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June 12, 2024

**SENT VIA US MAIL AND EMAIL:** [rruedig@cityofportsmouth.com](mailto:rruedig@cityofportsmouth.com)  
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Reagan Ruedig  
Chairman of the Historic District Commission

Izak Gilbo  
Associate Planner

City of Portsmouth  
1 Junkins Avenue, 3<sup>rd</sup> FL  
Portsmouth, NH 03801

RE: Certificate of Approval for Property Located at 2 Russell Street

Dear Reagan and Izak,

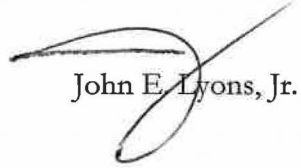
I represent Port Harbor Land, LLC. As set out in the attached August 29, 2022, letter, on August 10, 2022, the HDC granted its Certificate of Approval for Property Located at 2 Russell Street. This initial approval was set to expire within a period of one-year from the date it was granted by the HDC. My client previously requested a one-year extension of this approval which was granted and is now set to expire on August 10, 2024. Pursuant to this letter, my client is formally requesting a second one-year extension which would be valid through August 10, 2025.

My client continues to use its best efforts to diligently and timely move this project forward. Specifically, my client has met the Subdivision requirements established as part of the approval of this project with a deadline of June 15, 2024. To that end, the Lot Line Relocation Plan has been recorded by the City in the Rockingham County Registry of Deeds. Additionally, the three Quitclaim Deeds conveying portions of my client’s property for purposes of redesign of the relevant intersections have also been delivered and will be recorded by the City.

Unfortunately, given the complexity of the development, and the various issues involved, my client must respectfully request an additional one-year extension of the approval to August 10, 2025. I would add that we continue to work cooperatively with the City to move this project forward. As an example, the footprint as to Building 1 has been changed due to requests made by TAC/PB which resulted in a modification in the corner of the building to ensure that it stayed out of the existing sewer easement.

Thank you for your attention to this matter. If you need anything further from me, please let me know.

Very truly yours,



John E. Lyons, Jr.

JEL/dhb

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