City of Portsmouth, New Hampshire, to Portsmouth Housing Authority, dated November 22, 1968, and recorded at the Rockingham County Registry of Deeds at Book 1942, Page 12, hereby releases from the said right of reverter, the following described property:

Two certain parcels of land situate in Portsmouth, County of Rockingham, State of New Hampshire, depicted on a plan (the "Plan") entitled "Boundary Plan of Land, Tax Map 116 – Lot 37, Prepared For: Portsmouth Housing Authority, Owner: Ed Pac, LLC, 152 Court Street, City of Portsmouth, County of Rockingham, State of New Hampshire" dated February 2020, and recorded at the Rockingham County Registry of Deeds as Plan D-42016. The property conveyed herein is more particularly bounded and described on the Plan as follows:

PARCEL I:

Beginning at a point at the southwestern corner of the lot herein conveyed; Thence running North 27° 37' 38" West a distance of 50.14 feet to a point; Thence turning and running North 64° 08' 47" East a distance of 4.56 feet to drill hole set; Thence turning and running South 27° 01' 57" East a distance of 50.05 feet to an iron rod set; Thence turning and running South 63° 06' 44" West a distance of 4.04 feet to the point and place of beginning.

PARCEL II:

Beginning at a point at the northwestern corner of the lot herein conveyed; Thence running North 62° 23' 13" East a distance of 12.90 feet to a point; Thence turning and running South 27° 31' 47" East a distance of 29.87 feet to a point; Thence turning and running South 32° 05' 47" East a distance of 20.02 feet to a point; Thence turning and running South 63° 06' 44" West a distance of 1.59 feet to a drill hole set; Thence turning and running North 89° 40' 10" West a distance of 14.52 feet to a point; Thence turning and running North 27° 36' 47" West a distance of 43.00 feet to the point and place of beginning.

This partial release of reverter shall not in any way affect or impair the rights of the City of Portsmouth in and to the right of reverter as it may apply to all of the remainder of the premises conveyed to the Portsmouth Housing Authority by the Deed recorded at the Rockingham County Registry of Deeds at Book 1942, Page 12 and not hereby specifically released.

IN WITNESS WHEREOF, the undersigned have executed this Release this _____ day of _____, 2020.

City of Portsmouth

By: _____

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

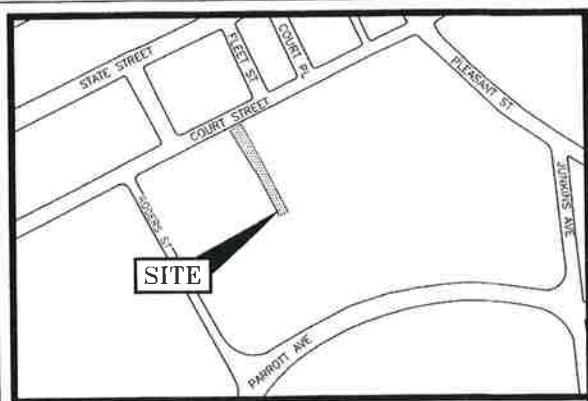
_____, 2020

This release was acknowledged before me by _____,
the _____ of the City of Portsmouth.

Before me,

Notary Public
My Commission Expires:

Exhibit C



LOCATION MAP

SCALE: 1"=200'

LEGEND:

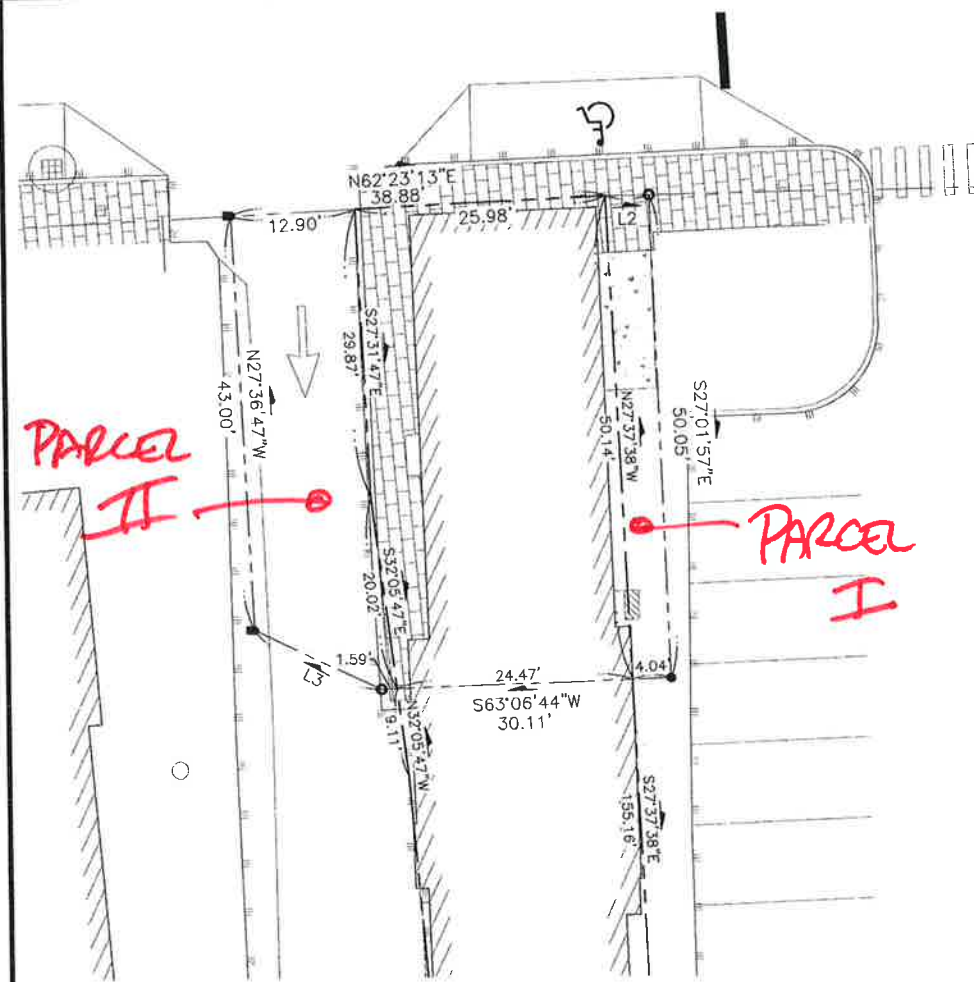
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND WITH DRILL HOLE

PLAN REFERENCES:

- 1) BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING AUTHORITY COURT STREET PORTSMOUTH, N.H. TAX MAP 116, LOT 38, PREPARED BY BERRY SURVEYING & ENGINEERING, DATED MAY 30, 2014, WITH A FINAL REVISION DATE OF JUNE 4, 2014, NOT RECORDED.
- 2) LOT LINE RELOCATION PLAN, TAX MAP 116 - LOTS 38 & 37 FOR PORTSMOUTH HOUSING AUTHORITY, OWNERS PORTSMOUTH HOUSING AUTHORITY 245 MIDDLE STREET PORTSMOUTH, NH 03801, ED PAC, LLC 242 CENTRAL AVENUE DOVER, NH 03820, PARCEL LOCATION 140 COURT STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC DATED FEBRUARY 2018, FINAL REVISION DATE OCTOBER 10, 2019, R.C.R.D. PLAN D-41899.

LENGTH TABLE

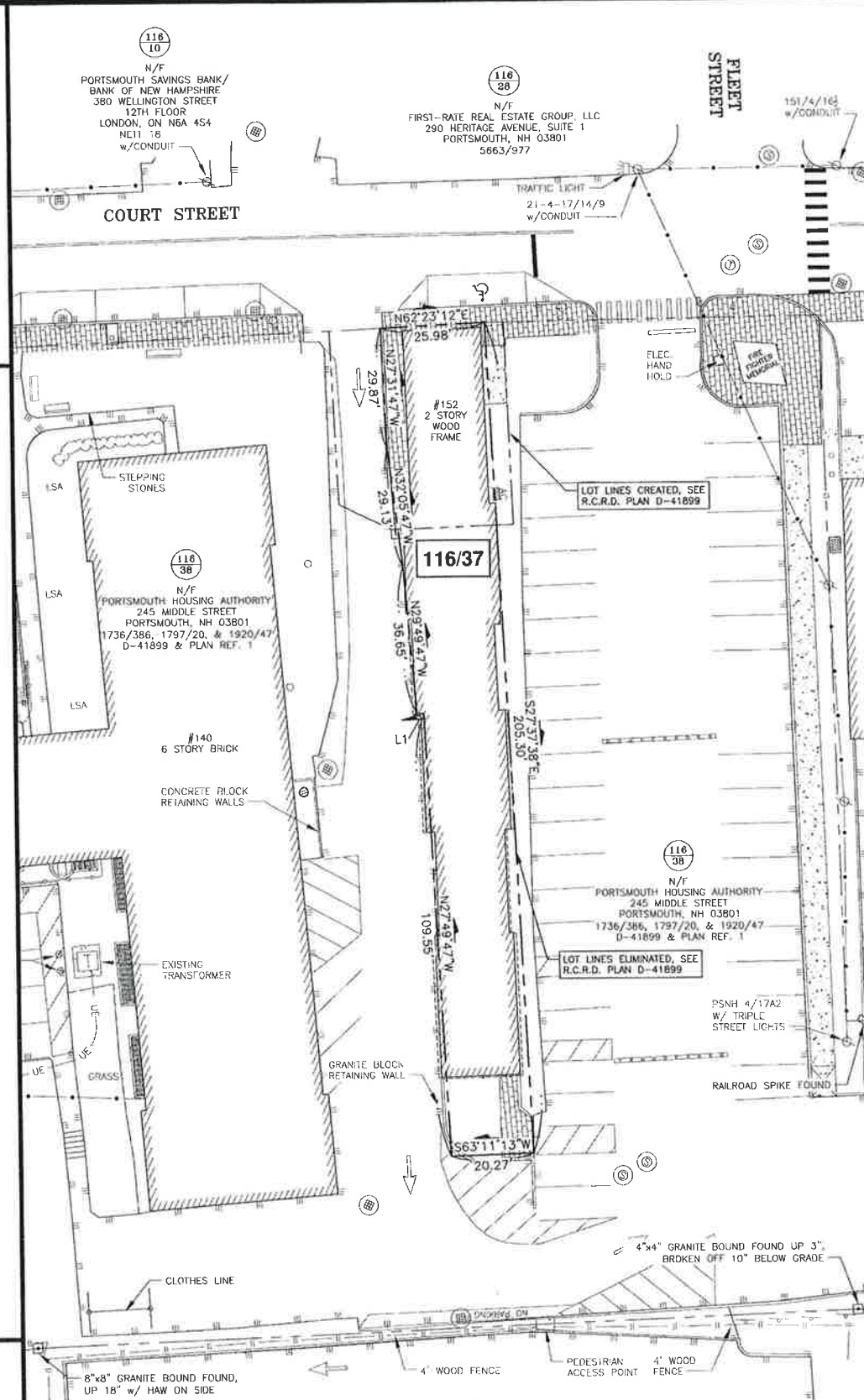
LINE	BEARING	DISTANCE
L1	S60°10'13"W	1.70'
L2	N64°08'47"E	4.56'
L3	N89°40'10"W	14.52'



BOUNDARY DETAIL

1"=10'

GRAPHIC SCALE



BOUNDARY OVERVIEW

1"=20'

GRAPHIC SCALE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-8282
Fax (603) 438-2315

NOTES:

- 1) PARCELS IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 37.
- 2) OWNER OF RECORD:
ED PAC, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
4679/151
D-41899
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005
- 4) LOT AREA:
4,587 S.F.
0.1053 ACRES
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4).
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARIES OF ASSESSOR'S MAP 116 LOT 37 AS SHOWN ON PLAN REFERENCE 1.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/24/20
REVISIONS		

BOUNDARY PLAN OF LAND
TAX MAP 116- LOT 37

PREPARED FOR:
PORTSMOUTH HOUSING AUTHORITY

OWNER:
ED PAC, LLC
152 COURT STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=10' & 1"=20' FEBRUARY 2020

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



JOHN R. CHAGNON, LLS 738

DATE

2-24-20

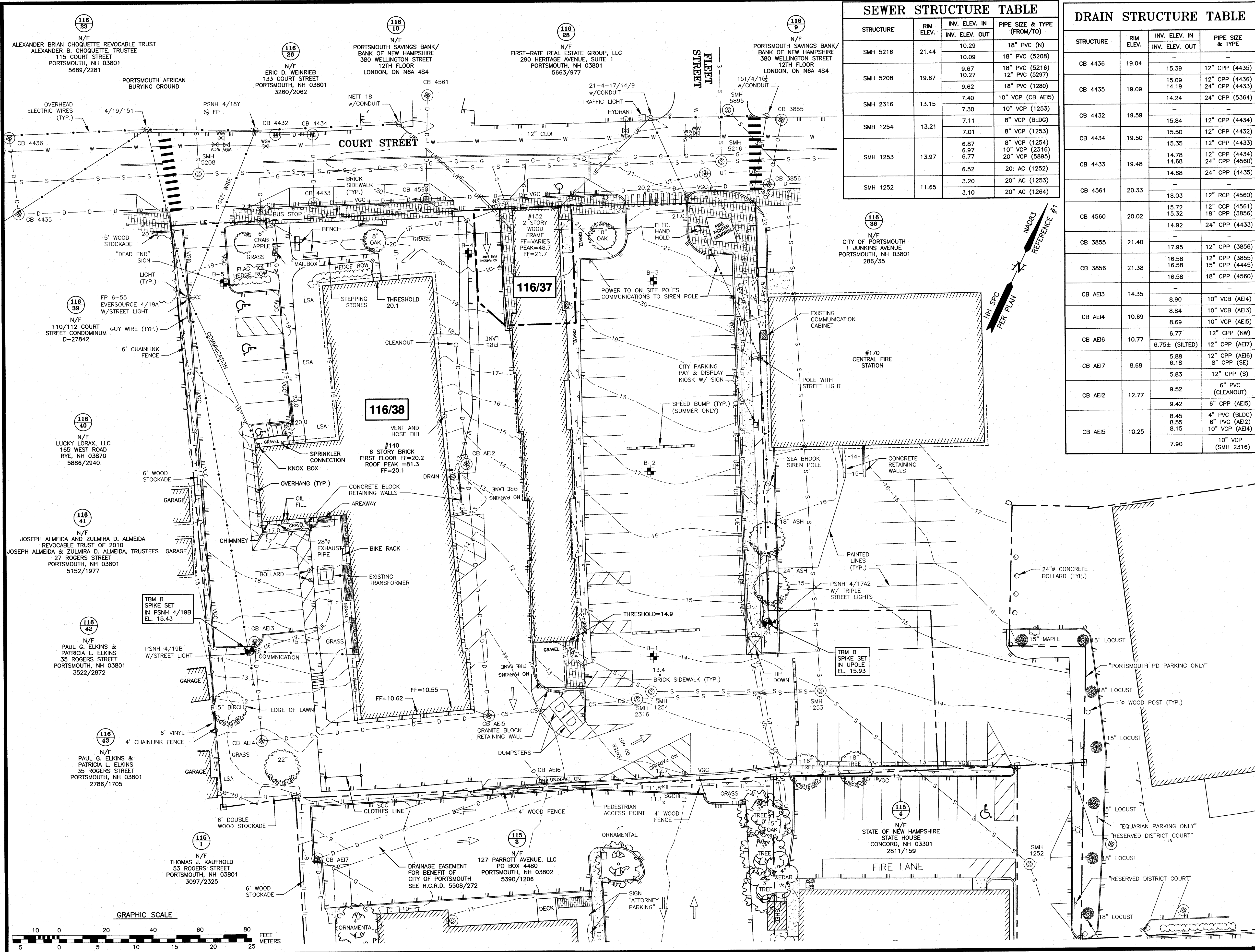
D-4206

Exhibit D

SEWER STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INV. ELEV. IN	PIPE SIZE & TYPE (FROM/TO)
SMH 5216	21.44	10.29	18" PVC (N)
SMH 5208	19.67	9.67	18" PVC (5216)
		10.27	12" PVC (5297)
SMH 2316	13.15	9.62	18" PVC (1280)
		7.40	10" VCP (CB AE15)
SMH 1254	13.21	7.30	10" VCP (1253)
		7.11	8" VCP (BLDG)
SMH 1253	13.97	6.87	8" VCP (1254)
		6.97	10" VCP (2316)
SMH 1252	11.65	6.77	20" VCP (5895)
		6.52	20" AC (1252)
		3.20	20" AC (1253)
		3.10	20" AC (1264)

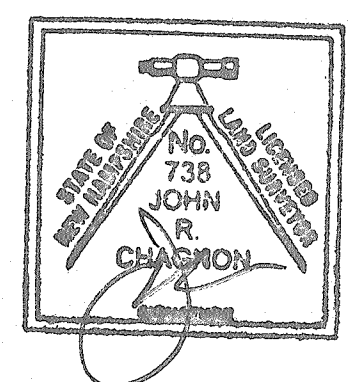
DRAIN STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INV. ELEV. IN	PIPE SIZE & TYPE
CB 4436	19.04	15.39	12" CPP (4435)
CB 4435	19.09	15.09	12" CPP (4436)
		14.19	24" CPP (4433)
CB 4432	19.59	14.24	24" CPP (5364)
		15.84	12" CPP (4434)
CB 4434	19.50	15.50	12" CPP (4432)
		15.35	12" CPP (4433)
CB 4433	19.48	14.78	12" CPP (4434)
		14.68	24" CPP (4560)
CB 4561	20.33	14.68	24" CPP (4435)
		18.03	12" RCP (4560)
CB 4560	20.02	15.72	12" CCP (4561)
		15.32	18" CPP (3856)
CB 3855	21.40	14.92	24" CPP (4433)
		17.95	12" CPP (3856)
CB 3856	21.38	16.58	12" CPP (3855)
		16.58	15" CPP (4445)
CB AE13	14.35	16.58	18" CPP (4560)
		8.90	10" VCB (AE14)
CB AE14	10.69	8.84	10" VCB (AE13)
		8.69	10" VCP (AE15)
CB AE16	10.77	6.77	12" CPP (NW)
		6.75± (SILTED)	12" CPP (AE17)
CB AE17	8.68	5.88	12" CPP (AE16)
		6.18	8" CPP (SE)
CB AE12	12.77	5.83	12" CPP (S)
		9.52	6" PVC (CLEANOUT)
CB AE15	10.25	9.42	6" CPP (AE15)
		8.45	4" PVC (BLDG)
		8.55	6" PVC (AE12)
		8.15	10" VCP (AE14)
		7.90	10" VCP (SMH 2316)

- NOTES:**
- PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 38 AND LOT 37.
 - OWNERS OF RECORD:
 116/38
 PORTSMOUTH HOUSING AUTHORITY
 245 MIDDLE STREET
 PORTSMOUTH, NH 03801
 R.C.R.D BK 1736, PG 386, BK 1797 PG 20 AND BK 1920, PG 47
 116/37
 ED PAC, LLC
 242 CENTRAL AVENUE
 DOVER, NH 03820
 BK 4679, PG 151
 - PARCEL 116/38 AND 116/37 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005
 - EXISTING LOT AREA:
 11/38: 59,976 (S.F.) 1.3769 ACRES
 11/37: 4,587 (S.F.) 0.1053 ACRES
 - PARCELS ARE LOCATED IN CHARACTER DISTRICT 4 (CD4)
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOTS.



**PORTSMOUTH HOUSING AUTHORITY
 140 COURT STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	6/18/18
0	ISSUED FOR COMMENT	3/5/18

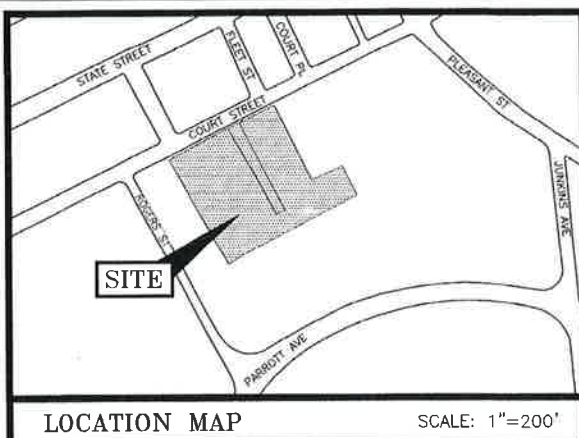


SCALE: 1"=20' MARCH 2018

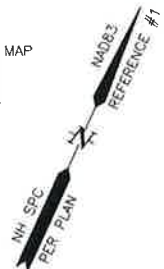
EXISTING CONDITIONS PLAN

C1

Exhibit E



PLAN REFERENCE:
 1) BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING AUTHORITY COURT STREET PORTSMOUTH, N.H. TAX MAP 116, LOT 38. PREPARED BY BERRY SURVEYING & ENGINEERING, DATED MAY 30, 2014, WITH A FINAL REVISION DATE OF JUNE 4, 2014. NOT RECORDED.



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
○ IR FND	IRON ROD FOUND
○ IP FND	IRON PIPE FOUND
● IR SET	IRON ROD SET
○ DH FND	DRILL HOLE FOUND
○ DH SET	DRILL HOLE SET
□ NHHB	NHDOT BOUND FOUND
□ TB	TOWN BOUND
□ BND w/DH	BOUND WITH DRILL HOLE
□ ST BND w/DH	STONE BOUND WITH DRILL HOLE

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 430-2315

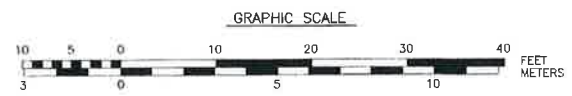
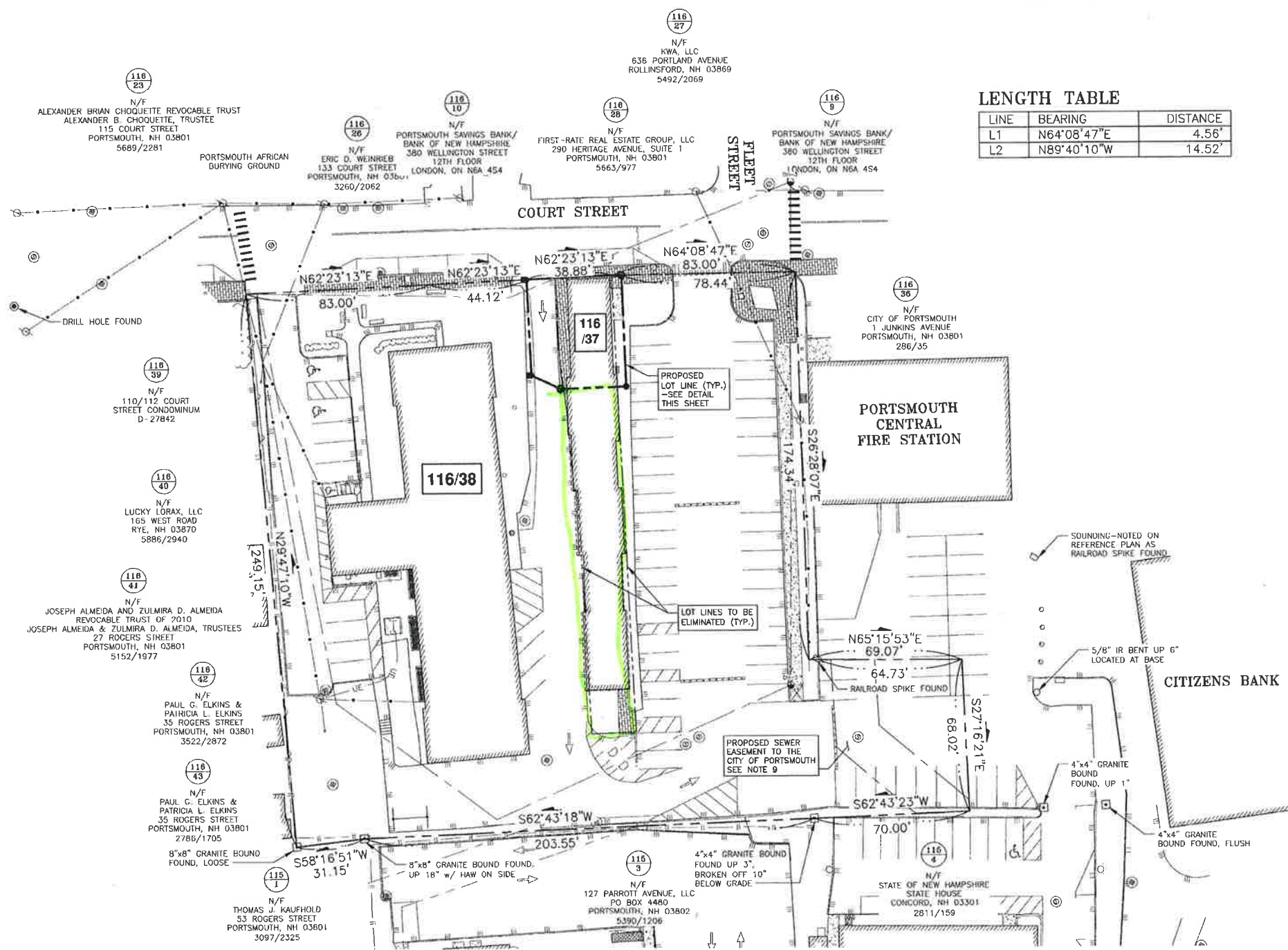
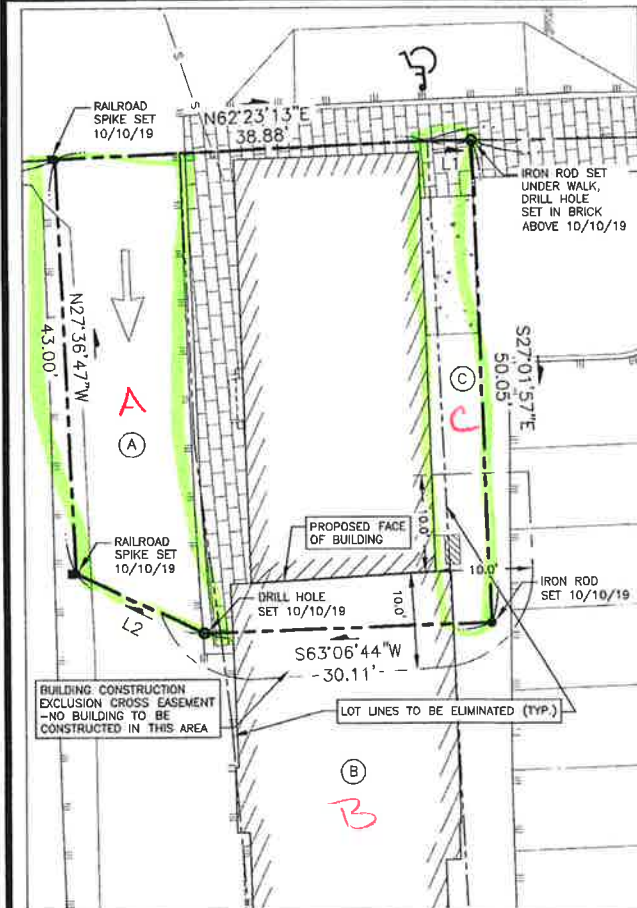
- NOTES:**
- PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 38 AND LOT 37.
 - OWNERS OF RECORD:
 116/38
 PORTSMOUTH HOUSING AUTHORITY
 245 MIDDLE STREET
 PORTSMOUTH, NH 03801
 R.C.R.D BK 1736, PG 386, BK 1797 PG 20,
 AND BK 1920, PG 47

 116/37
 ED PAC, LLC
 242 CENTRAL AVENUE
 DOVER, NH 03820
 BK 4679, PG 151
 - PARCEL 116/38 AND 116/37 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E, EFFECTIVE 5/17/2005
 - LOT AREAS:
 LOT 11/38
 EXISTING: 59,976 (S.F.) 1.5769 ACRES
 PROPOSED: 62,450 (S.F.) 1.4337 ACRES

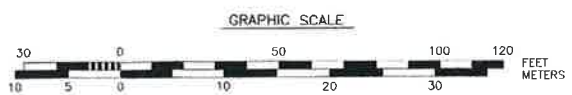
 LOT 11/37
 EXISTING: 4,587 (S.F.) 0.1053 ACRES
 PROPOSED: 2,113 (S.F.) 0.0485 ACRES
 - PARCELS ARE LOCATED IN CHARACTER DISTRICT 4 (CD4).
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE RELOCATION OF LOT LINES BETWEEN TAX MAP 116 LOTS 38 AND 37.
 - EXISTING BOUNDARY LINES FROM PLAN REFERENCE 1.
 - PERMANENT MONUMENTS ON LOT 37 TO BE SET IN ACCORDANCE WITH CITY OF PORTSMOUTH STANDARDS AFTER SITE DEVELOPMENT.
 - PROPOSED 20 FT WIDE SEWER EASEMENT TO BE CONVEYED TO THE CITY OF PORTSMOUTH. LOCATION OF SEWER LINE RUNNING NORTHERLY TO COURT STREET IS APPROXIMATE. EASEMENT IS TO BE 20 FEET WIDE, 10 FEET EITHER SIDE OF THE CENTERLINE OF THE EXISTING SEWER PIPE, WHETHER THE LOCATION IS PRECISELY AS SHOWN HEREON OR NOT.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N64°08'47"E	4.56'
L2	N89°40'10"W	14.52'



- PARCEL CONVEYANCES:**
- PARCEL A- PORTSMOUTH HOUSING AUTHORITY TO ED PAC, LLC 613 S.F.
 - PARCEL B- ED PAC, LLC TO PORTSMOUTH HOUSING AUTHORITY 3,303 S.F.
 - PARCEL C- PORTSMOUTH HOUSING AUTHORITY TO ED PAC, LLC 216 S.F.



NO.	DESCRIPTION	DATE
6	ADD MONUMENTS AS SET	10/10/19
5	REVISE LOT LINES	7/9/18
4	ADD SEWER EASEMENT	7/3/18
3	LOT LAYOUTS	6/18/18
2	ISSUED TO TAC	5/8/18
1	ISSUED FOR APPROVAL	4/25/18
0	ISSUED FOR COMMENT	3/5/17

LOT LINE RELOCATION PLAN
 TAX MAP 116 - LOTS 38 & 37
 FOR
 PORTSMOUTH HOUSING AUTHORITY

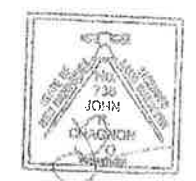
OWNERS
 PORTSMOUTH HOUSING AUTHORITY
 245 MIDDLE STREET
 PORTSMOUTH NH 03801

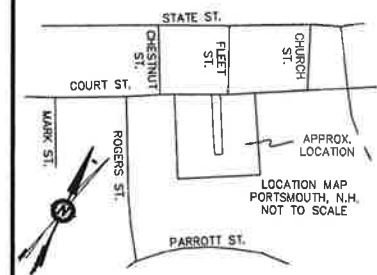
ED PAC, LLC
 242 CENTRAL AVENUE
 DOVER NH 03820

PARCEL LOCATION
 140 COURT STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

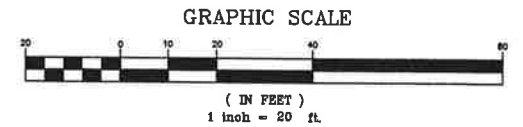
CHAIRMAN _____ DATE _____



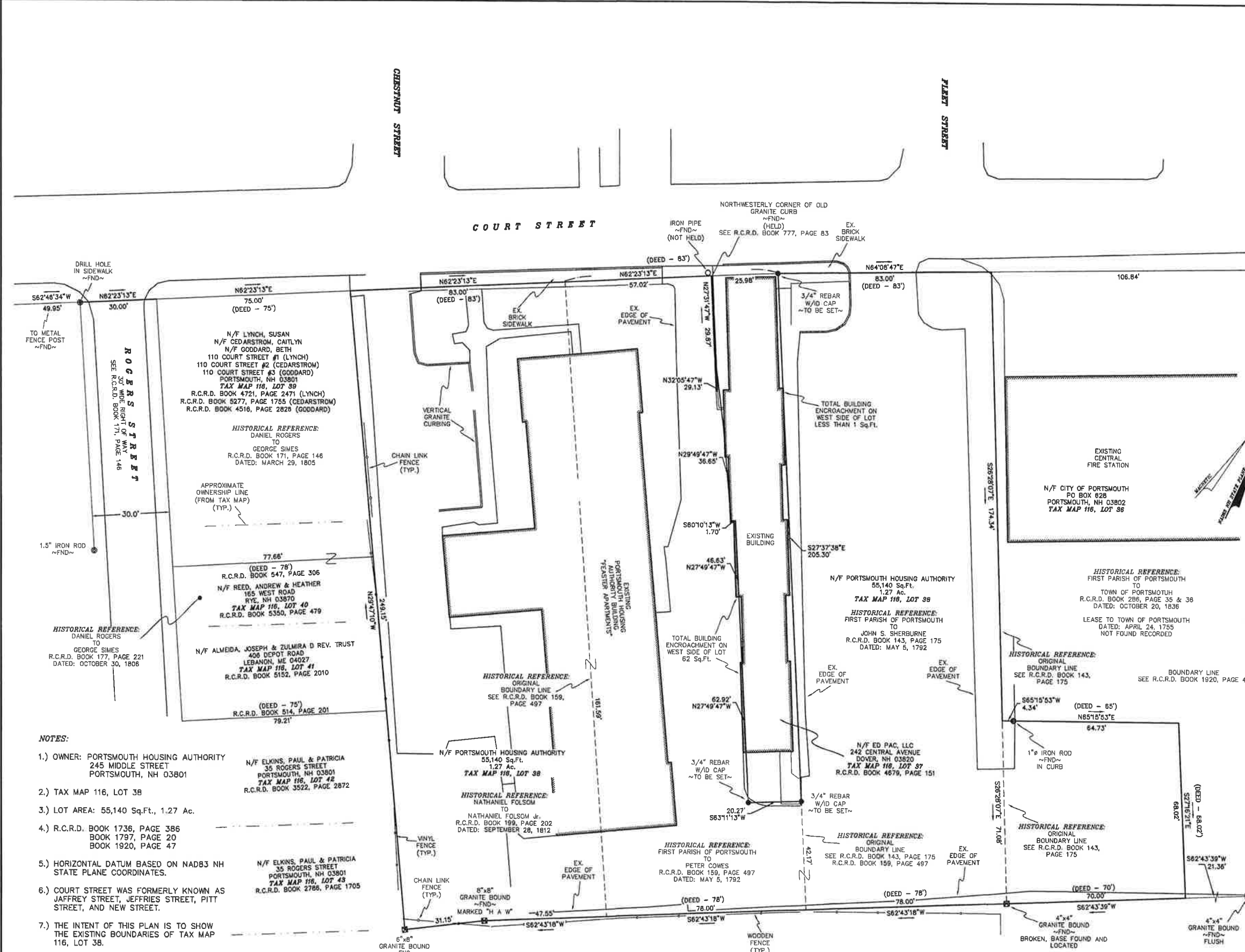


PLAN REFERENCES:

- 1.) "PLAN OF LOTS; NOS. 142-148 COURT ST.; PORTSMOUTH, N.H." DATED: JUNE, 1854 BY: JOHN W. DURGIN R.C.R.D. PLAN #02288
- 2.) "SKETCH MAP OF; LOT NO. 186 COURT ST.; PORTSMOUTH, N.H." DATED: MARCH, 1942 BY: JOHN W. DURGIN R.C.R.D. PLAN #01096
- 3.) "PLAN OF LOTS; NOS. 202, 206, & 222 COURT ST.; PORTSMOUTH, N.H." DATED: JANUARY, 1974 BY: JOHN W. DURGIN R.C.R.D. PLAN #0-4259
- 4.) "PLAN OF LOT; NO. 130 COURT ST.; PORTSMOUTH, N.H." DATED: JULY 1937 BY: JOHN W. DURGIN R.C.R.D. PLAN #0992
- 5.) "PLAN OF LOT; PARROTT AVE.; PORTSMOUTH, N.H.; FOR: AGED WOMEN" DATED: DECEMBER, 1950 BY: JOHN W. DURGIN FILE #2348 PLAN #9244
- 6.) "LOT LINE ADJUSTMENT PLAN; FOR: DAVID L. BAKER, Sr.; IN: PORTSMOUTH, N.H." DATED: MARCH 23, 1990 BY: SEACOAST ENG. ASSOC. R.C.R.D. PLAN #D-20209
- 7.) "CONDOMINIUM SITE PLAN; FOR: STEPHEN KELM; 110/112 COURT STREET; CONDOMINIUM" DATED: JANUARY, 2000 BY: AMBIT ENG., INC. R.C.R.D. PLAN #D-27842
- 8.) "MAP OF PORTSMOUTH" DATED: 1813 ON FILE WITH THE LIBRARY OF CONGRESS
- 9.) "BOUNDARY PLAN; LAND OF; ED PAC, LLC.; 152 COURT STREET; PORTSMOUTH, N.H.; TAX MAP 116, LOT 37" DATED: AUGUST 1, 2013 BY: BERRY SURVEYING & ENGINEERING FILE #: DB 2013-065



#1	6-4-14	REVISE SOUTHEASTERN BOUNDARY
REVISION	DATE	DESCRIPTION
BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING AUTHORITY COURT STREET PORTSMOUTH, N.H. TAX MAP 116, LOT 38		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. 332-2863		
SCALE : 1 IN. EQUALS 20 FT.		
DATE : MAY 30, 2014		
FILE NO. : DB 2014 - 052		



- NOTES:**
- 1.) OWNER: PORTSMOUTH HOUSING AUTHORITY 245 MIDDLE STREET PORTSMOUTH, NH 03801
 - 2.) TAX MAP 116, LOT 38
 - 3.) LOT AREA: 55,140 Sq.Ft., 1.27 Ac.
 - 4.) R.C.R.D. BOOK 1736, PAGE 386 BOOK 1797, PAGE 20 BOOK 1920, PAGE 47
 - 5.) HORIZONTAL DATUM BASED ON NAD83 NH STATE PLANE COORDINATES.
 - 6.) COURT STREET WAS FORMERLY KNOWN AS JAFFREY STREET, JEFFRIES STREET, PITT STREET, AND NEW STREET.
 - 7.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES OF TAX MAP 116, LOT 38.

N/F KAUFHOLD, THOMAS
 53 ROGERS STREET
 PORTSMOUTH, NH 03801
 TAX MAP 116, LOT 1
 R.C.R.D. BOOK 3097, PAGE 2325

N/F 127 PARROTT AVENUE LLC
 PO BOX 4480
 PORTSMOUTH, NH 03801
 TAX MAP 116, LOT 3
 R.C.R.D. BOOK 5390, PAGE 1206

N/F STATE OF NH
 STATE HOUSE
 CONCORD, NH 03301
 TAX MAP 116, LOT 4

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

K. O'Neil 7-9-14

Exhibit F

200.

and that no other purchaser shall be answerable for the application of the purchase money.

And it is agreed that if the premises herein described be acquired, in whole or in part, by one who does not assume and agree to pay this mortgage, that the whole of said mortgage indebtedness shall become due at the option of the holder of this mortgage.

This mortgage is subject to the provisions of Part 3 of the Act of Congress entitled "the Emergency Farm Mortgage Act of 1933" (and any amendments thereto.)

In Witness Whereof we have hereunto set our hands and seals the 7th day of May in the year of our Lord One Thousand Nine Hundred and Thirty-eight.

Signed, sealed and delivered in the presence of

Muriel D. Bowen
to both

Clarence E. Fiske (L.S.)
Albertina Fiske (L.S.)

State of New Hampshire, Rockingham SS. May 7, 1938.

Personally appeared the above named Clarence E. Fiske and Albertina Fiske and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Muriel D. Bowen

Justice of the Peace

Received and Recorded May 7, 11:10 A.M. 1938.

John W. H. Green Register

Trus. Deed
Hickey, Tr.
to
Chase
Del. to
R.C. McGarthy

50 cts.
rev.

Know All Men By These Presents,

That I, Peter J. Hickey of Portsmouth, in the County of Rockingham and The State of New Hampshire, Trustee under the will of William McEvoy late of said Portsmouth, by virtue of a license from the Court of Probate for said County of Rockingham, holden at Exeter in said County on the twenty-second day of March, 1938, authorizing me to sell at public auction or private sale, and in consideration of the sum of One dollar and other valuable consideration to me in hand before the delivery hereof, paid by Ruth E. Chase of Newcastle in said county of Rockingham and The State of New Hampshire, the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents, do hereby in my said capacity, grant, bargain, sell, convey and confirm unto the said Ruth E. Chase, her heirs and assigns forever, all the right, title and interest of said deceased in and unto the following described real estate:

A certain parcel of land with the buildings thereon, situate on the Southerly side of Court Street in said Portsmouth and bounded and described as follows: Beginning at the Northwesterly corner of the land of the heirs of Robert Bradford, deceased, and thence running by said Court Street, South 80° West, 25.60 feet, more or less, to a point; which is the westerly edge of a granite curb at land now or formerly of Emily Florence Donnell; thence turning and running South 11° East by said curb and by other land of Donnell, 29.87 feet, more or less, to the end of the brick sidewalk; thence continuing by said other land of said Donnell, South 15° 34' East 29.13 feet, more or less; thence continuing by said Donnell's other land, South 13° 18' East, 36.65 feet, more or less; thence turning and running at right angles by said Donnell's other land, North 76° 42' East 1.85 feet, more or less; thence turning at right angles and running by said Donnell's other land, South 11° 18' East, 109.55 feet, more or less; thence turning and running at right angles, North 79° 43' East, 19.25 feet, more or less, to land of said heirs of Bradford; thence turning and running by said Bradford land North 10° 27' West, 204.8 feet, more or less, to point begun at.

Together with a right-of-way from Court Street to the back yard of said premises, in common with said Emily Florence Donnell, her heirs and assigns. Being the same property conveyed to the late William McEvoy by Emily Florence Donnell by Warranty deed, dated June 23, 1923, recorded in Rockingham Records, Book 777, Page 83.

Being subject, nevertheless, to a certain mortgage to the Piscataqua Savings Bank of said Portsmouth, dated June 22, 1923, recorded in Rockingham Records, Book 775, Page 114.

To have and to hold the same with all the privileges and appurtenances thereto belonging to the said Grantee, her heirs and assigns forever. And I do hereby, in my said capacity covenant with the said Grantee, her heirs and assigns, that I am duly authorized to make sale of the premises, that in all my proceedings in the sale thereof I have complied with the requirements of the statute in such case provided, and that I will warrant and defend the same to the said Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, from or under me, in the capacity aforesaid.

In Witness Whereof, I have hereunto set my hand and seal this twenty-ninth day of March in the year of our Lord, 1938.

Signed, sealed and delivered in the presence of:

Ralph C. McCarthy

Peter J. Hickey (L.S.)
Trustee u/w William McEvoy

The State of New Hampshire, Rockingham SS. March 29, A.D.1938.

Personally appeared Peter J. Hickey, Trustee under the will of William McEvoy and acknowledged the foregoing instrument by him subscribed to be his voluntary act and deed.

Before me,
Ralph C. McCarthy

Justice of the Peace

Received and Recorded May 9, 9 A.M.1938.

John W. Green Register

50 cts.
rev.

Deed Under Power Of Sale.

Foreclosure

Stanford

Whereas, Charles E. Stanford of Londonderry in the County of Rockingham and State of New Hampshire, did by mortgage deed dated May 2, 1917, and recorded in Rockingham County Registry of Deeds, Book 717, Page 57, convey the premises hereinafter described to Viola A. Barnett of Derry in said County of Rockingham and State of New Hampshire, and whereas on July 21, 1936, Walter A. Pillsbury, Administrator of the estate of said Viola A. Barnett, did assign said mortgage to Gertrude V. Cooley, George A. Cutler and Allison B. Cutler, Sr., heirs-at-law of said Viola A. Barnett, and whereas in and by said mortgage deed the grantee named therein and her heirs and assigns were authorized and empowered, upon any default in the premises or observance of the conditions of said mortgage, to sell the said premises, with all additions and improvements that might be thereon, at public auction in the town of Londonderry aforesaid on the premises, first publishing notice as therein required in some newspaper published in Exeter in said County, and did authorize and empower the mortgagee therein or her assigns to convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and whereas there has been such default, and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto subjoined.

Now Therefore Know All Men that said Gertrude V. Cooley, George A. Cutler and Allison B. Cutler, Sr., by virtue and in execution of the power in said mortgage deed as aforesaid, and of every other power contained in said mortgage deed as aforesaid, and of every other power hereto enabling, and in consideration of the sum of Four Hundred (\$400.00) dollars to them paid by said Gertrude V. Cooley, George A. Cutler and Allison B. Cutler Sr. do hereby bargain, sell and convey unto the said Gertrude V. Cooley, George A. Cutler and Allison B. Cutler Sr., their heirs and assigns all and singular the premises conveyed by the aforesaid mortgage deed, namely:

A certain parcel of land with the buildings thereon, situated in Londonderry in the

to
Cooley
et al
Del. to
W.A.Pills-
bury
See B. 717
P. 57

U.S. Rev
Stamp 8/27/50

KNOW ALL MEN BY THESE PRESENTS 1548 233

That The Young Men's Christian Association of Portsmouth, in the County of Rockingham and State of New Hampshire, a corporation duly established by the laws of said State, FOR AND IN CONSIDERATION of the sum of one dollar and other valuable considerations to it in hand before the delivery hereof well and truly paid by Paul V. Brown and Edward I. Shaines, both of Portsmouth in the County of Rockingham and State of New Hampshire, the receipt whereof it does hereby acknowledge, has granted, bargained and sold, and by these presents does give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Paul V. Brown and Edward I. Shaines, their heirs and assigns forever,

A certain parcel of land with the buildings thereon situate in the Southerly side of Court Street in said Portsmouth, bounded and described as follows, viz:

Beginning in said Street in the Northeasterly corner of said premises and at the Northwesterly corner of premises of Emily Donnell, et als; and thence turning and running by said Donnell's land South ten degrees, forty-four minutes (10° 44') East, two hundred forty-three and eight-tenths (243.8) feet to land now or formerly of Rufus Wood; thence turning and running by said land of Wood and land now or formerly of Frank E. Hodgdon, South seventy-nine degrees, six minutes (79° 6') West, seventy-seven (77) feet to a point at said Hodgdon land; thence turning and running North twelve degrees, one minute (12° 1') West, two hundred forty-five and eight-tenths (245.8) feet by land now or formerly of Hodgdon, Sullivan, Chick, Appleton, Whalley, and Johnston to a point in said Court Street; thence turning and running by said Court Street North eighty degrees, twenty-six minutes (80° 26') East, eighty-two and fifty-five hundredths (82.55) feet to the point begun at.

Being the same premises shown on a plan entitled "Plan of Lot No. 130 Court Street, Portsmouth, N. H.", dated July, 1937 made by John W. Durpin, Civil Engineer, further identified by File No. 2010, Plan No. 1-184 and also being the same premises conveyed by the Philbrooks and Reids to the grantor by deed dated November 16, 1956, recorded in Rockingham County Registry of Deeds Book 1417, Page 17.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances to the same belonging to them the said Paul V. Brown and Edward I. Shaines and their heirs and assigns, to them and their only proper use and benefit forever. And it the said Grantor, its successors and assigns does hereby covenant, grant and agree, to and with the said Paul V. Brown and Edward I. Shaines and their heirs and assigns that until the delivery hereof it is the lawful owner of the said premises, it is seized and possessed thereof in its own right in fee simple; and has full power and lawful authority to grant and convey the same in manner aforesaid; that the premises are free and clear from all and every incumbrance whatsoever; and that it and its successors and assigns shall and will WARRANT AND DEFEND the same to the said Paul V. Brown and Edward I. Shaines and their heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

IN WITNESS WHEREOF the Young Men's Christian Association of Portsmouth, New Hampshire, a corporation having no common seal, has caused this deed to be signed and sealed by its Board of Trustees this 8th day of June 1960.

Signed, sealed and delivered in the presence of
Thomas D.C. Kent

(Vernon Wood)
(Richard North)
Chauncey Warner
Forrest E. Raul
and in the presence of
Edward I. Shaines
Paul V. Brown

To all 246

U.S. Rev
STAMP
35.75

1797 020 Know all Men by these Presents:

THAT we, Paul V. Brown and Edward I. Shaines, both of Portsmouth, County of Rockingham and State of New Hampshire, for consideration paid grant to Portsmouth Housing Authority, a public body corporate and politic duly organized and established by law with a principal place of business at Portsmouth, Cty. with warranty covenants to the said Portsmouth Housing Authority (of Rockingham and State of New Hampshire)

A certain parcel of land ~~with the same~~ situate in the Southerly side of Court Street in said Portsmouth, bounded and described as follows, viz: Beginning in said Street in the Northeasterly corner of said premises and at the Northerly corner of premises now or formerly of Emil, Dornell, et als; and thence turning and running by said Dornell's land South ten degrees, forty-four minutes (10° 44') East, two hundred forty-three and eight-tenths (243.8) feet to land now or formerly of Rufus Wood; thence turning and running by said land of Wood and land now or formerly of Frank E. Hodgdon, South seventy-nine degrees, six minutes (79° 6') West, seventy-seven (77) feet to a point at said Hodgdon land; thence turning and running North twelve degrees, one minute (12° 1') West, two hundred forty-five and eight-tenths (245.8) feet by land now or formerly of Hodgdon, Sullivan, Chick, Appleton, Whalley, and Johnston to a point in said Court Street; thence turning and running by said Court Street North eighty degrees, twenty-six minutes (80° 26') East, eighty-two and fifty-five hundredths (82.55) feet to the point begun at. Being the same premises shown on a plan entitled "Plan of Lot No. 130 Court Street, Portsmouth, N. H.", dated July, 1937 made by John W. Durgin, Civil Engineer, further identified by File No. 2010, Plan No. 1-184 and also being the same premises conveyed by the Young Men's Christian Association of Portsmouth to the grantors by Warranty Deed, dated June 8, 1960, recorded at Rockingham County Registry of Deeds, Book 1948, Page 233.



We, Dorothy R. Brown and Ruth H. Shaines, wives of said grantor, release to said grantee all rights of dower and homestead and other interests therein

Witness our hands and seals this 10th day of November, 1965

WITNESS
[Signature]
[Signature]

[Signature]
[Signature]
[Signature]
[Signature]

STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM
On this the 10th day of November, 1965, before me, Paul V. Brown, Jr. the undersigned officer, personally appeared Paul V. Brown, Edward I. Shaines, Dorothy R. Brown and Ruth H. Shaines, known to me (or satisfactorily proven) to be the person or persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained. In witness whereof I hereunto set my hand and official seal.



REC'D & RECORDED NOV 10 1965

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1839 307

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THE STATE OF NEW HAMPSHIRE
Rockingham, ss. Superior Court September Term, 1966

Portsmouth Housing Authority

v.

Paul V. Brown et al
Equity No. 14629

DECREE

IT IS ORDERED, ADJUDGED AND DECREED:

1. That the Portsmouth Housing Authority is hereby decreed to be the owner in fee simple of the following tracts or parcels of land, situated in the City of Portsmouth, County of Rockingham and State of New Hampshire, aforesaid, bounded and described as follows:

Beginning at a point on the southerly side line of Court Street, at the dividing line of property now or formerly of Charles S. Chase and Ruth E. Chase, and property now or formerly of Richard C. Philbrick, as shown on a plan prepared by Wright and Pierce, Civil Engineers, Portsmouth, New Hampshire, entitled "Property Line Map, Court Street Site, Portsmouth Housing Authority, Portsmouth, Rockingham County, New Hampshire, June 18, 1963"; thence:

- (1) South 10° 49' East, 29.87 feet;
South 15° 23' East, 29.13 feet;
South 13° 07' East, 36.65 feet by land of Chase to a point;
- (2) North 76° 53' East, 1.7 feet by land of Chase to a point;
- (3) South 11° 07' East, 109.55 feet by land of Chase to a point;
- (4) North 79° 34' East, 19.25 feet to a point at land of the City of Portsmouth;
- (5) South 10° 45' East, 40.5 feet by land of the City of Portsmouth to land of the Home for Aged Women;
- (6) South 79° 32' West, 77.35 feet by land of the Home for Aged Women to a point;
- (7) South 70° 28' West, 77 feet by land of the Home for Aged Women and land now or formerly of J. F. and A. I. Sullivan to a point at land now or formerly of B. J. Sullivan;



1839 308

1839 308

- (8) North 13° 42' West, 245.8 feet to the southerly side of Court Street;
- (9) North 78° 45' East, 87.55 feet along the southerly side line of Court Street to a point;
- (10) North 78° 03' East, 58.95 feet along the southerly side line of Court Street to a point at land now or formerly of Charles S. Chase and Ruth E. Chase and the point of beginning.

The above tract of land is shown on "Property Line Map, Court Street Site, Portsmouth Housing Authority, Portsmouth, Rockingham County, New Hampshire, prepared by Wright and Pierce, Civil Engineers, Portsmouth, New Hampshire, June 10, 1963, Project No. NH 4-3," which reference is made thereto for further description.

2. That all the right, title, interest, claim and demand of Richard C. Philbrick, Charles S. Chase, Ruth E. Chase, Paul V. Brown, Dorothy R. Brown, Edward I. Shaines and Ruth H. Basinas, and any other party or parties claiming an interest through or under said petitioners be and the same are hereby removed, vacated and annulled, as clouds upon the title of the complainant in and to the aforesaid tracts or parcels of land, and every part or parcel thereof, and the title in and to said tracts or parcels of land is confirmed and vested in Portsmouth Housing Authority with full right and authority to have, hold, use and possess and enjoy the same to itself and its successors and assigns forever.

Dated October 6, 1966.

/s/ George R. Grant, Jr.
Presiding Justice

A TRUE COPY: In Witness Whereof I have hereunto set my hand and affixed the seal of the Superior Court this 10th day of October, 1966.



Paulie C. Johnson
Deputy-Clerk of Superior Court.

OF BUREAU

1920 047

see
V-1942
P-12
[see
V-1942
P-12]

The City of Portsmouth, New Hampshire, a municipal corporation organized and existing under the laws of The State of New Hampshire, with its principal place of business at 126 Daniel Street in said Portsmouth, for consideration paid grant to the Portsmouth Housing Authority, a body corporate and politic, with a principal place of business at 25 Vaughan Street, Portsmouth, County of Rockingham and The State of New Hampshire, with quitclaim covenants a certain tract or parcel of land in said City of Portsmouth bound and described as follows:

Beginning at a point located on the southerly sideline of Court Street, said point being located 248.35 feet, more or less, from the northwesterly corner of Rogers Street and Lot No. 7 as shown on Assessor Plan #21 of the City of Portsmouth; thence turning and running southeasterly for a distance of 246.2 feet, more or less to the boundary line of lands presently or formerly owned by the Home for Aged Women, so-called as shown on said Assessor Plan #21 as Lot No. 10; thence turning northeasterly and running along the westerly property line of said Lot #10 and the westerly property line of Lot No. 19 as shown on said Assessor Plan No. 21 for a distance of 148 feet, more or less, to a point; thence turning and running Northwesterly 90°, 68.02 feet, more or less, to a point; thence turning and running southwesterly 65 feet, more or less, to a point located on the westerly boundary line of lot No. 11 as shown on said Assessor Plan No. 21; thence running northwesterly along said Lot No. 11 boundary line for a distance of 173.97 feet, more or less, to the southerly sideline of Court Street; thence turning southwesterly and running 83.53 feet, more or less, in a southwesterly direction along Court Street sideline to the point of beginning.

Meaning to include all of Lot No. 24 and a section of Lot No. 11 so as to include a total of 25,004 square feet of land presently owned by the City of Portsmouth, New Hampshire.

The within conveyance is made subject to the following revert-er provision: If and when the said Grantee ceases to operate and own a housing for the elderly project at other property of said Grantee adjoining the above described land, the above described tract or parcel of land shall automatically revert to the said City of Portsmouth.

IN WITNESS WHEREOF, The City of Portsmouth, by its City Manager, duly authorized, has hereunto set his hand and the corporate seal this 16th day of July in the year of our Lord 1968.

In the presence of:

City of Portsmouth,

John C. Driscoll

By *Robert C. Violette*
Robert C. Violette
City Manager

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

July 16, 1968

Personally appeared Robert C. Violette, known to me, who, being sworn did say that he is the City Manager of the City of Portsmouth, a municipal corporation duly organized by law, that the seal affixed to the foregoing instrument is the corporate seal of said City, that said instrument was signed and sealed on behalf of said City, and said City Manager Robert C. Violette acknowledged said instrument to be the free act and deed of said City and that he executed the same for the purposes therein contained.

JOHN C. DRISCOLL
ATTORNEY AT LAW
177 STATE STREET
PORTSMOUTH, N. H.

John C. Driscoll
John C. Driscoll
Justice of the Peace

JUL 17 9 50 AM '68

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Nov 22 2 37 PM '68

The City of Portsmouth, New Hampshire, a municipal corporation organized and existing under the laws of The State of New Hampshire, with its principal place of business at 126 Daniel Street in said Portsmouth, for consideration paid grants to the Portsmouth Housing Authority, a body corporate and politic, with a principal place of business at 25 Vaughan Street, Portsmouth, County of Rockingham and The State of New Hampshire, with quitclaim covenants a certain tract or parcel of land in said City of Portsmouth bound and described as follows:

Beginning at a point located on the southerly sideline of Court Street, said point being located 241.5 feet, more or less, from the northwesterly corner of Rogers Street and Lot No. 7 as shown on Assessor Plan #21 of the City of Portsmouth; thence turning and running southeasterly for a distance of 245.5 feet, more or less to the boundary line of lands presently or formerly owned by the Home for Aged Women, so-called as shown on said Assessor Plan #21 as Lot No. 10; thence turning northeasterly and running along the westerly property line of said Lot #10 and the westerly property line of Lot No. 15 as shown on said Assessor Plan No. 21 for a distance of 148 feet, more or less, to a point; thence turning and running northwesterly 90°, 69.31 feet, more or less, to a point; thence turning and running southwesterly 66.72 feet, more or less, to a point located on the westerly boundary line of Lot No. 11 as shown on said Assessor Plan No. 21; thence running northwesterly along said Lot No. 11 boundary line for a distance of 175.09 feet, more or less, to the southerly side line of Court Street; thence turning southwesterly and running 85.5 feet, more or less, in a southwesterly direction along Court Street sideline to the point of beginning.

Meaning to include all of Lot No. 24 and a section of Lot No. 11 so as to include a total of 25,004 square feet of land presently owned by the City of Portsmouth, New Hampshire.

The within conveyance is made subject to the following reverter provision: If and when the said Grantee ceases to operate and own a housing for the elderly project at other property of said Grantee adjoining the above described land, the above described tract or parcel of land shall automatically revert to the said City of Portsmouth.

This deed is given to correct the description in a prior deed dated July 16, 1968 and recorded in Rockingham County Register of Deeds at Book 1920, Page 47.

IN WITNESS WHEREOF, The City of Portsmouth, by its City Manager, duly authorized, has hereunto set his hand and the corporate seal this 22nd day of November in the year of our Lord 1968.

In the presence of:

City of Portsmouth,

[Signature]

By *[Signature]*
Robert C. Violette
City Manager



STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

November 22, 1968

Personally appeared Robert C. Violette, known to me, who, being sworn did say that he is the City Manager of the City of Portsmouth, a municipal corporation duly organized by Law, that the seal affixed to the foregoing instrument is the corporate seal of said City, that said instrument was signed and sealed on behalf of said City, and said City Manager Robert C. Violette acknowledged said instrument to be the free act and deed of said City and that he executed the same for the purposes therein contained.

[Signature]
Justice of the Peace

BK2192 PG239

Know all men by these presents

774
Stamp
\$42.00

THAT, I, Ruth E. Chase
of Portsmouth Rockingham County, State of
New Hampshire, for consideration paid, grant to Frank A. Graf, and Joan C. Graf,

as joint tenants, with right of survivorship, and not as tenants in common

of 1 Post Road, Greenland Rockingham County, State of
New Hampshire

WITH WARRANTY COVENANTS.

A certain parcel of land with the buildings thereon, situate on the southerly side of Court Street, in Portsmouth, County of Rockingham and State of New Hampshire, and bounded and described as follows:

Beginning at the northwesterly corner of the land now or formerly of the Heirs of Robert Bradford, deceased, and thence running by said Court Street South 80° West, twenty-five and sixty hundredths (26.60 feet, more or less, to a point, which is the westerly edge of a granite curb at land now or formerly of Emily Florence Donnell; thence turning and running South 11° East by said curb and by other land of Donnell twenty-nine and eighty-seven hundredths (29.87) feet, more or less, to the end of the brick sidewalk; thence continuing by said other land now or formerly of said Donnell South 15°34' East twenty-nine and thirteen hundredths (29.13) feet, more or less; thence continuing by said Donnell's other land South 13°18' East thirty-six and sixty-five hundredths (36.66) feet, more or less; thence turning and running at right angles by said Donnell's other land North 76°42' East one and eighty-five hundredths (1.85) feet, more or less; thence turning at right angles and running by said Donnell's other land South 11°18' East one hundred nine and fifty-five hundredths (109.55) feet, more or less; thence turning and running at right angles North 79°43' East nineteen and twenty-five hundredths (19.25) feet, more or less, to land now or formerly of said Heirs of Bradford; thence turning and running by said Bradford land North 10°27' West two hundred four and eight tenths (204.8) feet, more or less, to point begun at.

Being the same premises which I acquired by Deed of Peter J. Hickey, Trustee under the Will of William McEvoy, dated March 29, 1988, recorded in Rockingham County Registry of Deeds, Book 941, Page 300.



I, Charles S. Chase, husband of Ruth E. Chase, Notary Public of said Grantor,

release to said Grantees all rights of dower curtesy and homestead and other interest therein.

Witness our hand and seal this 15 day of December, 1972

Witness:
Charles S. Chase (Notary)
Ruth E. Chase
Frank A. Graf

The State of New Hampshire
Rockingham, Dec. 15, 1972

Then personally appeared the above named Ruth E. Chase and Charles S. Chase and acknowledged the foregoing instrument to be their voluntary act and deed, before me

Charles S. Chase
Notary Public Justice of the Peace.

Dec 15 11 46 AM '72
REGISTRY OF DEEDS
ROCKINGHAM COUNTY
NEW HAMPSHIRE

BK 3511 PG 1378

057143

2000 OCT 16 AM 9:56

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

We, FRANK A. GRAF, II, a/k/a FRANK A. GRAF, and JOAN C. GRAF, husband and wife, of Durham, Strafford County, New Hampshire, for consideration paid,

grant an undivided one-half (1/2) interest in and to the within described premises to each of the following grantees: 1) JOAN C. GRAF, Trustee of THE JOAN C. GRAF TRUST, a revocable trust dated September 5, 1990, and 2) FRANK A. GRAF, Trustee of THE FRANK A. GRAF TRUST, a revocable trust dated September 5, 1990, having a mailing address of 360 Durham Point Road, Durham, New Hampshire, 03824,

with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land with the buildings thereon, situate on the southerly side of Court Street, in Portsmouth, County of Rockingham, State of New Hampshire, bounded and described as follows:

Beginning at the northwesterly corner of the land now or formerly of the Heirs of Robert Bradford, deceased, and thence running by said Court Street South 80° West, 25.60 feet, more or less, to a point, which is the westerly edge of a granite curb at land now or formerly of Emily Florence Donnell; thence turning and running South 11° East by said curb and by other land of Donnell 29.87 feet, more or less, to the end of the brick sidewalk; thence continuing by said other land now or formerly of said Donnell South 15° 84' East 29.13 feet more or less; thence continuing by said Donnell's other land South 13° 18' East 36.65 feet, more or less; thence turning and running at right angles by said Donnell's other land North 76° 42' East 1.85 feet, more or less; thence turning at right angles and running by said Donnell's other land South 11° 18' East, 109.55 feet, more or less; thence turning and running at right angles North 79° 43' East, 19.25 feet, more or less, to land now or formerly of said Heirs of Bradford; thence turning and running by said Bradford land North 10° 27' West, 204.8 feet, more or less, to the point begun at.

Meaning and intending to describe and convey the same premises conveyed to the within grantors by deed of Ruth E. Chasc, dated December 15, 1972, and recorded in the Rockingham County Registry of Deeds at Book 2192, Page 239.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

XX THOUSAND XX HUNDRED AND 40 DOLLARS

10 16 00 456338 \$40.00

VOID IF ALTERED

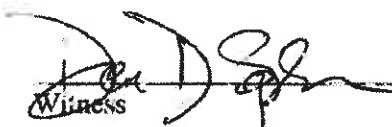
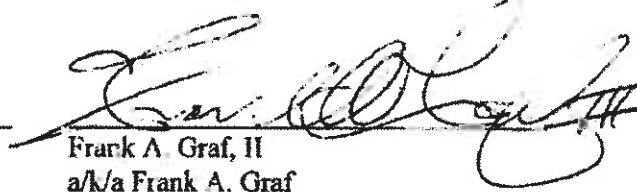
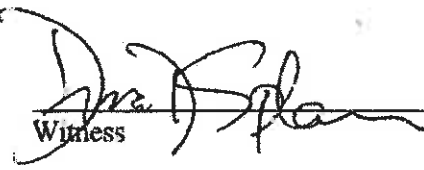
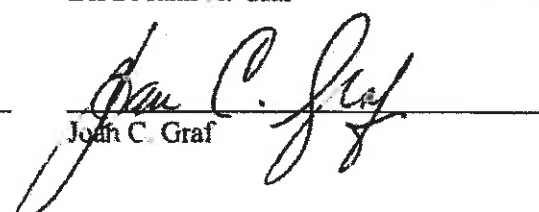
BK 3511 PG 1379

- 2 -

This deed has been prepared from information supplied by the within grantor, and no independent title examination has been performed.


Property: Court Street, Portsmouth, NH

Signed on October 10, 2000

<p>Witness</p> 	 <p>Frank A. Graf, II a/k/a Frank A. Graf</p>
<p>Witness</p> 	 <p>Joan C. Graf</p>

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on October 10, 2000
by Frank A. Graf, II, a/k/a Frank A. Graf, and Joan C. Graf.


Notary Public/Justices of the Peace

My commission expires:
JEAN P. HURLBUT, Notary Public
(Seal) My Commission Expires January 19, 2005



BK 4679 PG 0149

041975

2006 JUL -7 PM 3:04

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

CERTIFICATE OF TRUSTEE

Now comes the undersigned, **JOAN C. GRAF**, of Durham, State of New Hampshire, and do hereby certify that she is the duly named and acting Trustee of **The Joan C. Graf Trust**.

The undersigned Trustee declares that said trust is in full force and effect and that she has full and absolute power in said trust instrument to hold, convey and deal in any interest in real and personal property, including improvements to real property held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee.

Joan C. Graf, Trustee

JOAN C. GRAF, TRUSTEE

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

July 7, 2006

Personally appeared **JOAN C. GRAF**, Trustee of **The Joan C. Graf Trust**, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Douglas W. Macdonald

JUSTICE OF THE PEACE / NOTARY PUBLIC
MY COMMISSION EXPIRES:

DOUGLAS W. MACDONALD
My Commission Expires August 1, 2008



KEANE & MACDONALD, PC - ATTORNEYS AT LAW

1000 MARKET STREET - BLDG. 1 - SUITE 202 - PO BOX 477 - PORTSMOUTH, NH 03802-0477

BK 4679 P6 0150

041976

2006 JUL -7 PM 3:05

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

CERTIFICATE OF TRUSTEE

Now comes the undersigned, **FRANK A. GRAF**, of Durham, State of New Hampshire, and do hereby certify that he is the duly named and acting Trustee of **The Frank A. Graf Trust**.

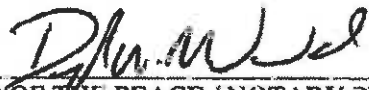
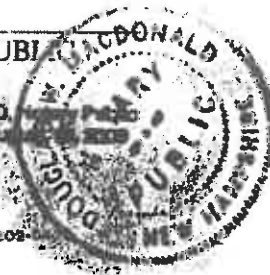
The undersigned Trustee declares that said trust is in full force and effect and that he has full and absolute power in said trust instrument to hold, convey and deal in any interest in real and personal property, including improvements to real property held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee.


FRANK A. GRAF, TRUSTEE

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS:

July 7, 2006

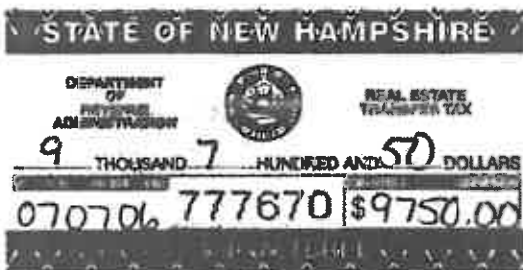
Personally appeared **FRANK A. GRAF**, Trustee of **The Frank A. Graf Trust**, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.


JUSTICE OF THE PEACE / NOTARY PUBLIC
MY COMMISSION EXPIRES:
DOUGLAS W. MACDONALD
My Commission Expires August 2008


KEANE & MACDONALD, P.C. - ATTORNEYS AT LAW

1000 MARKET STREET • BLDG 1 • SUITE 202 • P.O. BOX 477 • PORTSMOUTH, NH 03802

BK 4679 PG 0151



041977

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS THAT Joan C. Graf, Trustee of The Joan C. Graf Trust, a revocable trust dated September 5, 1990, and Frank A. Graf, Trustee of The Frank A. Graf Trust, a revocable trust dated September 5, 1990, having a mailing address of 360 Durham Point Road, Durham, New Hampshire, 03824, for consideration paid grant to, ED PAC, LLC, a New Hampshire limited liability company with a mailing address of 242 Central Avenue, Dover, New Hampshire, 03820, with Warranty Covenants, the following:

A certain tract or parcel of land with the buildings thereon, situate on the southerly side of Court Street, in Portsmouth, County of Rockingham, State of New Hampshire, bounded and described as follows:

Beginning at the northwesterly corner of land now or formerly of the Heirs of Robert Bradford, deceased, and thence running by said Court Street South 80° West, 25.60 feet, more or less, to a point, which is the westerly edge of a granite curb at land now or formerly of Emily Florence Donnell; thence turning and running South 11° East by said curb and by other land of Donnell 29.87 feet, more or less, to the end of the brick sidewalk; thence continuing by said other land now or formerly of said Donnell South 15° 84' East 29.13 feet more or less; thence continuing by said Donnell's other land South 13° 18' East 36.65 feet, more or less; thence turning and running at right angles by said Donnell's other land North 76° 42' East 1.85 feet, more or less; thence turning at right angles and running by said Donnell's other land South 11° 18' East, 109.55 feet, more or less; thence turning and running at right angles North 79° 43' East, 19.25 feet, more or less, to land now or formerly of said Heirs of Bradford, thence turning and running by said Bradford land North 10° 27' West 204.8 feet, more or less, to the point begun at.

Meaning and intending to describe the same premises conveyed by Warranty Deed of Frank A. Graf, II, a/k/a Frank A. Graf, and Joan C. Graf to the Grantors herein, dated October 12, 2000, and recorded in the Rockingham County Registry of Deeds at Book 3511, Page 1378.

KEANE & MACDONALD, PC - ATTORNEYS AT LAW

1100 MARKET STREET • SUITE 1 • SUITE 202 • PO. BOX 477 • PORTSMOUTH, NH 03802-0477

2006 JUL -7 PM 3:05

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

BK 4679 P6 0152

Signed this 7 day of July, 2006

Joan C. Graf
Joan C. Graf,
Trustee of The Joan C. Graf Trust

Frank A. Graf
Frank A. Graf,
Trustee of The Frank A. Graf Trust

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

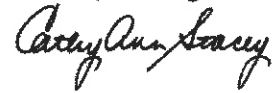
On this 7 day of July, 2006, personally appeared the above-named Joan C. Graf, Trustee of The Joan C. Graf Trust, and Frank A. Graf, Trustee of The Frank A. Graf Trust, and gave oath that the foregoing subscribed to by them is their own free act and deed, before me:

D.W. MacDonald
Notary Public / Justice of Peace
My Commission Expires:

DOUGLAS W. MACDONALD
My Commission Expires:



Return to:
PHA Housing Development, Ltd
245 Middle Street
Portsmouth, NH 03801



LCHIP	ROA485103	25.00
TRANSFER TAX	RO095254	5,070.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Ed Pac, LLC, a New Hampshire Limited Liability Company, with an address of 242 Central Avenue, Dover, New Hampshire 03820, for consideration paid grant(s) to PHA Housing Development, Ltd., a New Hampshire Nonprofit Corporation with an address of 245 Middle Street, Portsmouth, New Hampshire 03801, with WARRANTY COVENANTS:

A certain parcel of land situate in Portsmouth, County of Rockingham, State of New Hampshire, depicted on a plan (the "Plan") entitled "Boundary Plan of Land, Tax Map 116 – Lot 37, Prepared For: Portsmouth Housing Authority, Owner: Ed Pac, LLC, 152 Court Street, City of Portsmouth, County of Rockingham, State of New Hampshire" dated February 2020, and recorded at the Rockingham County Registry of Deeds as Plan D-42016. The property conveyed herein is more particularly bounded and described on the Plan as follows:

Beginning at a point at the northeastern corner of the lot herein conveyed, that is South 63° 06' 44" West a distance of 4.04 feet from an iron rod set in land now or formerly of the Grantee; Thence running South 27° 37' 38" East a distance of 155.16 feet to a point; Thence turning and running South 63° 11' 13" West a distance of 20.27 feet to a point; Thence turning and running North 27° 49' 47" West a distance of 109.55 feet to a point; Thence turning and running South 60° 10' 13" West a distance of 1.70 feet to a point; Thence turning and running North 29° 49' 47" West a distance of 36.65 feet to a point; Thence turning and running North 32° 05' 47" West a distance of 9.11 feet to a point; Thence turning and running North 63° 06' 44" East a distance of 30.11 feet to a point at the northeastern corner of the lot herein conveyed, and the point and place of beginning.

Meaning and intending to describe and convey a portion of the premises conveyed to the Grantor by Warranty Deed of Joan C. Graf, Trustee of The Joan C. Graf Trust and Frank A. Graf, Trustee of The Frank A. Graft Trust dated July 7, 2006 and recorded at Book 4679, Page 151.

This property is not homestead property.

Executed this 11 day of March, 2020.

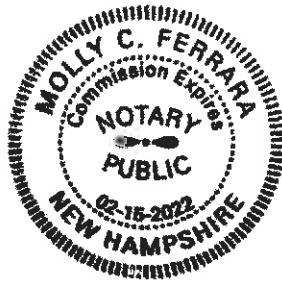
Ed Pac, LLC


By: 
Earl J. Cheney, Member

By: 
David Paolini, Member

State of New Hampshire
County of Rockingham

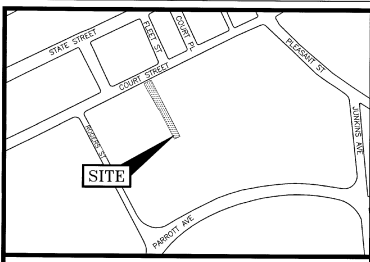
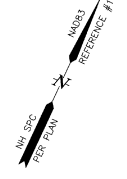
Then personally appeared before me on this 11 day of March, 2020, Earl J. Cheney and David Paolini, Members of Ed Pac, LLC, and acknowledged the foregoing to be their free act and deed.




Notary Public/Justice of the Peace
Commission expiration:

D-42016 02/25/2020 10:36:26 AM
 Register of Deeds, Rockingham County
 PLAN 26.00

Charles Berry



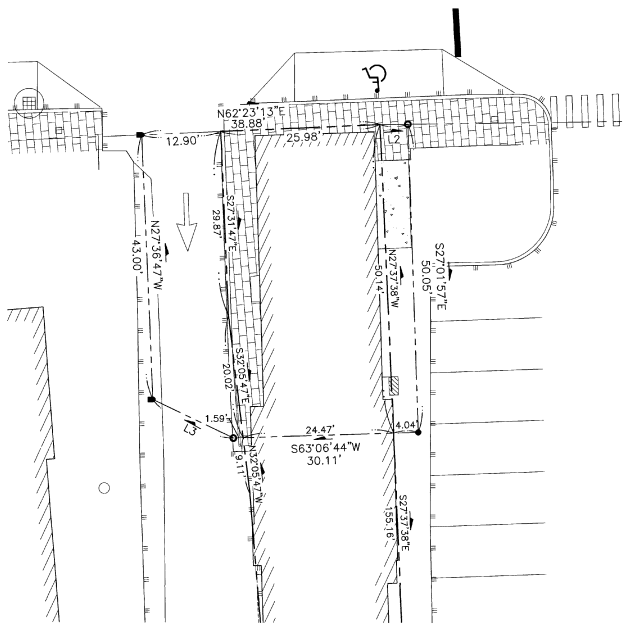
LOCATION MAP SCALE: 1"=200'

- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY
 - REGISTRY OF DEEDS
 - RR RR SPIKE
 - MAP 11/LOT 21
 - OR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - OH FND DRILL HOLE FOUND
 - OH SET DRILL HOLE SET
 - BND W/DH BOUND WITH DRILL HOLE
 - ST BND W/DH STONE BOUND WITH DRILL HOLE

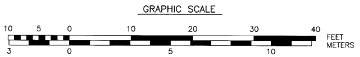
- PLAN REFERENCES:**
- 1) BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING AUTHORITY COURT STREET PORTSMOUTH, N.H. TAX MAP 116, LOT 35. PREPARED BY BERRY SURVEYING & ENGINEERING, DATED MAY 30, 2014, WITH A FINAL REVISION DATED OF JUNE 4, 2014, NOT RECORDED.
 - 2) LOT LINE RELOCATION PLAN, TAX MAP 116 - LOTS 38 & 37 FOR PORTSMOUTH HOUSING AUTHORITY, OWNERS PORTSMOUTH HOUSING AUTHORITY 245 MIDDLE STREET PORTSMOUTH, NH 03801, ED PAC, LLC 242 CENTRAL AVENUE DOVER, NH 03820, PARCEL LOCATION 140 COURT STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC. DATED FEBRUARY 2018, FINAL REVISION DATE OCTOBER 10, 2019, R.C.R.D. PLAN D-41899.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S6°10'13"W	1.70'
L2	N64°08'47"E	4.56'
L3	N89°40'10"W	14.52'



BOUNDARY DETAIL 1"=10'

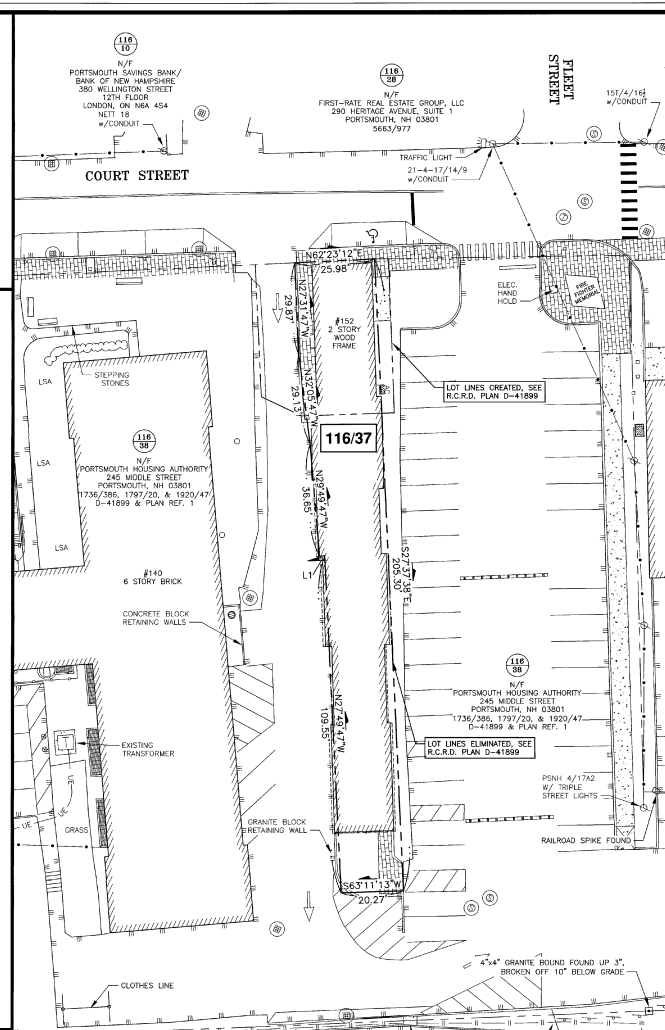


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

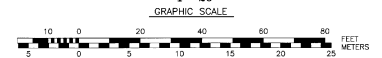
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

John R. Chagnon
 JOHN R. CHAGNON, LLS 738

2-24-20
 DATE



BOUNDARY OVERVIEW 1"=20'



200 Griffiths Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel: (603) 436-8286
 Fax: (603) 436-8319

- NOTES:**
- 1) PARCELS IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 37.
 - 2) OWNER OF RECORD:
 ED PAC, LLC
 242 CENTRAL AVENUE
 DOVER, NH 03820
 4679/151
 D-41899
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0299E, EFFECTIVE 5/17/2005
 - 4) LOT AREA:
 4,587 S.F.
 0.1053 ACRES
 - 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4).
 - 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARIES OF ASSESSOR'S MAP 116 LOT 37 AS SHOWN ON PLAN REFERENCE 1.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/24/20
REVISIONS		

**BOUNDARY PLAN OF LAND
 TAX MAP 116- LOT 37**
 PREPARED FOR:
PORTSMOUTH HOUSING AUTHORITY
 OWNER:
ED PAC, LLC
 152 COURT STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE

SCALE: 1"=10' & 1"=20' FEBRUARY 2020
 FB 321 PG 19 2790

D-42016