



City of Portsmouth, New Hampshire

Subdivision Application Checklist

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

Applicant Responsibilities (Section III.C): Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: Cate Street Development, LLC Date Submitted: July 15, 2019

Applicant: Cate Street Development, LLC c/o Jay Bisognano

Phone Number: 987-490-5278 E-mail: jb@torprops.com

Site Address 1: 428 US Route 1 ByP Map: See Below Lot:

Site Address 2: Map: Lot:

Tax Maps & Lots, 163-33&34, 163-37, 165-2, 172-1, 173-2 and portion of Cate Street Right of way.

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Completed Application form. (III.C.2-3)		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). (III.C.4)	PLANS, CHECKLIST, FEE	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. (Section IV.1/V.1)	SUBDIVISION PLANS EASMENT PLANS TOPOGRAPHIC PLANS	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	<p>Preliminary Plat Names and addresses of all adjoining property owners. (Section IV.2)</p> <p>Final Plat Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. (Section V.2)</p>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	North point, date, and bar scale. (Section IV.3/V3)	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Zoning classification and minimum yard dimensions required. (Section IV.4/V.4)	SUBDIVISION PLAN SHEET 1 NOTE 3 REFERENCE TO SITE PLAN	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	<p>Preliminary Plat Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). (Section IV.5)</p> <p>Final Plat Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. (Section V.5)</p>	LOCUS SHEET 1 SHEETS 2-10 50SCALE	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. (Section IV.6)	ROAD DESIGN AND SITE PLANS	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. (Section V.6/ IV.7)	SHEETS 2-5	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. (Section IV.8/V.7)	SHEETS 1-10 ROAD PLANS AND SITE PLANS	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. (Section IV.9/V.8)	TOPOGRAPHIC PLAN SHEETS 6-10	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Preliminary Plat Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. (Section IV.10) Final Plat Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. (Section V.9)	SUBDIVISION AND EASEMENT PLANS SHEETS 1-5 ROAD PLANS AND SITE PLANS	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. (Section IV.10)	ROAD PLANS	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	ZONE X, NO BFE NOTE 6 SHEET 1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. (Section IV.12/ V.12)	4 LOTS TOPOGRAPHIC PLANS SHEETS 6-10 ROAD PLANS SITE PLANS	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	ROAD AND SITE PLANS TABLE ON COVER SHEETS	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. (Section V.11)	NOTE # 6 ON SHEET 1	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)	SHEETS 2-5	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

General Requirements¹

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	1. Basic Requirements: (VI.1)		
<input checked="" type="checkbox"/>	a. Conformity to Official Plan or Map	SUBDIVISION, EASEMENT AND TOPOGRAPHIC PLANS	
<input checked="" type="checkbox"/>	b. Hazards		
<input checked="" type="checkbox"/>	c. Relation to Topography	ROAD AND SITE PLANS	
<input type="checkbox"/> N/A	d. Planned Unit Development <small>SITE DEVELOPMENT & SUBDIVISION</small>	ALL SHEETS	
<input checked="" type="checkbox"/>	2. Lots: (VI.2)		
<input checked="" type="checkbox"/>	a. Lot Arrangement	SUBDIVISION PLANS	
<input checked="" type="checkbox"/>	b. Lot sizes	SHEETS 1-3	
<input checked="" type="checkbox"/>	c. Commercial and Industrial Lots		
<input checked="" type="checkbox"/>	3. Streets: (VI.3)		
<input checked="" type="checkbox"/>	a. Relation to adjoining Street System	ALL SHEETS	
<input checked="" type="checkbox"/>	b. Street Rights-of-Way	SHEETS 1-5 & ROAD PLANS	
<input checked="" type="checkbox"/>	c. Access		
<input type="checkbox"/> N/A	d. Parallel Service Roads		
<input checked="" type="checkbox"/>	e. Street Intersection Angles		
<input checked="" type="checkbox"/>	f. Merging Streets		
<input checked="" type="checkbox"/>	g. Street Deflections and Vertical Alignment		
<input type="checkbox"/> N/A	h. Marginal Access Streets		
<input type="checkbox"/> N/A	i. Cul-de-Sacs		
<input checked="" type="checkbox"/>	j. Rounding Street Corners		
<input checked="" type="checkbox"/>	k. Street Name Signs		
<input checked="" type="checkbox"/>	l. Street Names		
<input checked="" type="checkbox"/>	m. Block Lengths		
<input checked="" type="checkbox"/>	n. Block Widths		
<input checked="" type="checkbox"/>	o. Grade of Streets		
<input checked="" type="checkbox"/>	p. Grass Strips		
<input checked="" type="checkbox"/>	4. Curbing: (VI.4)	ROAD PLANS	
<input checked="" type="checkbox"/>	5. Driveways: (VI.5)	ROAD AND SITE PLANS	
<input checked="" type="checkbox"/>	6. Drainage Improvements: (VI.6)	ROAD AND SITE PLANS	
<input checked="" type="checkbox"/>	7. Municipal Water Service: (VI.7)	ROAD AND SITE PLANS	
<input checked="" type="checkbox"/>	8. Municipal Sewer Service: (VI.8)	ROAD AND SITE PLANS	
<input checked="" type="checkbox"/>	9. Installation of Utilities: (VI.9)	ROAD AND SITE PLANS	
<input checked="" type="checkbox"/>	a. All Districts		
<input checked="" type="checkbox"/>	b. Indicator Tape	CD SHEETS	
<input type="checkbox"/>	10. On-Site Water Supply: (VI.10)	NONE	
<input type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	NONE	
<input checked="" type="checkbox"/>	12. Open Space: (VI.12)		
<input checked="" type="checkbox"/>	a. Natural Features	SITE PLAN SET CS-002	
<input checked="" type="checkbox"/>	b. Buffer Strips	LANDSCAPING PLANS	
<input type="checkbox"/>	c. Parks		
<input checked="" type="checkbox"/>	d. Tree Planting		
<input checked="" type="checkbox"/>	13. Flood Hazard Areas: (VI.13)		
<input checked="" type="checkbox"/>	a. Permits	WETLANDS PERMIT	
<input type="checkbox"/> N/A	b. Minimization of Flood Damage		
<input type="checkbox"/> N/A	c. Elevation and Flood-Proofing Records		
<input type="checkbox"/> N/A	d. Alteration of Watercourses		
<input checked="" type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)	ROAD & SITE PLANS	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	15. Easements (VI.15)	EASEMENT PLANS SHEETS 4-5 NOTES 12&13 SHEET 4	
<input checked="" type="checkbox"/>	a. Utilities		
<input checked="" type="checkbox"/>	b. Drainage		
<input checked="" type="checkbox"/>	16. Monuments: (VI.16)	SHEETS 1-5	
<input checked="" type="checkbox"/>	17. Benchmarks: (VI.17)	SHEETS 6-10	
<input type="checkbox"/>	N/A 18. House Numbers (VI.18)	NO HOUSES	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input checked="" type="checkbox"/>	1. Streets have been designed according to the design standards required under Section (VII.1). a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods	ROAD PLANS	
<input checked="" type="checkbox"/>	2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2). a. Design b. Standards of Construction	ROAD PLANS SITE PLANS	
<input checked="" type="checkbox"/>	3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3). a. Design b. Lift Stations c. Materials d. Construction Standards	ROAD PLANS SITE PLANS	
<input checked="" type="checkbox"/>	4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4). a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	ROAD PLANS SITE PLANS	

Applicant's/Representative's Signature:  Date: 07/15/19

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/April 2019

ABUTTERS

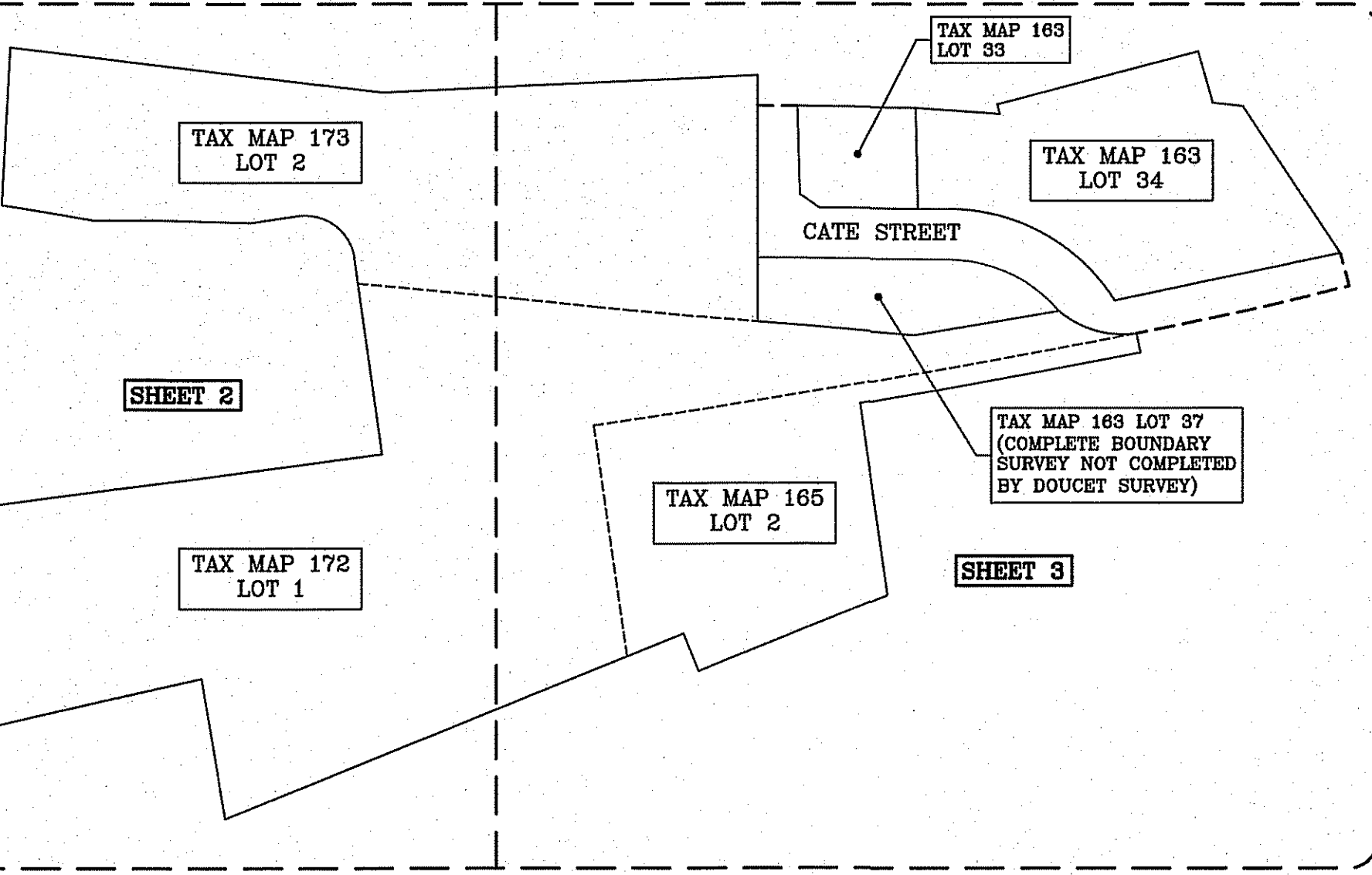
TAX MAP 156, LOT 13
SLATTERY & DUMONT, LLC
66 OLD CONCORD TURNPIKE #10
BARRINGTON, NH 03825
R.C.R.D. BOOK 3471, PAGE 196

TAX MAP 163, LOT 37
CITY OF PORTSMOUTH
PO BOX 628
PORTSMOUTH, NH 03802
R.C.R.D. BOOK 2284 PAGE 812

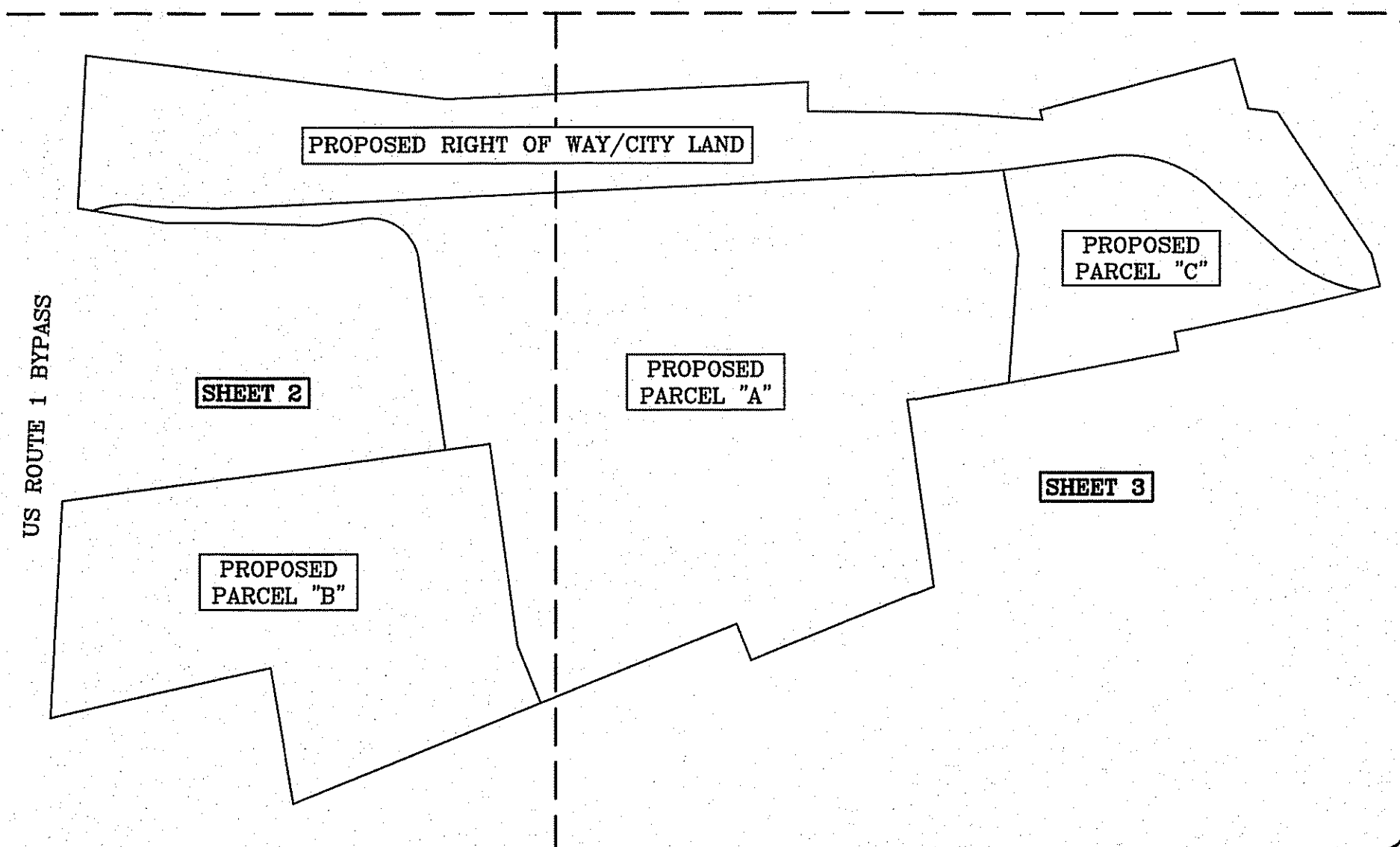
TAX MAP 165, LOT 1
CATE STREET LLC
105 BARTLETT STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5903 PAGE 1436

TAX MAP 174, LOT 14
AER RE LLC
185 COTTAGE STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5965, PAGE 2216

TAX MAP 234, LOT 51
MEADOWBROOK INN CORP.
C/O PORTSMOUTH CHEVROLET
549 ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 2382, PAGE 1968



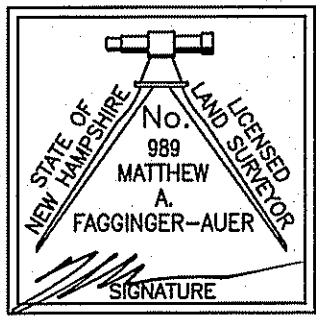
EXISTING PARCEL LAYOUT



PROPOSED PARCEL LAYOUT

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE...

L.L.S. #989
DATE 2/19/19



THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY...

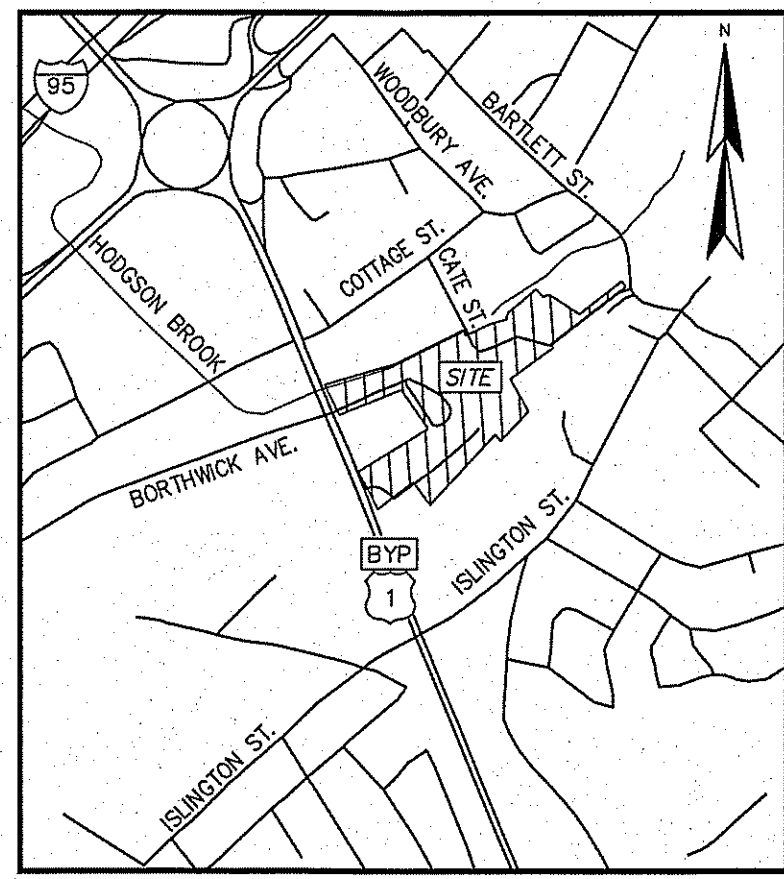
NOTES

- 1. REFERENCE: TAX MAP 163, LOT 33 - 12,230 SF OR 0.28 AC.
2. OWNER OF RECORD: CATE STREET DEVELOPMENT LLC
3. ZONES: GW1-GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR...
4. FLOOD HAZARD ZONE: 'X', PER FIRM MAP #33015C02596...
5. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011)...

-SEE SHEET 4 FOR NOTES 12 & 13 SPECIFIC TO EXISTING AND PROPOSED EASEMENT.
-SEE SHEET 6 FOR NOTES SPECIFIC TO EXISTING CONDITIONS.

REFERENCE PLANS

- 1. "MAINE-NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY, PISCATAQUIA RIVER BRIDGE, KITTERY, MAINE-PORTSMOUTH, NEW HAMPSHIRE, RIGHT OF WAY MAPS, N.H. APPROACH, BY ALBERT MOULTON, CE, DATED 1954, ON FILE A THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
2. "PLAN OF LAND U.S. ROUTE 1 BY-PASS PORTSMOUTH, NEW HAMPSHIRE FOR GRIFFIN FAMILY CORP., BY DURGIN, VERRA AND ASSOCIATES, INC., DATED JANUARY 20, 1992, RECEIVED FROM THE OFFICE OF JAMES VERRA.
3. "LOT LINE REVISION U.S. ROUTE ONE BY-PASS, PORTSMOUTH, N.H. FOR WIGGIN, PARSONS, & O'BRIEN, BY JOHN W. DURGIN ASSOCIATES, INC., DATED JANUARY 22, 1982, R.C.R.D. PLAN D-10722.
4. "PLAN OF LAND FOR JOSEPH J. O'BRIEN JR. & SR., CATE STREET/ROUTE 1 BY-PASS, PORTSMOUTH, N.H., BY RICHARD P. MILLETTE AND ASSOCIATES, DATED NOVEMBER 17, 1988, R.C.R.D. PLAN D-19110.
5. "LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO ALL STATE REALTY CORPORATION", BY BRENTON V. SCHOFIELD, DATED FEBRUARY 1964, R.C.R.D. PLAN 160.
6. "LOT LINE RELOCATION PLAN FOR U-HAUL REAL ESTATE COMPANY AND FRANCIS J. COSTELLO CATE STREET/ROUTE 1 BY-PASS, PORTSMOUTH, N.H.", BY RICHARD P. MILLETTE AND ASSOCIATES, DATED MAY 25, 1995, R.C.R.D. PLAN D-24912.
7. "SUBDIVISION OF LAND HEIRS OF CORNELIUS COAKLEY", BY MCKENNA ASSOCIATES, DATED JULY 26, 1972, R.C.R.D. PLAN D-3790.
8. "LOT LINE REVISION PORTSMOUTH, N.H. FOR MICHAEL A. PAGANO", BY JOHN W. DURGIN ASSOCIATES, DATED JUNE 26, 1991, R.C.R.D. PLAN D-10278.
9. "SITE PLAN OF ELDRIDGE PARK WEST PREPARED FOR ELDRIDGE BREWERY REALTY PARTNERSHIP", BY KIMBALL CHASE COMPANY, INC., DATED JULY 23, 1987, R.C.R.D. PLAN D-16884.
10. "PLAN OF LAND OF FRANK JONES BREWING CORP. & PAUL C. BADGER & NORMAN E. RAND PORTSMOUTH, N.H.", BY JOHN W. DURGIN, CIVIL ENGINEERS, DATED SEPTEMBER 1950, R.C.R.D. PLAN 01635.
11. "LOT LINE ADJUSTMENT PLAN FOR LAND OWNED BY SHARON R. GROSS REVOCABLE TRUST, KNOWN AS TAX MAP 163, LOT 31 & 32 LOCATED ALONG #201 & 235 CATE STREET", BY KNIGHT HILL LAND SURVEYING SERVICES, INC., DATED JULY 28, 2011, R.C.R.D. PLAN D-37021.
12. "SITE REVIEW PLAN FOR LAND OWNED BY SHARON R. GROSS REVOCABLE TRUST, KNOWN AS TAX MAP 163, LOT 32 LOCATED ALONG #201 & CATE STREET", BY KNIGHT HILL LAND SURVEYING SERVICES, INC., DATED DECEMBER 2002, R.C.R.D. PLAN D-30850.
13. "PLAN SHOWING DIVISION OF ELDRIDGE BREWING CO. LOT IN PORTSMOUTH, N.H. OWNED BY ALBERT HISLOP", BY WM A. GROVER, DATED DECEMBER 11, 1918, R.C.R.D. PLAN 18.
14. "PLAN OF LAND PORTSMOUTH, N.H. ATLANTIC REALTY CORP. TO KITTERY LAUNDRY, INC.", BY JOHN W. DURGIN, DATED AUGUST 1964, R.C.R.D. PLAN 300.
15. "CITY OF PORTSMOUTH, N.H. DEFENSE HOMES SEWER LOCATION PLAN", BY JOHN W. DURGIN DATED MAY 1961, R.C.R.D. PLAN 1106.
16. "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO M.H. PARSONS & SONS LUMBER COMPANY, INC.", R.C.R.D. BOOK 1267, PAGE 16.
17. "PLAN OF LAND PORTSMOUTH, N.H. FOR M.H. PARSONS REALTY CORP.", BY JOHN W. DURGIN, DATED DECEMBER 1956, R.C.R.D. BOOK 1431, PAGE 275.
18. "SITE PLAN PORTSMOUTH, N.H. PREPARED FOR U-HAUL OF N.H. AND VT., INC.", BY JOHN W. DURGIN, DATED JUNE 4, 1980, R.C.R.D. PLAN D-9642.
19. "STANDARD PROPERTY SURVEY & PROPOSED SIDEWALK EASEMENT FOR THE CITY OF PORTSMOUTH FOR PROPERTY AT 185 COTTAGE STREET OWNED BY COLMAN C. GARLAND", BY EASTERLY SURVEYING, INC., SATED NOVEMBER 30, 2012, R.C.R.D. PLAN D-38047.
20. "PLOT PLAN FOR MARIAN M. BADGER, PORTSMOUTH, N.H.", BY JOHN W. DURGIN, DATED JULY 1973, RECIEVED FROM THE OFFICE OF JAMES VERRA.
21. "LAND ON CATE STREET, PORTSMOUTH, N.H., BADGER & RAND TO PORTSMOUTH POWER CO.", BY JOHN W. DURGIN, DATED JANUARY 8, 1926, RECEIVED FROM THE OFFICE OF JAMES VERRA.
22. "RIGHT-OF-WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON & MAINE R.R., STATION 2928+05 TO 2968+20", DATED JUNE 30, 1914, ON FILE AT THE NH DEPARTMENT OF TRANSPORTATION.
23. "ALTA/ACSM LAND TITLE SURVEY, TAX MAP 234, LOT 51 PROPERTY OF THE MEADOWBROOK INN CORPORATION", BY MSC CIVIL ENGINEERS & LAND SURVEYORS, DATED DECEMBER 2, 2018, R.C.R.D. PLAN D-36980.
24. "LOT LINE REVISION PLAN TAX MAP R-34 LOTS 6 & 7-6, LOCATED ON BORTHWICK AVE., COAKLEY ROAD AND U.S. ROUTE 1 BYPASS IN PORTSMOUTH, NH", BY KIMBALL CHASE, DATED OCTOBER 20, 1993, R.C.R.D. PLAN #D-22686.
25. "PLAN OF LAND FOR SEACOAST DEVELOPMENT GROUP, LLC, US ROUTE 1 BYPASS & COAKLEY ROAD, PORTSMOUTH, NH", BY MILLETTE, SPRAGUE & COLWELL, INC., DATED JUNE 7, 2002, R.C.R.D. PLAN #D-30041.
26. "LOT LINE REVISION PLAN LAND OF SEARAY REALTY, LLC", BY DOUCET SURVEY, INC., DATED MARCH 12, 2014, R.C.R.D. PLAN D-38435.
27. "STANDARD PROPERTY SURVEY & PROPOSED SIDEWALK EASEMENT FOR THE CITY OF PROTSMOUTH FOR PROPERTY AT 185 COTTAGE STREET PORTSMOUTH, NH OWNED BY COLMAN C. GARLAND", BY NORTH EASTERLY SURVEYING, INC., DATED NOVEMBER 30, 2012, R.C.R.D. PLAN #D-38017.
28. "PLAN OF A LOT OF LAND BELONGING TO FRANK JONES", DATED JULY 1901, R.C.R.D. PLAN #223.
29. "MEADOWBROOK INN CONDOMINIUM SITE PLAN, MAP 234, LOT 51 IN PORTSMOUTH, NH, PREPARED FOR THE MEADOWBROOK INN CORPORATION", BY VANASSE HANGEN BRUSTLIN, INC., DATED SEPTEMBER 25, 2009, R.C.R.D. PLAN #D-36162.
30. "PROPOSED EASEMENTS - BARTLETT STREET, BARTLETT SEWER SEPARATION PROJECT OVER LAND OF PAN AM RAILWAYS, PORTSMOUTH, NH FOR CITY OF PORTSMOUTH", BY JAMES VERRA AND ASSOCIATES, INC., DATED OCTOBER 1, 2007, R.C.R.D. PLAN #D-35477.
31. "EASEMENT PLAN - 653 ISLINGTON STREET, BARTLETT SEWER SEPARATION PROJECT OVER LAND OF HOUSTON HOLDINGS, LLC", BY JAMES VERRA AND ASSOCIATES, INC., DATED JUNE 22, 2009, R.C.R.D. PLAN #D-35957.
32. "LAND TRANSFER AND EASEMENT PLAN, 30 CATE STREET PORTSMOUTH, NH OWNED BY MERTON ALAN INVESTMENTS, LLC.", BY TF MORAN/MSC, DATED OCTOBER 31, 2017, R.C.R.D. PLAN #D-40742.
33. "LAND IN PORTSMOUTH, N.H. BARTLETT & CATE STREET", BY JOHN W. DURGIN CIVIL ENGINEER, DATED JULY 1924, R.C.R.D. PLAN #D133.



LOCATION MAP (n.t.s.)

SUBDIVISION PLAN
FOR
CATE STREET DEVELOPMENT LLC
OF
TAX MAP 163, LOTS 33 & 34
TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE

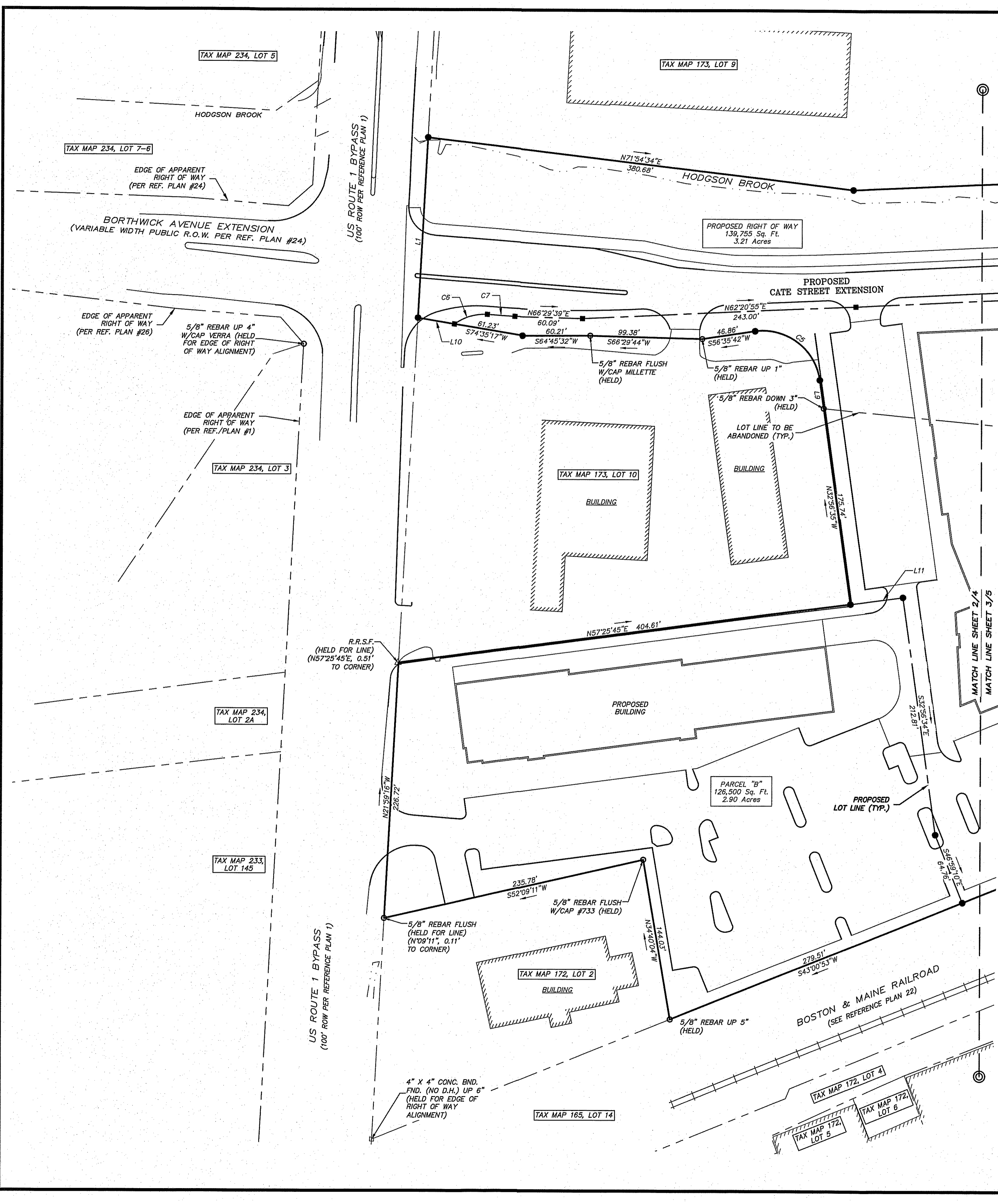
Table with columns: NO., DATE, DESCRIPTION, BY.

DRAWN BY: M.W.F. DATE: JULY 3, 2019
CHECKED BY: W.J.D. DRAWING NO.: 5517D
JOB NO.: 5517 SHEET 1 OF 10

DOUCET SURVEY logo and contact information: Serving Your Professional Surveying & Mapping Needs, 102 Kent Place, Newmarket, NH 03857 (603) 659-6560.

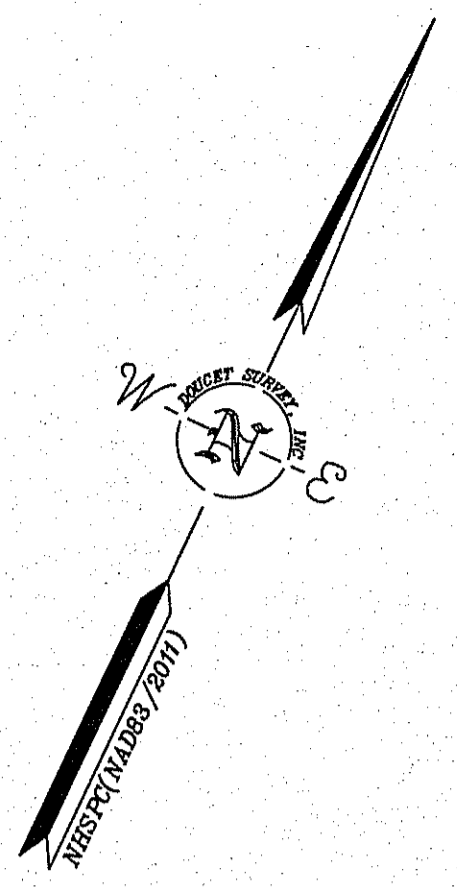
APPROVED FOR THE RECORD
CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

FILE NAME: W:\PROJECTS\3517_CD_06_4379\DWG\3517_338_PARR4.dwg PLOT DATE: 06/10/19 PLOT TIME: 08:58:31 PLOTTER: HPGLA444 PLOT SHEET: 12 OF 20



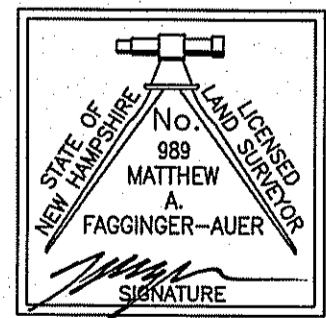
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.41'	2836.93'	0°23'31"	S50°31'13"W	19.41'
C2	134.92'	2836.93'	2°43'29"	N52°04'44"E	134.90'
C3	180.71'	11451.20'	0°54'15"	N54°18'39"E	180.71'
C4	108.14'	11451.20'	0°32'28"	N55°02'01"E	108.14'
C5	80.85'	51.00'	90°49'33"	S78°21'38"E	72.64'
C6	30.94'	45.00'	39°23'52"	N48°30'09"E	30.34'
C7	24.56'	1008.50'	1°23'42"	N68°53'56"E	24.56'
C8	38.52'	635.87'	3°28'15"	N60°29'39"E	38.51'
C9	15.14'	635.87'	1°21'52"	N58°04'35"E	15.14'
C10	115.78'	133.00'	49°52'37"	N82°19'58"E	112.16'
C11	99.86'	178.00'	32°08'32"	N88°47'59"W	98.55'
C12	181.57'	200.00'	52°00'57"	S83°14'19"E	175.40'
C13	84.14'	100.00'	48°12'27"	N81°13'11"E	81.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°59'16"W	161.10'
L2	S25°06'26"E	30.74'
L3	N65°44'42"E	40.75'
L4	N38°11'17"W	10.00'
L5	N71°55'42"E	30.64'
L6	S40°12'57"E	34.79'
L7	S36°26'29"E	20.00'
L8	N46°59'07"W	41.00'
L9	N32°56'35"W	25.61'
L10	S74°35'17"W	32.88'
L11	N57°25'45"E	47.00'
L12	S26°33'24"E	20.39'
L13	S79°44'51"E	24.00'
L14	N65°28'25"E	31.49'
L15	S55°22'43"W	92.06'
L16	S55°22'43"W	56.61'
L17	N20°49'54"W	60.72'
L18	N20°49'54"W	74.81'
L19	N35°02'16"W	44.30'
L20	N35°02'16"W	46.03'



SUBDIVISION PLAN
 FOR
CATE STREET DEVELOPMENT LLC
 OF
 TAX MAP 163, LOTS 33 & 34
 TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2
CATE STREET & US ROUTE 1 BYPASS
 PORTSMOUTH, NEW HAMPSHIRE

- LEGEND**
- LOT LINE
 - - - PROPOSED LOT LINE
 - - - APPARENT RIGHT OF WAY LINE
 - - - LOT LINE TO BE ABANDONED
 - - - APPROXIMATE BUTTER LOT LINE
 - - - EDGE OF WETLAND
 - BOUND FOUND
 - △ R.R.S.F. RAILROAD SPIKE FOUND
 - IRON PIPE/ROD FOUND
 - 4" X 4" GRANITE BOUND TO BE SET
 - 5/8" REBAR W/ID CAP TO BE SET
 - BND. FND. BOUND FOUND
 - I.P.F. IRON PIPE FOUND
 - CONC. CONCRETE
 - D.H. DRILL HOLE



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

_____ L.L.S. #989
 DATE 4/13/19

APPROVED FOR THE RECORD

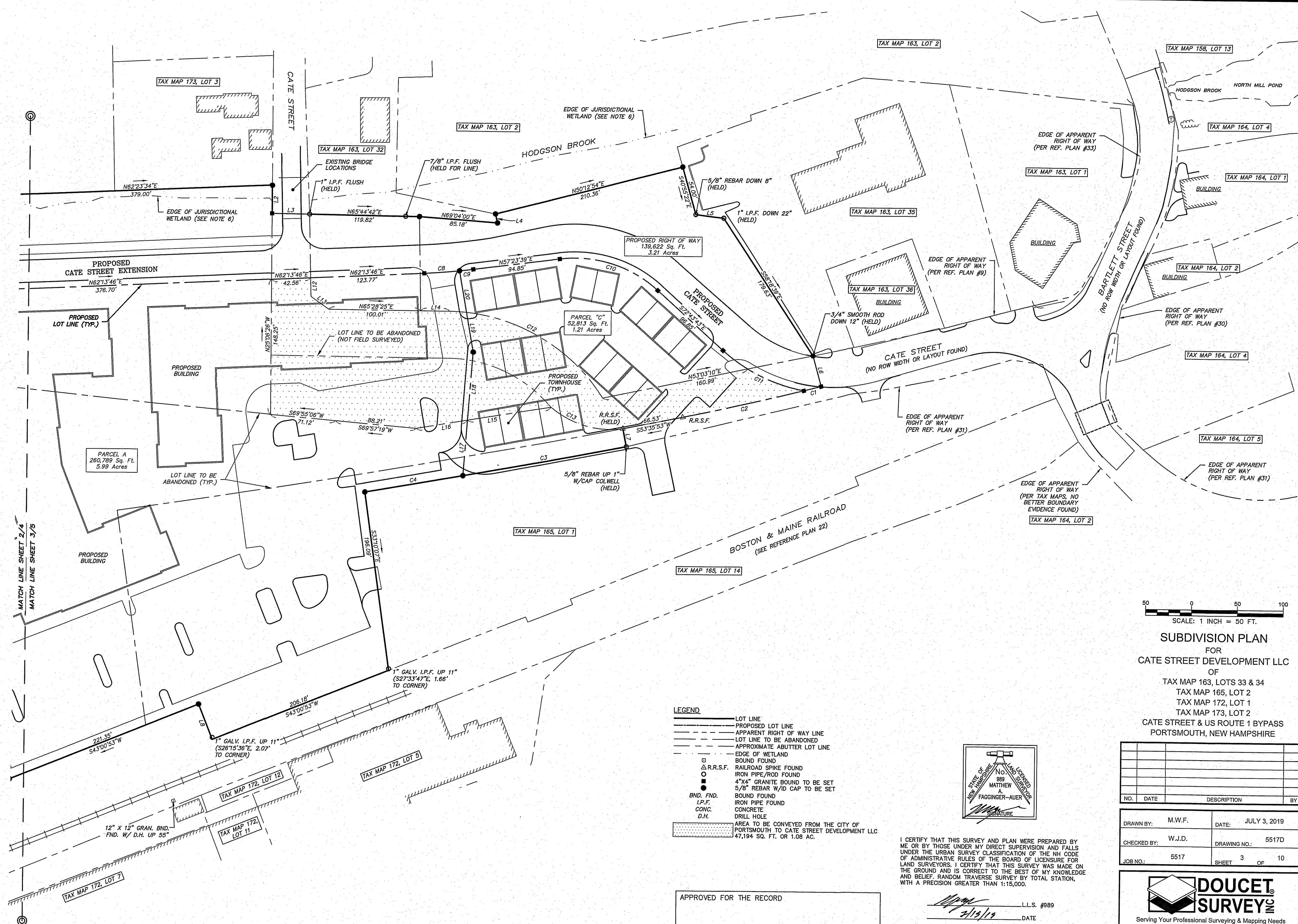
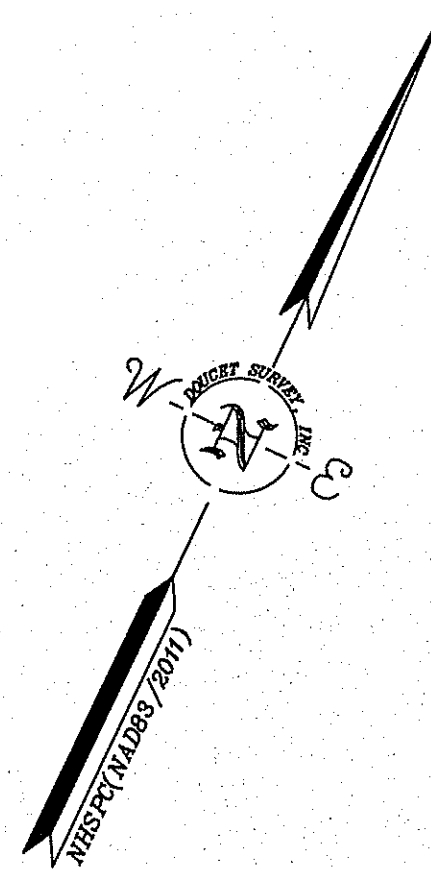
 CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

NO.	DATE	DESCRIPTION	BY

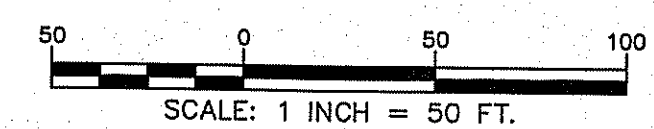
DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	2 OF 10

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 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>

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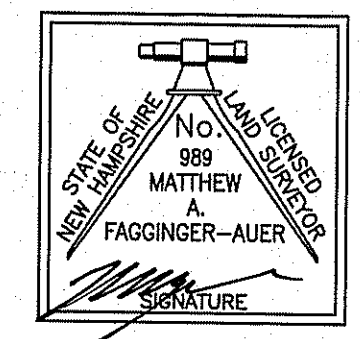


MATCH LINE SHEET 2/4
MATCH LINE SHEET 3/5



SUBDIVISION PLAN
FOR
CATE STREET DEVELOPMENT LLC
OF
TAX MAP 163, LOTS 33 & 34
TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE

- LEGEND**
- LOT LINE
 - - - PROPOSED LOT LINE
 - · - - APPARENT RIGHT OF WAY LINE
 - · - - LOT LINE TO BE ABANDONED
 - · - - APPROXIMATE ADJUTTER LOT LINE
 - · - - EDGE OF WETLAND
 - BOUND FOUND
 - △ R.R.S.F.
 - RAILROAD SPIKE FOUND
 - IRON PIPE/ROD FOUND
 - 4"x4" GRANITE BOUND TO BE SET
 - 5/8" REBAR W/D CAP TO BE SET
 - BOUND FOUND
 - IRON PIPE FOUND
 - CONC.
 - D.H.
 - DRILL HOLE
 - AREA TO BE CONVEYED FROM THE CITY OF PORTSMOUTH TO CATE STREET DEVELOPMENT LLC 47,194 SQ. FT. OR 1.08 AC.



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

APPROVED FOR THE RECORD
CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

[Signature] L.L.S. #989
DATE 2/15/19

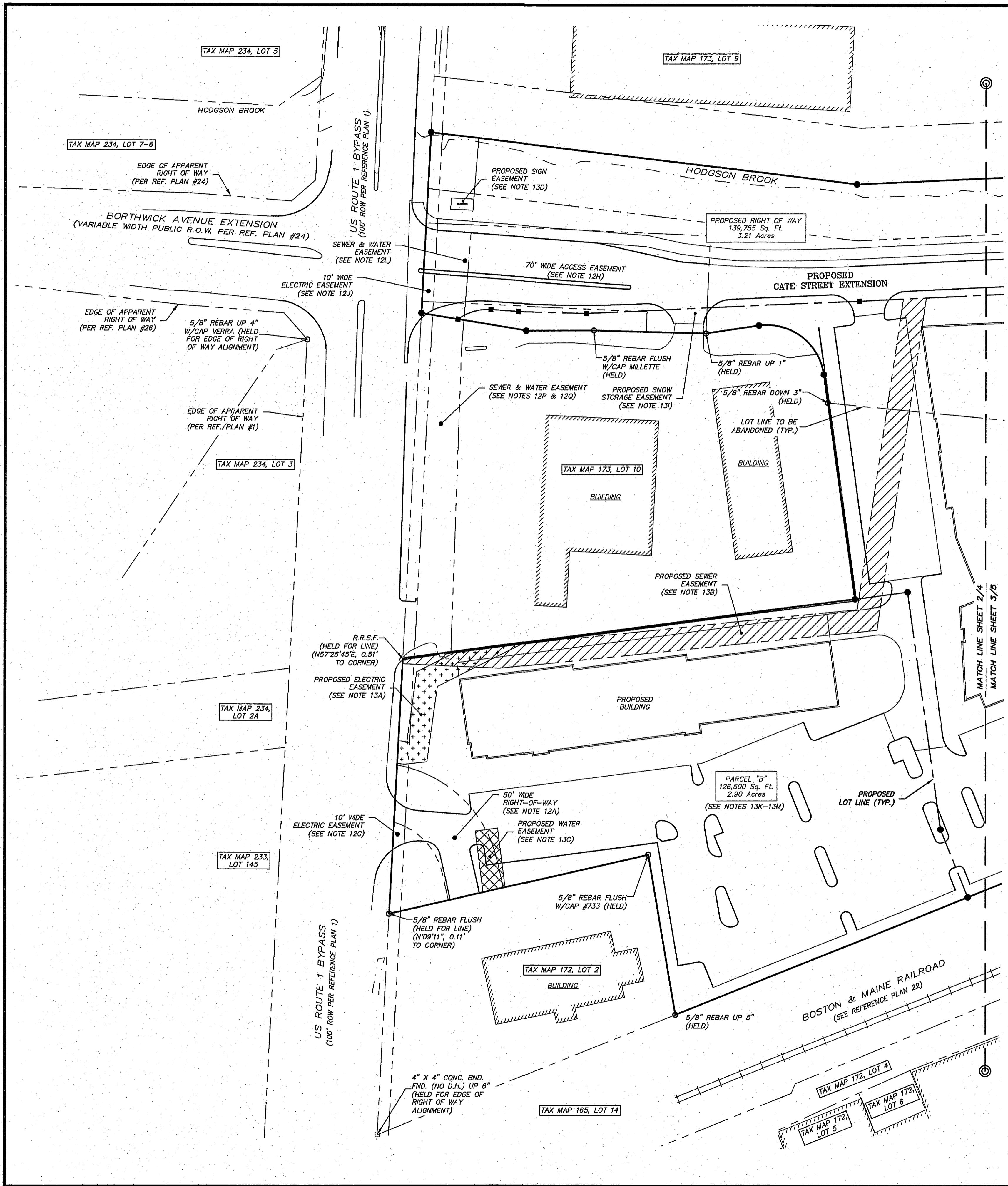
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	3 OF 10

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FILE NAME: \P\PROJECTS\173172\173172.DWG PLOTTED: Friday, July 12, 2019 - 10:28am



SEE SHEET 1 FOR NOTES 1-11.

12. THE FOLLOWING LOTS ARE EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:

TAX MAP 172, LOT 1

- A. SUBJECT TO A 50' WIDE RIGHT OF WAY FOR THE BENEFIT OF TAX MAP 172, LOT 2 SEE R.C.R.D. BOOK 2411, PAGE 1484 AND R.C.R.D. PLAN D-10722 (TO BE ABANDONED).
- B. EXCEPTING AN 8" WATER PIPE LOCATED UNDER SUBJECT PARCEL, SEE R.C.R.D. BOOK 2783, PAGE 560, LOCATION OF SUBJECT WATER PIPE UNKNOWN.
- C. SUBJECT TO A 10' WIDE ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 1257, PAGE 324 AND R.C.R.D. PLAN D-19110.
- D. SUBJECT TO A WATER LINE EASEMENT, SEE R.C.R.D. BOOK 950, PAGE 174, LOCATION OF SUBJECT WATERLINE UNKNOWN.
- E. SUBJECT TO AN ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 1374, PAGE 97, LOCATION OF SUBJECT EASEMENT UNKNOWN.
- F. SUBJECT TO AN ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 2364, PAGE 397, LOCATION OF SUBJECT EASEMENT UNKNOWN.
- G. SUBJECT TO A 15' DRIVEWAY EASEMENT, SEE R.C.R.D. BOOK 2216, PAGE 18, LOCATION OF SUBJECT EASEMENT UNKNOWN.

TAX MAP 173, LOT 2

- H. SUBJECT TO A 70' WIDE ACCESS EASEMENT IN FAVOR OF TAX MAP 173, LOT 10, SEE R.C.R.D. BOOK 3224, PAGE 87 AND R.C.R.D. PLAN D-24912 (TO BE ABANDONED).
- I. SUBJECT TO A DRAINAGE EASEMENT TO THE UNITED STATES OF AMERICA, SEE R.C.R.D. BOOK 1423, PAGE 240 AND PLAN D-19110.
- J. SUBJECT TO A 10' WIDE ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 1257, PAGE 324. SEE ALSO R.C.R.D. PLAN D-19110.
- K. SUBJECT TO EASEMENTS FOR PASSAGE AND PIPE LINES, SEE R.C.R.D. BOOK 2205, PAGE 646 AND PLAN D-24912. LOCATION OF SUBJECT EASEMENTS UNKNOWN.
- L. SUBJECT TO A SEWER AND WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH, SEE R.C.R.D. BOOK 1476, PAGE 252 (TO BE ABANDONED).

TAX MAP 165, LOT 2

- M. SUBJECT TO A SEWER EASEMENT, SEE R.C.R.D. BOOK 1659, PAGE 273 (TO BE ABANDONED).
- N. DRIVEWAY RIGHTS, SEE R.C.R.D. BOOK 1659, PAGE 273, LOCATION AND STATUS UNKNOWN.
- O. ADDITIONAL COVENANTS AND EXCEPTIONS, SEE R.C.R.D. BOOK 1659, PAGE 273.

TAX MAP 173, LOT 10 (NOT SUBJECT PARCEL)

- P. SUBJECT TO A SEWER EASEMENT, SEE R.C.R.D. BOOK 1270, PAGE 418.
- Q. SUBJECT TO A WATER EASEMENT, SEE R.C.R.D. BOOK 1448, PAGE 465.

13. PROPOSED EASEMENTS (LOCATION SHOWN ON PLAN, METES AND BOUNDS DESCRIPTION TO BE ADDED ONCE EASEMENT LOCATIONS ARE APPROVED):

- A. PROPOSED 20' WIDE ELECTRIC EASEMENT IN FAVOR OF EVERSOURCE AND TAX MAP 173, LOT 10.
- B. PROPOSED 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH.
- C. PROPOSED 20' WIDE WATER SERVICE EASEMENT IN FAVOR OF TAX MAP 172, LOT 2.
- D. PROPOSED SIGN EASEMENT IN FAVOR OF CATE STREET DEVELOPMENT LLC.

ADDITIONAL PROPOSED EASEMENTS:

PARCEL "A" (RESIDENTIAL LOT)

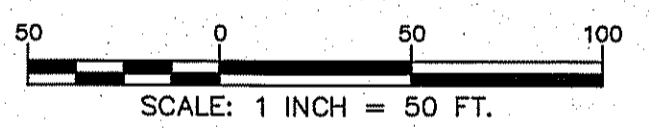
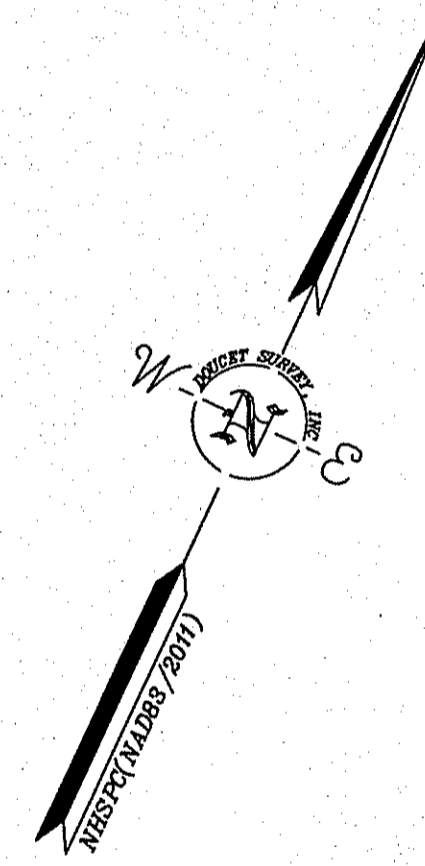
- E. BLANKET UTILITY EASEMENT IN FAVOR OF EVERSOURCE.
- F. BLANKET WATER SERVICE EASEMENT IN FAVOR OF TAX MAP 172, LOT 2.
- G. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 AND PROPOSED PARCELS "B" & "C".
- H. BLANKET WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH TO MAINTAIN VALVES AND HYDRANTS.
- I. 5' WIDE SNOW STORAGE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH ALONG THE SOUTHERN LINE OF THE PROPOSED RIGHT OF WAY.
- J. BLANKET ACCESS EASEMENT FOR EMERGENCY SERVICES.

PARCEL "B" (COMMERCIAL LOT)

- K. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 AND PROPOSED PARCELS "A" & "C".
- L. BLANKET WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH TO MAINTAIN VALVES AND HYDRANTS.
- M. BLANKET ACCESS EASEMENT FOR EMERGENCY SERVICES.

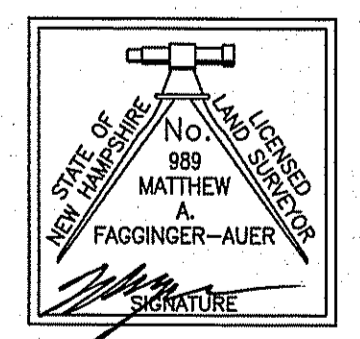
PARCEL "C" (TOWN HOUSE LOT)

- N. BLANKET UTILITY EASEMENT IN FAVOR OF EVERSOURCE.
- O. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 AND PROPOSED PARCELS "A" & "B".
- P. BLANKET WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH TO MAINTAIN VALVES AND HYDRANTS.
- Q. 5' WIDE SNOW STORAGE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH ALONG THE SOUTHERN LINE OF THE PROPOSED RIGHT OF WAY.
- R. BLANKET ACCESS EASEMENT FOR EMERGENCY SERVICES.
- S. SIGHT TRIANGLE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH AT DRIVEWAY LOCATIONS AND ALONG FRONTAGE OF LOT, INTENDING TO LIMIT LANDSCAPING AND STRUCTURAL FEATURES TO LOW HEIGHT SHRUBS AND GROUND COVER. (EASEMENT AREA LINE WORK TO BE ADDED AS ALIGNMENT OF ROAD IS FINALIZED).



EASEMENT PLAN
FOR
CATE STREET DEVELOPMENT LLC
OF
TAX MAP 163, LOTS 33 & 34
TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE

- LEGEND**
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 - - - EXISTING EASEMENT LINE (SEE NOTE #12)
 - - - PROPOSED EASEMENT LINE (SEE NOTE #13)
 - EDGE OF WETLAND
 - BOUND FOUND
 - △ R.R.S.F.
 - RAILROAD SPIKE FOUND
 - IRON PIPE/ROD FOUND
 - 4"x4" GRANITE BOUND TO BE SET
 - 5/8" REBAR W/D CAP TO BE SET
 - BND. FND.
 - L.P.F.
 - CONC.
 - D.H.
 - BOUND FOUND
 - IRON PIPE FOUND
 - CONCRETE
 - DRILL HOLE



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APPROVED FOR THE RECORD

CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

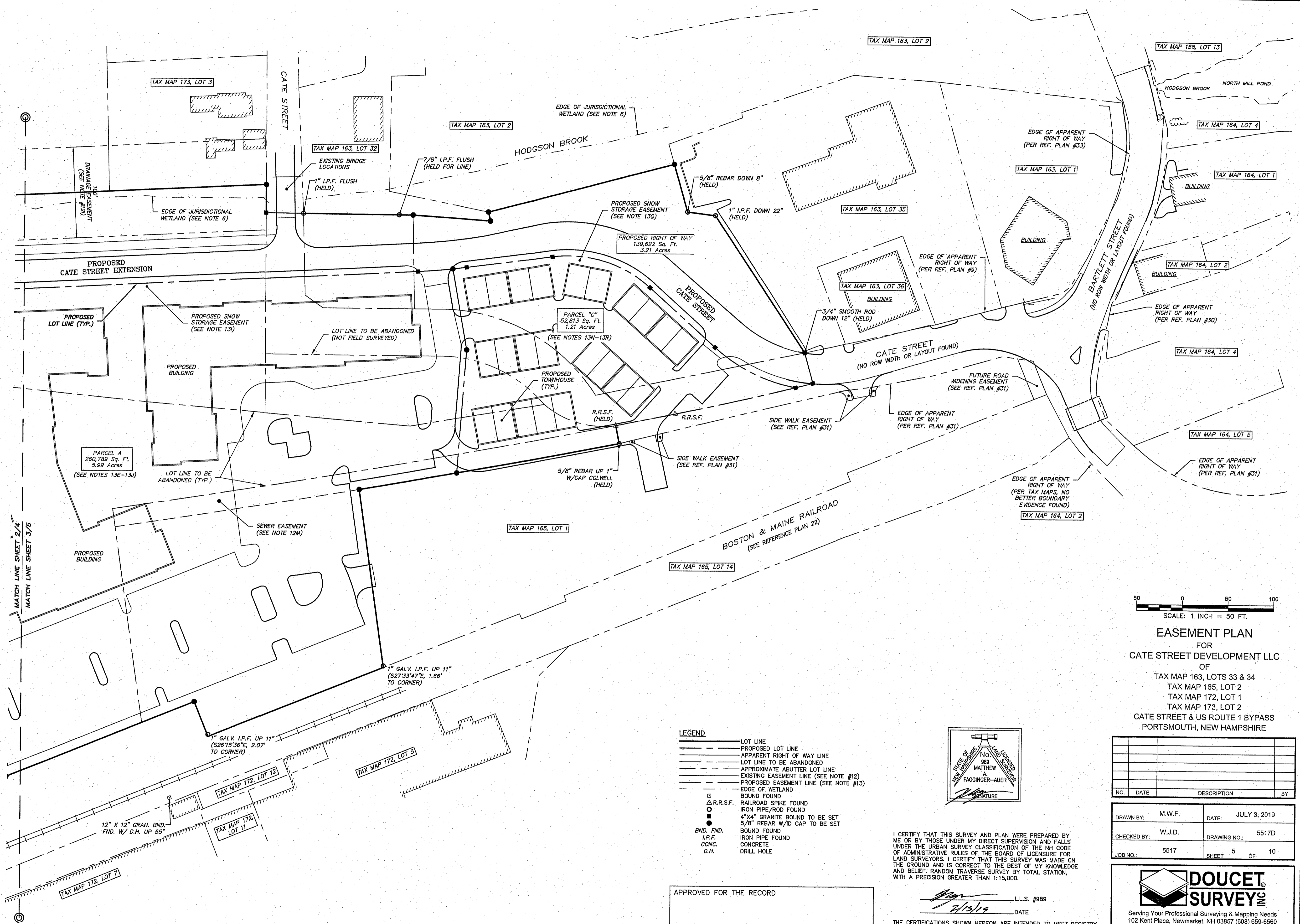
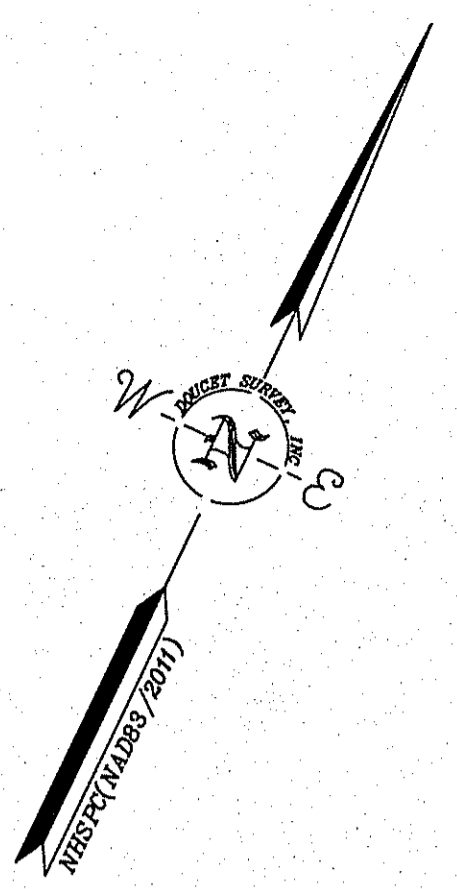
NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	4 OF 10

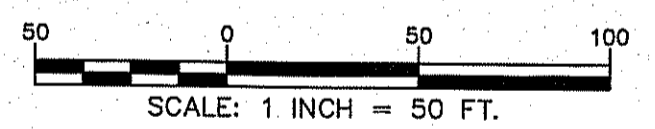
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FILE NAME: \\V:\PROJECTS\5517_CSD (REV. 11/2019)\5517_CSD_BLDG.dwg LAYOUT NAME: CSD_11_2019 - 11/19/19



MATCH LINE SHEET 2/4
MATCH LINE SHEET 3/5



EASEMENT PLAN
FOR
CATE STREET DEVELOPMENT LLC
OF
TAX MAP 163, LOTS 33 & 34
TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE

- LEGEND**
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 - BOUND FOUND
 - IRON PIPE FOUND
 - CONCRETE
 - D.H. DRILL HOLE

STATE OF NEW HAMPSHIRE
No. 989
MATTHEW A. FAGGINGER-AUER
LAND SURVEYOR
SIGNATURE

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

APPROVED FOR THE RECORD
CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

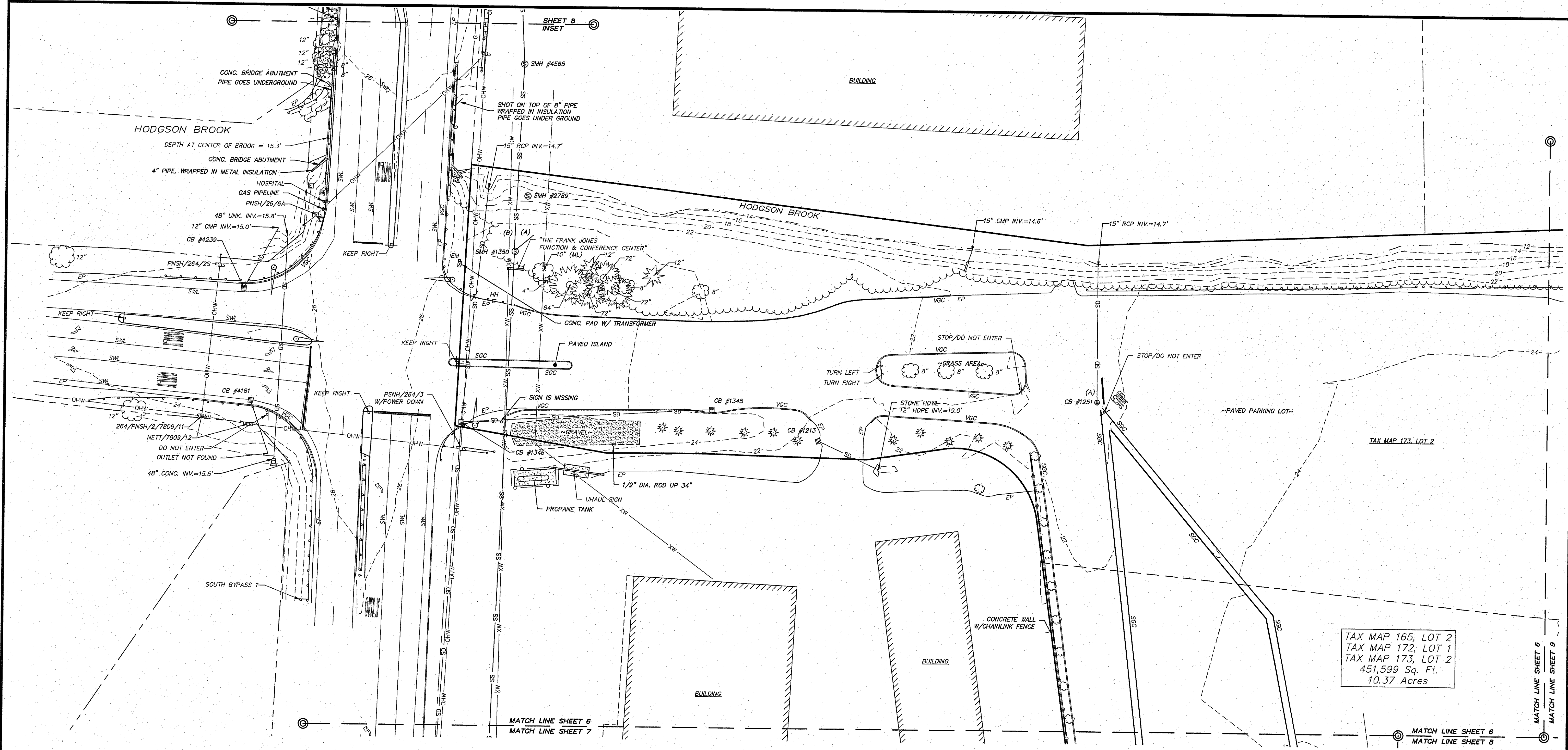
Matthew A. Fagginger-Auer
L.L.S. #989
DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	5 OF 10

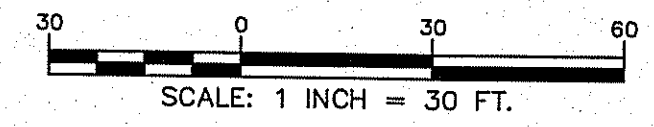
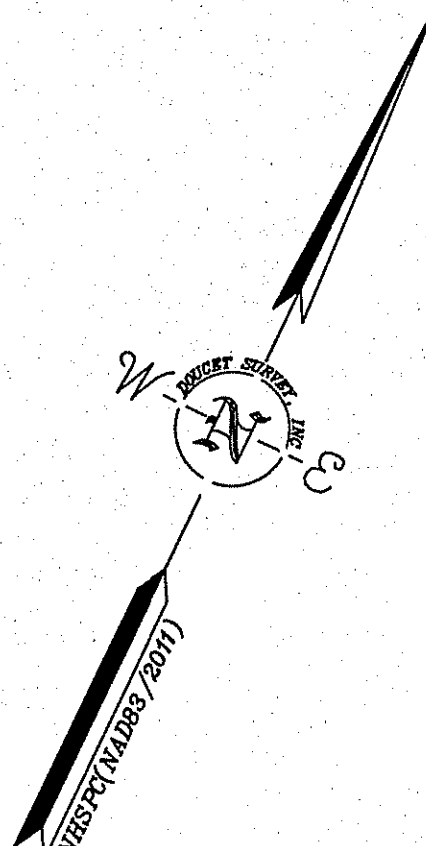
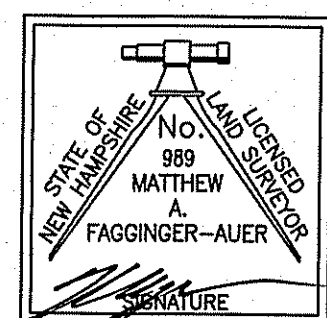
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TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2
 451,599 Sq. Ft.
 10.37 Acres

- NOTES:**
1. REFERENCE: TAX MAP 163, LOT 33
 TAX MAP 163, LOT 34
 TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2

 OWNER OF RECORD
 CATE STREET DEVELOPMENT, LLC
 11 ELKINS STREET, SUITE 420
 BOSTON, MA 02127
 R.C.R.D. BOOK 5959, PAGE 109
 2. FIELD SURVEY PERFORMED BY P.J.S. & J.C.M. DURING NOVEMBER 2016 USING A TRIMBLE S6 TOTAL STATION, A TRIMBLE R8 SURVEY GRADE GPS UNIT, A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL, BY L.P.S. & S.N.F. DURING JULY 2018 AND T.M.M. & J.C.M. IN SEPTEMBER & OCTOBER 2018 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS. ADDITIONAL FIELD SURVEY PERFORMED BY M.C. DURING NOVEMBER 2016 AND OCTOBER 2018 USING A LEICA HDS SCANNER.
 3. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARC JACOBS IN NOVEMBER 2016 AND REVIEWED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING APRIL 2018 IN ACCORDING TO THE US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987 AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2102 AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
 4. VERTICAL DATUM IS BASED ON NGVD29 PER DISK V 28 1942 ELEV. 25.59.
 5. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NADB3(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 6. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
 8. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
 9. ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
 10. UNDERGROUND UTILITY DATA WAS PROVIDED TO DOUCET SURVEY, INC. BY THE CITY OF PORTSMOUTH GIS DEPARTMENT ON NOVEMBER 15, 2016. THIS DATA IS FOR PLANNING PURPOSES ONLY AND DOUCET SURVEY DOES NOT GUARANTEE THE ACCURACY OR EXISTENCE OF THE DATA PROVIDED. ON-SITE INSPECTION SHOULD BE CONDUCTED PRIOR FINAL DESIGN AND/OR CONSTRUCTION.

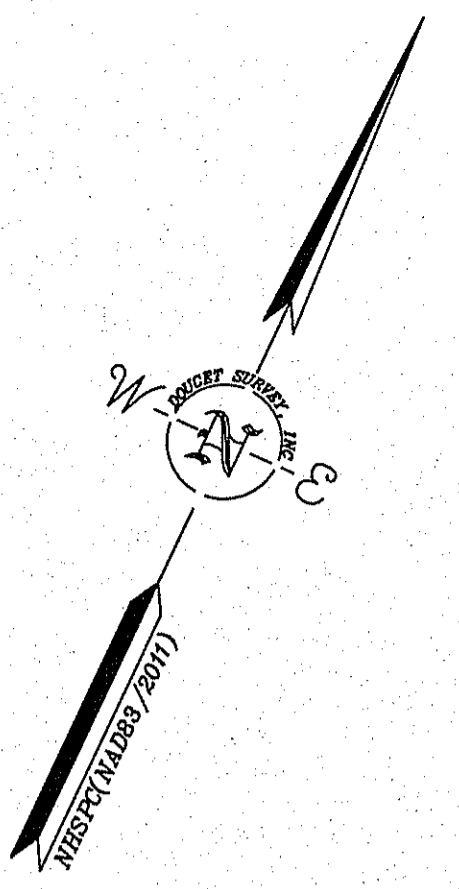
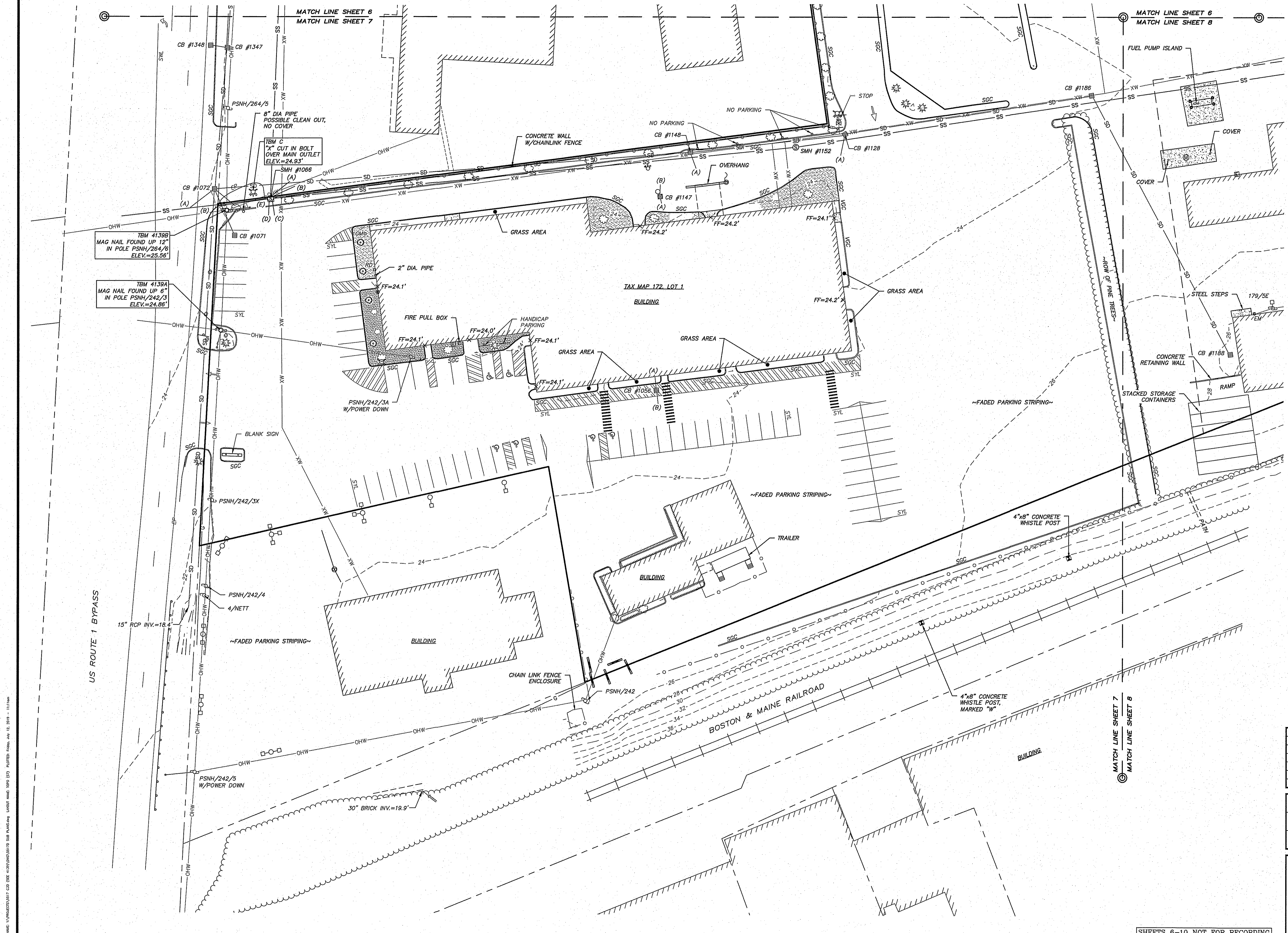


TOPOGRAPHIC PLAN
 FOR
CATE STREET DEVELOPMENT LLC
 OF
 TAX MAP 163, LOTS 33 & 34
 TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2
 CATE STREET & US ROUTE 1 BYPASS
 PORTSMOUTH, NEW HAMPSHIRE
 SHEETS 6-10 NOT FOR RECORDING

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	6 OF 10

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 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>



NEW HAMPSHIRE
 REGISTERED SURVEYOR
 No. 885
 MATTHEW A. FAGGINGER-AUER
 SIGNATURE

30 0 30 60
 SCALE: 1 INCH = 30 FT.

TOPOGRAPHIC PLAN
 FOR
CATE STREET DEVELOPMENT LLC
 OF
 TAX MAP 163, LOTS 33 & 34
 TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2
 CATE STREET & US ROUTE 1 BYPASS
 PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	7 OF 10


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SHEETS 6-10 NOT FOR RECORDING

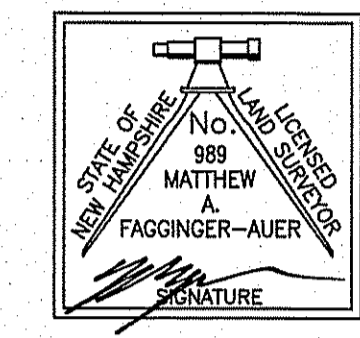
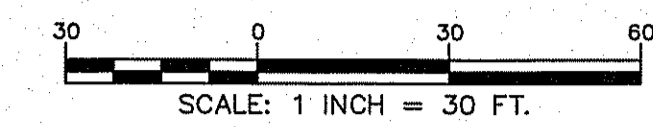
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MATCH LINE SHEET 6
MATCH LINE SHEET 8

MATCH LINE SHEET 9
MATCH LINE SHEET 8

TOPOGRAPHIC PLAN
FOR
GATE STREET DEVELOPMENT LLC
OF
TAX MAP 163, LOTS 33 & 34
TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
GATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE

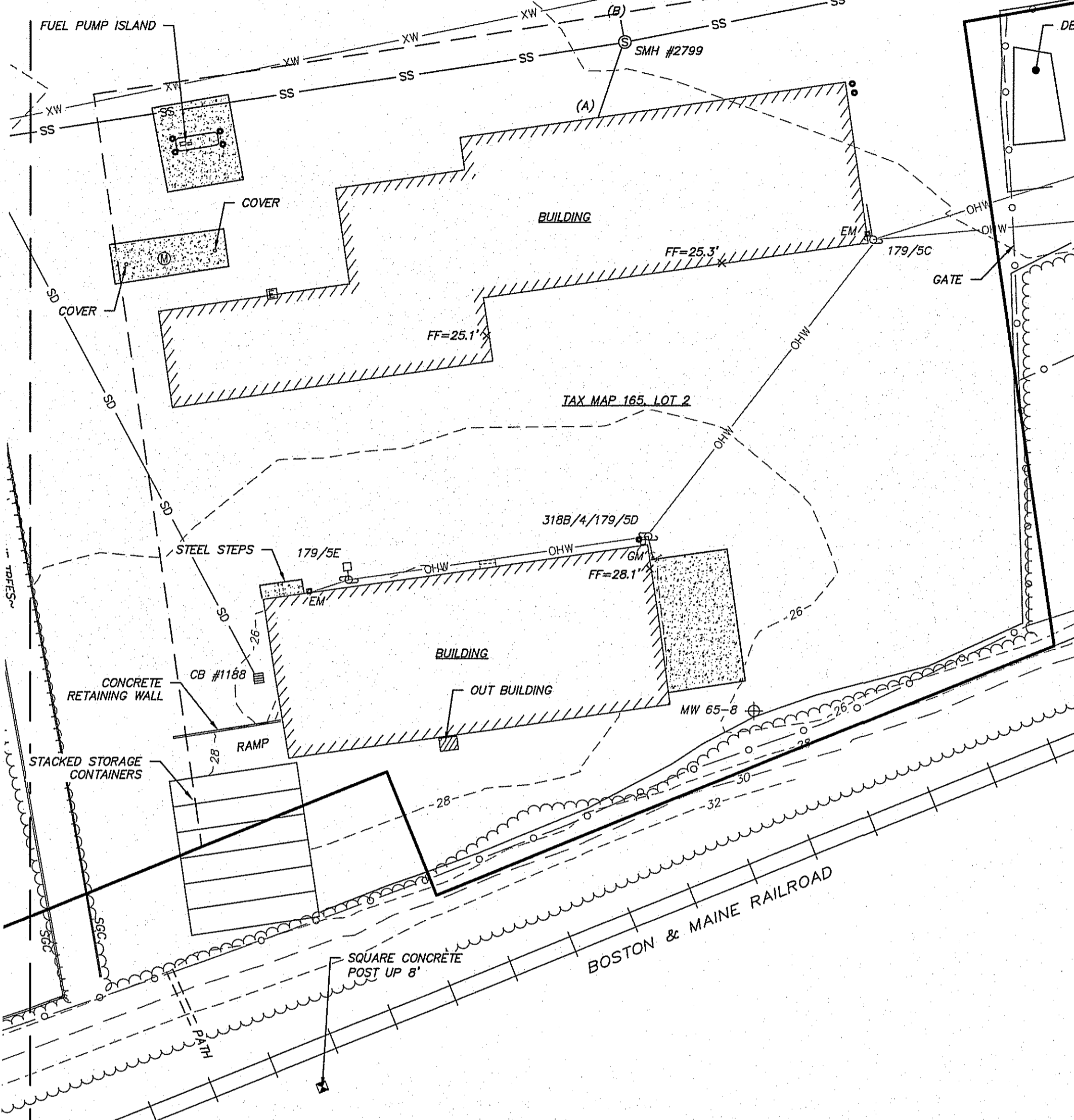
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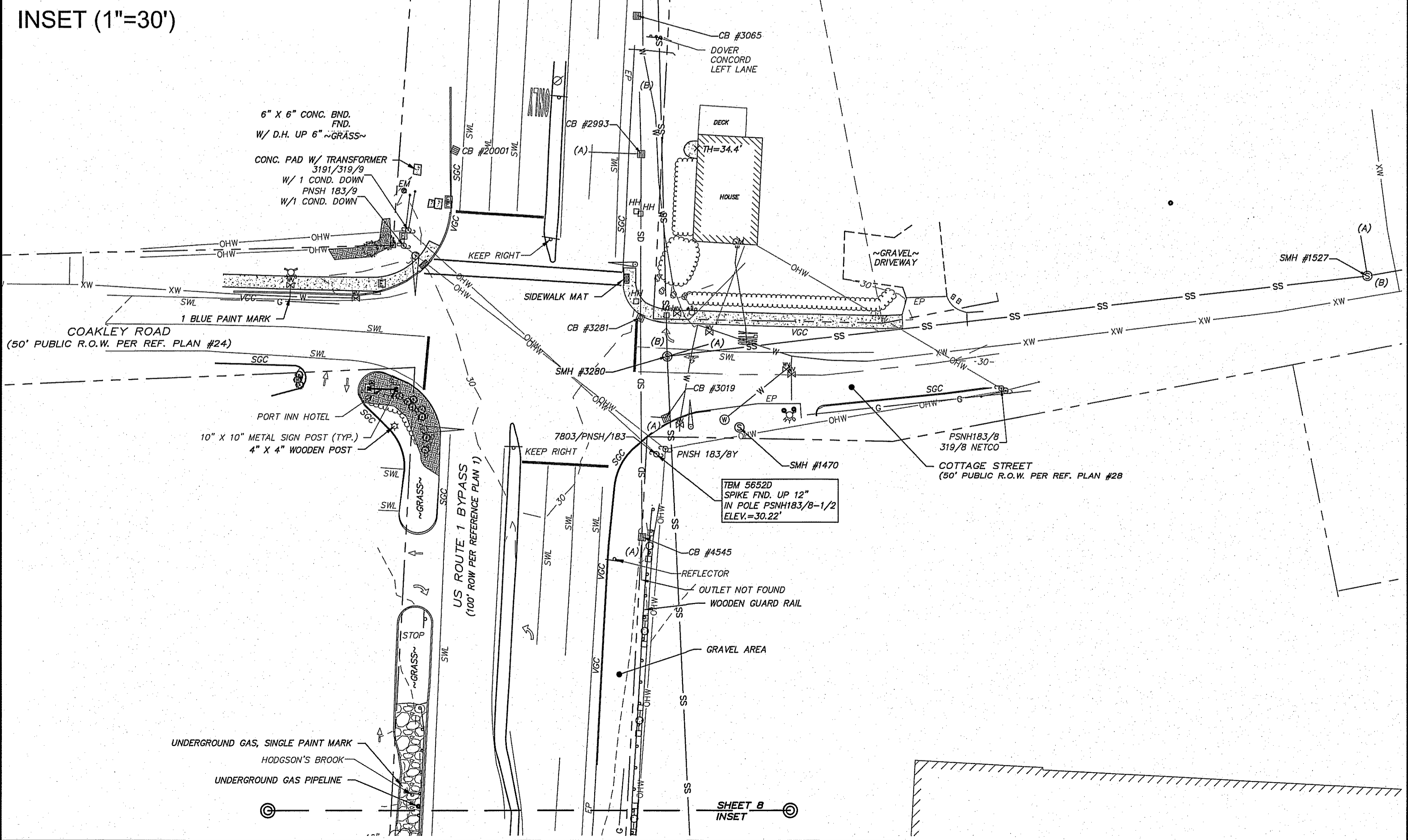
NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	8 OF 10

SHEETS 6-10 NOT FOR RECORDING



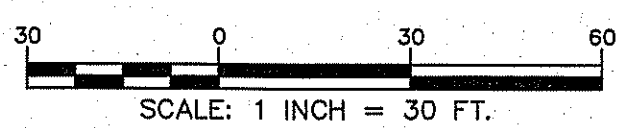
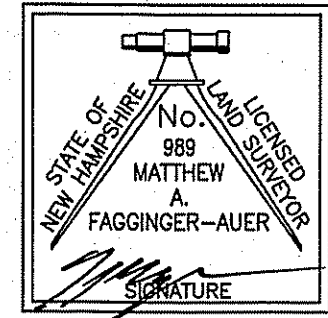
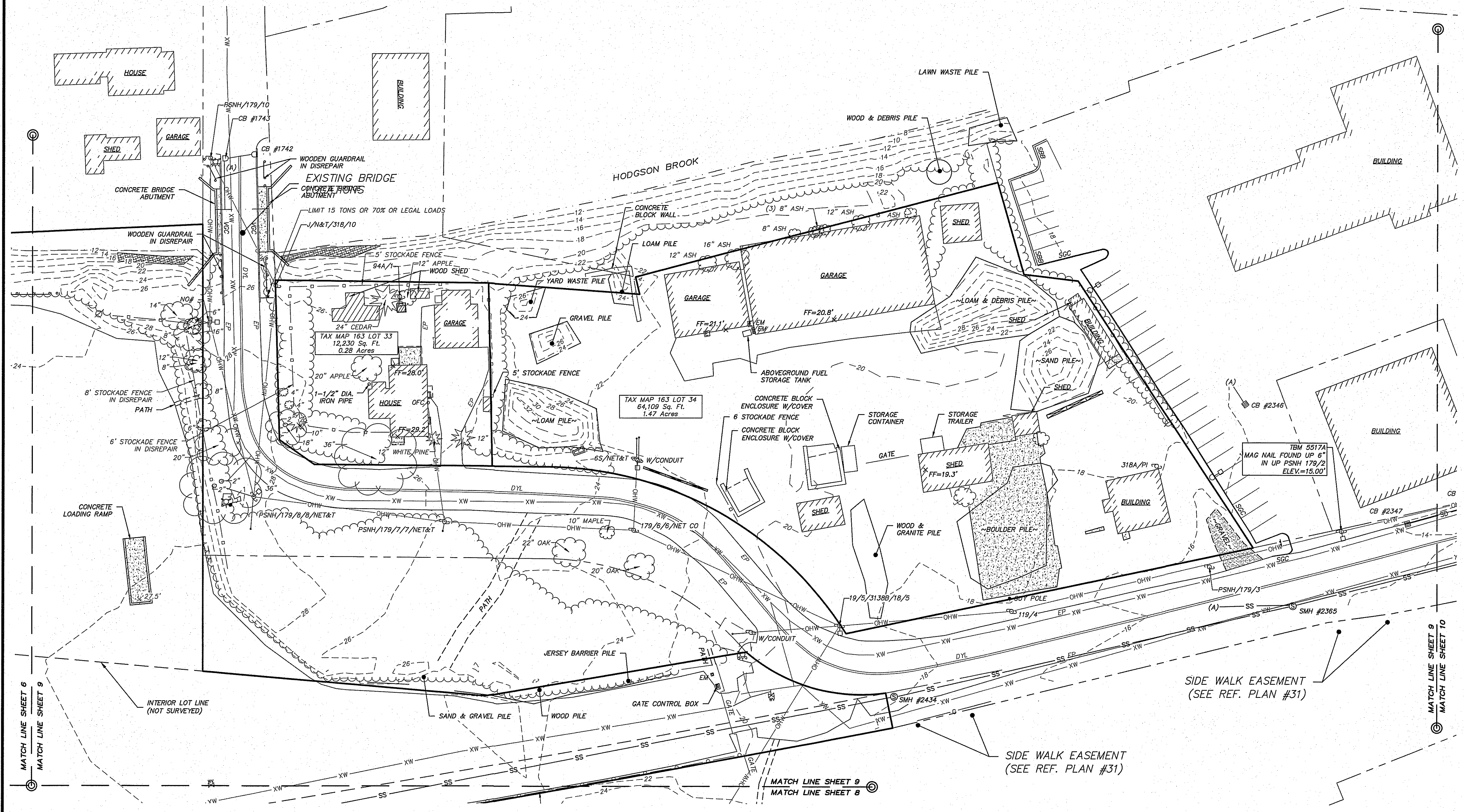
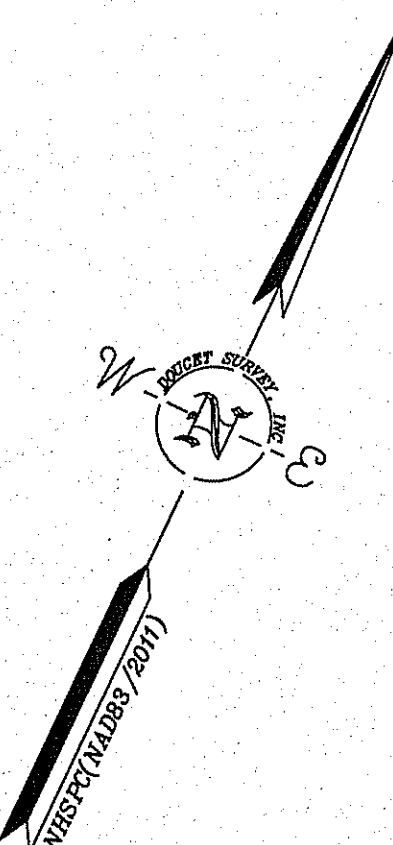
INSET (1"=30')



MATCH LINE SHEET 7
MATCH LINE SHEET 8

SHEET 8
INSET

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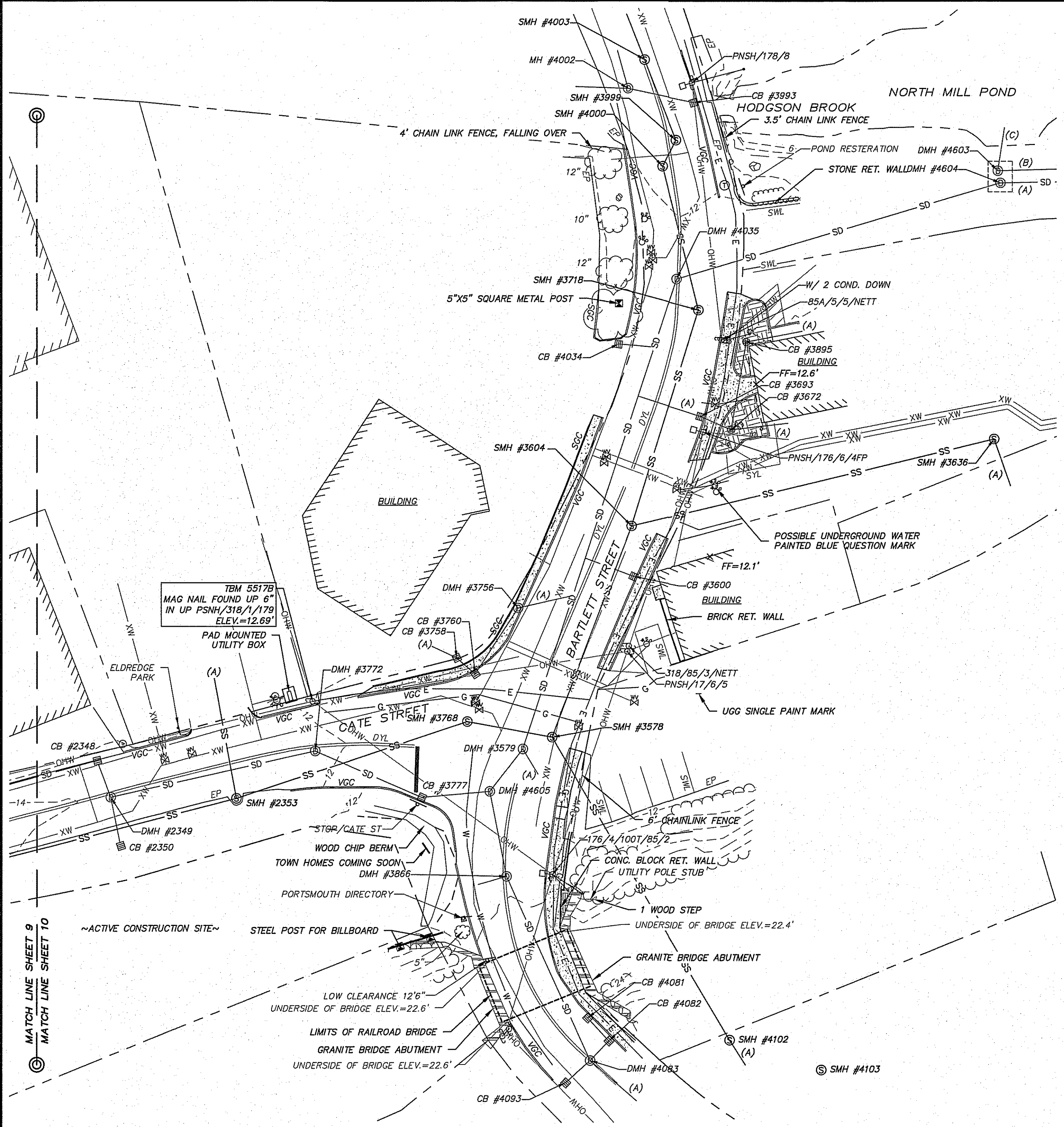
TOPOGRAPHIC PLAN
 FOR
CATE STREET DEVELOPMENT LLC
 OF
 TAX MAP 163, LOTS 33 & 34
 TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2
 CATE STREET & US ROUTE 1 BYPASS
 PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	9 OF 10

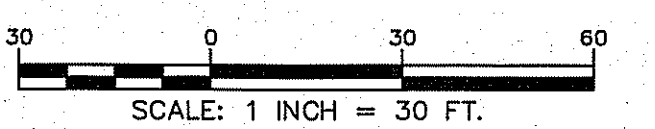
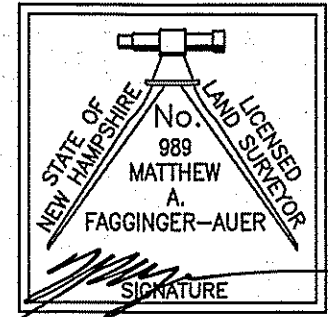
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FILE NAME: \\MAPS\PROJECTS\2019\CAD\173\DWG\173D01.DWG PLOTTED: Friday, July 12, 2019 11:13 AM



DRAINAGE STRUCTURES			
CB #1056 RIM ELEV.=23.3' (A) 4" UNKN. INV.=17.6' (B) 4" UNKN. INV.=17.7'	CB #1348 RIM ELEV.=24.6' (1347) 12" RCP INV.=19.2'	CB #3600 RIM ELEV.=11.1' 12" PVC INV.=7.5'	CB #4034 RIM ELEV.=10.8' 12" PVC INV.=7.5'
CB #1071 RIM ELEV.=22.7' (1072) 12" RCP INV.=17.3'	CB #1742 RIM ELEV.=24.7' (1743) 12" RCP INV.=19.7'	CB #3672 RIM ELEV.=11.9' (3693) 4" PVC INV.=8.2' (3895) 4" PVC INV.=8.7' (A) 4" PVC INV.=8.3'	DMH #4035 RIM ELEV.=11.7' (NO VISIBLE PIPES) SUMP=1.3' WATER LEVEL=1.8'
CB #1072 RIM ELEV.=23.7' (A) 6" CMP INV.=17.6' (1071) 12" RCP INV.=17.5' (1148) 12" CMP INV.=17.5' (1347) 15" RCP INV.=17.1' (B) 15" RCP INV.=17.0'	CB #1743 RIM ELEV.=24.7' (1742) 12" RCP INV.=19.5' (A) 12" RCP INV.=19.5'	CB #3693 RIM ELEV.=11.0' (3672) 4" PVC INV.=8.2' (A) 12" PVC INV.=7.9'	CB #4081 RIM ELEV.=8.7' (4082) 12" HDPE INV.=5.8'
CB #1128 RIM ELEV.=22.7' (A) 6" PVC INV.=19.4' (1186) 12" CMP INV.=18.9' (1148) 12" CMP INV.=18.8'	CB #2346 RIM ELEV.=15.6' (A) 12" RCP INV.=11.3'	DMH #3756 RIM ELEV.=11.6' (2360) 12" PVC INV.=7.8' (A) 12" PVC INV.=7.8'	CB #4082 RIM ELEV.=8.7' (4081) 12" HDPE INV.=5.7' (4083) 12" HDPE INV.=5.9'
CB #1147 RIM ELEV.=22.2' (A) 6" PVC INV.=18.7' (B) 12" CMP INV.=18.3'	CB #2347 RIM ELEV.=13.8' (2348) 15" HDPE INV.=9.7'	DMH #3756 RIM ELEV.=11.6' (3760) 12" PVC INV.=7.7' (A) 12" PVC INV.=7.8'	DMH #4083 RIM ELEV.=8.9' (3866) 42" WX24H CMP INV.=5.0' (4083) 12" HDPE INV.=5.7' (4093) 12" HDPE INV.=5.6' (A) 42" WX24H CMP INV.=5.0'
CB #1148 RIM ELEV.=22.4' (A) 6" PVC INV.=18.7' (1128) 12" CMP INV.=18.1' (1148) 12" CMP INV.=18.2'	CB #2348 RIM ELEV.=13.6' (2347) 15" HDPE INV.=9.8' (2349) 15" HDPE INV.=9.8'	CB #3758 RIM ELEV.=10.9' (3760) 12" PVC INV.=8.0' (A) 8" PVC INV.=7.9'	CB #4093 RIM ELEV.=9.0' (4083) 12" HDPE INV.=5.9'
CB #1186 RIM ELEV.=23.5' (1188) 12" CMP (NOT VISIBLE) (1128) 12" CMP INV.=20.0'	CB #2349 RIM ELEV.=13.8' (2348) 15" HDPE INV.=9.1' (2350) 15" HDPE INV.=10.3'	CB #3760 RIM ELEV.=10.7' (3756) 12" PVC INV.=8.0' (3758) 12" PVC INV.=8.0'	CB #4181 RIM ELEV.=24.7' 12" CMP INV.=19.7'
CB #1188 RIM ELEV.=25.7' (1186) 8" PVC INV.=22.3'	CB #2350 RIM ELEV.=12.2' (1128) 12" CMP INV.=20.0' (FULL OF SILT & DEBRIS)	DMH #3772 RIM ELEV.=12.2' (2349) 15" HDPE INV.=8.7' (3777) 15" HDPE INV.=8.6'	CB #4239 RIM ELEV.=25.0' 12" CMP INV.=20.3'
CB #1213 RIM ELEV.=20.3' (HDWL) 12" HDPE INV.=17.6'	CB #2993 RIM ELEV.=30.2 (A) 15" RCP INV.=26.2' (B) 12" UNKN. INV.=26.1' (3281) 15" RCP INV.=26.0'	CB #3777 RIM ELEV.=10.7' (3772) 15" HDPE INV.=7.7' (4605) 15" HDPE INV.=7.6'	DMH #4603 & 4604 RIM ELEV.=10.3'
CB #1251 RIM ELEV.=20.9' (A) 18" CMP INV.=16.5'	CB #3019 RIM ELEV.=28.8' (A) 6" PVC INV.=25.4' (A) 18" CMP INV.=16.5'	DMH #3866 RIM ELEV.=10.2' (4083) 42" WX24H CMP INV.=5.3' (4605) 24" RCP INV.=5.4' (A) 8" CI INV.=8.0'	DMH #4605 RIM ELEV.=11.0' (3579) 24" RCP INV.=4.4' (3672) 4" PVC INV.=9.7' (3777) 15" CMP INV.=7.5' (3866) 24" RCP INV.=4.6'
CB #1345 RIM ELEV.=23.3' (1346) 12" RCP INV.=19.1'	CB #3065 RIM ELEV.=31.5' WATER ELEV.=27.4' (NO PIPES VISIBLE)	CB #3895 RIM ELEV.=11.9' (3672) 4" PVC INV.=9.7' (A) 4" PVC INV.=9.9'	CB #4002 RIM ELEV.=12.9' (BOLTED SHUT)
CB #1346 RIM ELEV.=25' (1345) 12" RCP INV.=17.4' (1347) 15" RCP INV.=15.9' (A) 15" RCP INV.=15.7'	CB #3281 RIM ELEV.=29.8' (2993) 15" RCP INV.=24.3' (4545) 15" RCP INV.=24.2'	CB #3993 RIM ELEV.=12.6' (NO VISIBLE PIPES) APPEARS TO OPEN TO BROOK SUMP=1.5' WATER LEVEL=1.8'	
CB #1347 RIM ELEV.=23.9' (1348) 12" RCP INV.=18.8' (1072) 15" RCP INV.=15.9' (1346) 15" RCP INV.=15.8'	DMH #3579 RIM ELEV.=11.2' (4035) 36" BRICK TROUGH INV.=2.0' (4605) 24" RCP INV.=4.2' (A) UNKN. INV.=2.0'		

SEWER STRUCTURES		
SMH #1066 RIM ELEV.=23.2' (A) 4" PVC INV.=18.5' (D) UNKN. INV.=12.3' (1182) 10" UNKN. INV.=11.8' (C) 4" PVC INV.=16.0' (D) 4" PVC INV.=16.0' (1350) UNKN. INV.=11.5' (E) UNKN. INV.=11.6'	SMH #2434 RIM ELEV.=18.2' (2799) 10" UNKN. INV.=9.7' (2365) 12" UNKN. INV.=9.7' (SMH) INV.=9.9' NO PIPES VISIBLE	SMH #3788 RIM ELEV.=11.4' (2353) 24" PVC INV.=6.0' (3578) 24" PVC INV.=5.9' (SMH) INV.=9.9' (4003) 10" PVC INV.=5.9' (4003) 12" PVC INV.=5.8'
SMH #1152 RIM ELEV.=22.6' (1066) 10" UNKN. INV.=11.3' (2799) 10" UNKN. INV.=11.2'	SMH #2789 RIM ELEV.=23.8' (A) 4" DI INV.=21.3' (B) 8" UNKN. INV.=12.1' (1182) 10" UNKN. INV.=10.7' (2434) 10" UNKN. INV.=10.6'	SMH #4000 RIM ELEV.=12.3' (3718) 10" PVC INV.=5.8' (3899) 10" PVC INV.=5.8' SMH #4003 RIM ELEV.=13.3' (3999) 12" PVC INV.=6.5' (A) 10" CI INV.=6.6'
SMH #1350 RIM ELEV.=25.5' (A) 8" CLAY INV.=14.9' (4665) UNKN. INV.=14.7' (1066) UNKN. INV.=14.4'	SMH #3280 RIM ELEV.=28.8' (1627) 8" CLAY DROP INLET INV.=21.1' (4565) UNKN. INV.=16.4'	SMH #4003 RIM ELEV.=13.3' (3999) 12" PVC INV.=6.5' (A) 10" CI INV.=6.6'
SMH #1470 RIM ELEV.=29.4' FULL OF DEBRIS	SMH #1152 RIM ELEV.=23.3' (B) UNKN. INV.=16.5' (3578) 30" PVC INV.=3.7' (A) 30" PVC INV.=3.6'	SMH #103 RIM ELEV.=10.9' (NO VISIBLE PIPES, POSSIBLE ELECTRIC MANHOLE)
SMH #1527 RIM ELEV.=31.6' (3280) 8" CLAY INV.=24.8' (A) 8" CLAY INV.=25.3' (B) 8" CLAY INV.=24.7'	SMH #3578 RIM ELEV.=10.9' (3604) 36" PVC INV.=3.0' (3768) 24" PVC INV.=5.8' (4102) 30" PVC INV.=3.1'	SMH #4103 RIM ELEV.=10.9' (NO VISIBLE PIPES, POSSIBLE ELECTRIC MANHOLE)
SMH #2353 RIM ELEV.=12.7' (2365) 24" PVC INV.=6.5' (3768) 24" PVC INV.=6.5' (A) 6" PVC INV.=7.2'	SMH #3604 RIM ELEV.=11.3' (3578) 36" PVC INV.=2.5' (3638) 36" PVC INV.=2.5' (3718) 10" PVC INV.=4.7' (A) 6" PVC INV.=7.2'	SMH #4555 RIM ELEV.=26.4' PIPES SUBMERGED WATER LEVEL=16.5' SUMP=15.4'
SMH #2365 RIM ELEV.=14.4' (A) 10" CI INV.=9.3' (2434) 10" METAL INV.=9.2' (2353) 24" METAL INV.=9.2'	SMH #3638 RIM ELEV.=10.3' (3604) 36" PVC INV.=2.3' (A) 36" PVC INV.=2.2' (B) 8" PVC INV.=17.7'	SMH #4607 RIM ELEV.=33.2' (A) 8" PVC INV.=17.9' (B) 8" PVC INV.=17.7'
SMH #3718 RIM ELEV.=11.5' (3604) 10" PVC INV.=5.3' (4000) 10" PVC INV.=5.5'	SMH #3718 RIM ELEV.=11.5' (3604) 10" PVC INV.=5.3' (4000) 10" PVC INV.=5.5'	



TOPOGRAPHIC PLAN
FOR
CATE STREET DEVELOPMENT LLC
OF
TAX MAP 163, LOTS 33 & 34
TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	10 OF 10

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10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
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LEGEND	<ul style="list-style-type: none"> — APPROXIMATE LOT LINE — INTERIOR LOT LINE — APPROXIMATE ABUTTER LOT LINE — EASEMENT LINE — STOCKADE FENCE — CHAIN LINK FENCE — GUARDRAIL — OHW — SS — SD — G — W — 20 — 22 — TREE LINE — SHRUB LINE — EDGE OF WETLAND — XS — XD — XW — UTILITY POLE — UTILITY POLE & GUY WIRE — UTILITY POLE W/ LIGHT — LIGHT POLE 	<ul style="list-style-type: none"> SIGN SIGN (TWO POSTS) FENCE POST POST BOLLARD FIRE HYDRANT WATER GATE VALVE SPIGOT GAS GATE VALVE OIL FILL CAP ELECTRIC BOX CATCH BASIN DRAIN MANHOLE ROOF DRAIN MANHOLE SEWER MANHOLE HAND HOLE WETLAND AREA FLAG POLE CONIFEROUS TREE DECIDUOUS TREE 	<ul style="list-style-type: none"> MONITORING WELL DRAINAGE FLOW DIRECTION ARROW CONCRETE CRUSHED STONE LEDGE OUTCROP ACCESSIBLE PARKING SPACE MAST ARM JERSEY BARRIER TYPICAL FF EM EP VGC SGC SSB SWL SYL DYL
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SHEETS 6-10 NOT FOR RECORDING

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TRANSFER TAX	RO084002	217,500.00
RECORDING		14.00
SURCHARGE		2.00



(M)
COMMONWEALTH LAND TITLE
2 BEDFORD FARMS DR.
BEDFORD, NH 03110

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PORTSMOUTH LAND ACQUISITION LLC, a New Hampshire Limited Liability Company, with an address of 300 Gay Street, Manchester, County of Hillsborough, State of New Hampshire, 03103, for consideration paid,

grants to CATE STREET DEVELOPMENT LLC, a New Hampshire limited liability company, with an address of 60 K Street, Boston, County of Suffolk, Commonwealth of Massachusetts 02127,

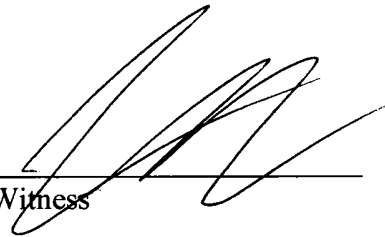
with WARRANTY COVENANTS, the following described premises:

Five parcels of land, with the buildings thereon, situate in Portsmouth, Rockingham County, New Hampshire, being Tax Map 165, Lot 2, Tax Map 172, Lot 1, Tax Map 173, Lot 2, Tax Map 163, Lot 33, and Tax Map 163, Lot 34, all as shown on a plan entitled "Plan of Land of Portsmouth Land Acquisitions, LLC of Tax Map 163, Lots 33 & 34, Tax Map 165, Lot 2, Tax Map 172, Lot 1, Tax Map 173, Lot 2, Cate Street & US Route 1 Bypass, Portsmouth, New Hampshire" prepared by Doucet Survey Inc. dated October 29, 2018, and recorded with the Rockingham County Registry of Deeds as Plan # D-41129.

Meaning and intending to describe and convey all and the same premises conveyed to Grantor herein by Deed of Joseph J. O'Brien, Jr., Trustee of Jask Realty Trust dated December 28, 2012, and recorded in the Rockingham County Registry of Deeds at Book 5393, Page 2976.

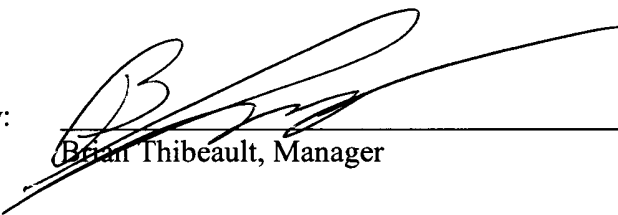
[signature on next page]

IN WITNESS WHEREOF, I hereunto set my hand, this 30th day of October, 2018.



Witness

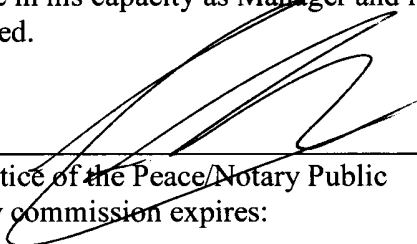
PORTSMOUTH LAND ACQUISITION, LLC

By: 

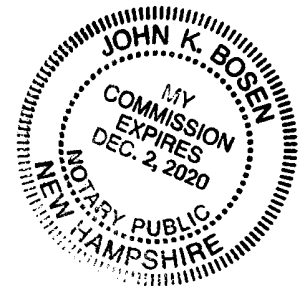
Brian Thibeault, Manager

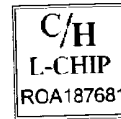
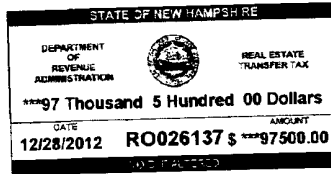
STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

On this the 30th day of October, 2018, personally appeared before me, the above named Brian Thibeault, Manager of Portsmouth Land Acquisition, LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed same in his capacity as Manager and it was his free act and deed for the purposes herein contained.



Justice of the Peace/Notary Public
My commission expires:





067502

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JOSEPH J. O'BRIEN, JR. AS TRUSTEE OF JASK REALTY TRUST**, u/d/t dated December 30, 1986, recorded in the Rockingham County Registry of Deeds at Book 2656, Page 1973, of 400 Route One By-Pass, Portsmouth, County of Rockingham, State of New Hampshire 03801, for consideration paid, grants to **PORTSMOUTH LAND ACQUISITION LLC**, a New Hampshire limited liability company with an address of 300 Gay Street, Manchester, County of Hillsborough, State of New Hampshire 03103, the following tracts, lots, or parcels of land with the buildings thereon located in Portsmouth, County of Rockingham, State of New Hampshire with quitclaim covenants:

1. That tract of land with the buildings thereon off Cate Street, more particularly described in deed of Joseph J. O'Brien, Sr. and Joseph J. O'Brien, Jr. to the Grantor dated December 14, 1993, and recorded in the Rockingham County Registry of Deeds at Book 3069, Page 2793;
2. That tract of land with the buildings thereon on the easterly side of the Route One Bypass, more particularly described in deed of Joseph J. O'Brien, Sr. and Joseph J. O'Brien, Jr. to the Grantor dated April 13, 1995, and recorded in said Registry at Book 3096 Page 701, together with the right of way described therein;
3. That tract of land with the buildings thereon on the northerly side of Cate Street, more particularly described in deed of Badger-Rand Company, Inc. to the Grantor dated October 23, 1996, and recorded in said Registry at Book 3183 Page 868;
4. Those three (3) tracts of land with the buildings thereon on or near the easterly side of the Route One Bypass, more particularly described in deed of Gloria Costello, Executrix of the Estate of Francis J. Costello to the Grantor dated November 3, 1997, and recorded in said Registry at Book 3248 Page 1877, subject to that easement referred to in the description of the second of said three tracts;
5. Those two (2) lots or parcels of land with the buildings thereon on the northerly side of Cate Street, more particularly described in deed of Sandra Pagano to the Grantor dated August 20, 2002, and recorded in said Registry at Book 3821 Page 1726;

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Dated this 28 day of December, 2012.

Tom Vales
Witness

STATE OF NEW HAMPSHIRE

JASK REALTY TRUST
By: [Signature]
Joseph J. O'Brien, Jr., Trustee
Hillsborough
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on December 28, 2012 by Joseph J. O'Brien, Jr. as Trustee of the JASK Realty Trust, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he has executed the same for the purposes therein contained.



Patricia Yasment
Justice of the Peace/Notary Public
(Notarial Seal)
My Commission Expires: 12/3/13

TRUSTEE CERTIFICATE

I, Joseph J. O'Brien, Jr., am Trustee of the JASK Realty Trust and I have full and absolute power in said trust agreement to convey real estate and improvements thereon 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 to see to the application of any trust asset paid to the trustee for conveyance thereof.

I further certify that the Trust dated December 30, 1986 continues in force and that pursuant to its terms I am duly authorized.

Signed this day of December, 2012.

Tom Vales
Witness

STATE OF NEW HAMPSHIRE

JASK REALTY TRUST
By: [Signature]
Joseph J. O'Brien, Jr., Trustee
Hillsborough
COUNTY OF ROCKINGHAM

Sworn to and subscribed by the aforesaid Joseph J. O'Brien, Jr. as Trustee, before me, this 28 day of December, 2012.



Patricia Yasment
Justice of the Peace/Notary Public
(Notarial Seal)
My Commission Expires: 12/3/13