

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Fairmont Street Associates, Inc., a New Hampshire Corporation having a place of business at 20 Trafalgar Square, Suite 602, Nashua, New Hampshire, for valuable consideration paid, assigns, transfers and grants:

an undivided one half ($\frac{1}{2}$) interest to J.K.S. Realty, L.L.C., a New Hampshire limited liability company having an address of 20 Trafalgar Square, Suite 602, Nashua, New Hampshire; and

an undivided one half ($\frac{1}{2}$) interest to L.J.J. Realty, L.L.C., a New Hampshire limited liability company having an address of 20 Trafalgar Square, Suite 602, Nashua, New Hampshire,

with QUITCLAIM COVENANTS, the following described real property located in the City of Nashua, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Four certain tracts or parcels of land, situated in the City of Nashua, County of Hillsborough and State of New Hampshire and bounded and described as follows:

TRACT I:

A certain tract or parcel of land in Nashua, in the County of Hillsborough, State of New Hampshire and bounded and described as follows:

Beginning at a point in the east line of Warsaw Avenue at the northwest corner of land now or formerly of Andrea Rose Pinet, which point is 200.00 feet northeast along the east line of Warsaw Avenue from a stone bound at the intersection of the north line of Fairmont Street and the east line of Warsaw Avenue; thence running (1) North $65^{\circ} 43' 33''$ West by the end of Warsaw Avenue 50.00 feet to the northeast corner of land now or formerly of Leo T. and Andrea Rose Pinet; thence (2) North $65^{\circ} 43' 33''$ West by said Pinet land 50.00 feet; thence (3) South $24^{\circ} 19' 00''$ West by said Pinet land 100.00 feet to land now or formerly of Granite State Tanning Company; thence (4) North $65^{\circ} 43' 33''$ West by said Granite State Tanning Company through a chain link fence, 93.49 feet to other land of Granite State Tanning Company; thence (5) North $25^{\circ} 21' 27''$ East by said Granite State Tanning Company land 259.92 feet to a point in the south line of land now or formerly of Overhead Door Company, Inc.; thence (6) South $71^{\circ} 12' 31''$ East by said Overhead Door Company, Inc. land 25.85 feet to a stone bound; thence (7) North $22^{\circ} 33' 29''$ East by said Overhead Door Company, Inc. land 473.12 feet; thence (8) South $88^{\circ} 15' 59''$ East by land of said Overhead Door Company, Inc. 165.33 feet to a point in the south line of land of the Boston and Maine Corporation; thence (9) Easterly by land of the Boston and Maine Corporation on a curve with a radius of 1670.47 feet a distance of 376.61 feet to the northwest corner of land now or formerly of Mary Narkis; thence (10) South $24^{\circ} 19' 00''$ West by said Narkis land and by land now or formerly of John W. Latvis and Edward J. Paquin 651.85 feet to land now or formerly of Wendell and Corinne Warburton; thence (11) North $70^{\circ} 12' 10''$ West by said Warburton land 100.31 feet to a point in the east line of Vilna Avenue; thence (12) North $24^{\circ} 19' 00''$ East by the east line of Vilna Avenue 87.40 feet; thence (13)

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North 65° 43' 33" West by the end of Vilna Avenue and land now or formerly of Arthur and Nellie Rodgers 150.00 feet to the northwest corner of land of said Rodgers; thence (14) South 24° 19' 00" West by said Rodgers land 100.00 feet to land now or formerly of Andrea Rose Pinet; thence (15) North 65° 43' 33" West by said Pinet land 100.00 feet to the point of beginning.

Said premises contain 7.973 acres and are shown on a plan entitled "Plan of Land, Tamposi Family Investment Properties" dated 8th December, 1980 by Allan H. Swanson, Inc. and recorded as Plan No. 13687 in the Hillsborough County Registry of Deeds.

The portions of said premises lying between the boundary lines described herein and any fences erected upon said premises are conveyed subject to the rights, if any, that other persons may have acquired as a result of the erection or maintenance of said fences.

The premises are conveyed subject to a pipe line easement in favor of Gas Service, Inc., dated February 18, 1963 and recorded in the Hillsborough County Registry of Deeds at Volume 1720, Page 221.

Excepting and reserving the tract of land conveyed by Tamposi Family Investment Properties to Fimbel Door Corporation dated December 21, 1989 and recorded in the Hillsborough County Registry of Deeds at Book 5167, Page 1600 and as noted on Plan filed in Hillsborough County Registry of Deeds as Plan #24105.

TRACT II:

A certain tract or parcel of land situate in Nashua, in the County of Hillsborough and State of New Hampshire, bounded and described as follows:

Beginning at a stone bound in the southeast line of Baldwin Street at the corner of land now or formerly of The Barker Foundation; thence running (1) Northeasterly by the southeast line of Baldwin Street on a curve with a radius of 721.80 feet, a distance of 132.49 feet; thence (2) North 64° 47' 20" East by said southeast line of Baldwin Street 45.02 feet; thence (3) Northeasterly by said southeast line of Baldwin Street on a curve with a radius of 1120.00 feet a distance of 298.21 feet; thence (4) North 49° 32' 00" East by said southeast line of Baldwin Street 7.16 feet to land now or formerly of Boston and Maine Corporation; thence (5) Southeasterly by said Boston and Maine Corporation land on a curve with a radius of 1383.19 feet, a distance of 272.28 feet to land now or formerly of Bedard; thence (6) South 21° 55' 31" West by said Bedard land 254.87 feet to a stone bound at the corner of land now or formerly of Grace M. Ratzel; thence (7) North 64° 30' 47" West by said Ratzel land and by land now or formerly of Gladys A. Collins, et al and of Stanley E. Kupchun et ux 338.64 feet to a stone bound at land of Blaylock Atherton heirs; thence (8) North 62° 51' 25" West by said Atherton land 71.99 feet to a stone bound at said land of The Barker Foundation; and thence (9) North 69° 55' 52" West by said The Barker Foundation land 98.86 feet to the point of beginning.

Said premises contains 2.901 acres and are shown on a plan entitled "Plan of Land, Tamposi Family Investment Properties", dated 8th December, 1980, by Allan H. Swanson, Inc. and recorded

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as Plan No. 13687 in the Hillsborough County Registry of Deeds.

The premises herein described are conveyed subject to certain undertakings and obligations by and upon the grantor with respect to the uses to which the premises may be put, all as created and set out in a conveyance to Walter Barker, dated November 21, 1951 and recorded in the Hillsborough County Registry of Deeds at Volume 1307, Page 317, to which reference may be had for specific terms. The grantor by this conveyance, neither establishes independently such restrictions or encumbrances as may be entailed by the deed referred to, nor purports to convey free of them.

Conveyed herewith, and in addition to the premises above described, are all of the right, title and interest which the grantor has, or may acquire, in and to the "bed" of Baldwin Street, as shown on the plan above-mentioned, between Fairmount Street and the southeasterly right-of-way line of the Boston and Maine Corporation, whether as present owner or as abutter to a street upon discontinuance thereof.

Meaning and intending to convey, and conveying hereby, such property as may be necessary to reconcile or correct the location of Baldwin Street as built (and shown on the plan above said) with the location as dedicated and conveyed to the City of Nashua by deed dated January 2, 1938 and recorded in the Registry above-said at Volume 976, Page 246; and including such area beneath Baldwin Street and abutting the said Boston and Maine Corporation right-of-way as remains in the grantor as a consequence of the failure of the property description in the deed to the City of Nashua, above-mentioned, to reach the said right-of-way line.

TRACT III:

A certain tract or parcel of land situate in Nashua, in the County of Hillsborough and State of New Hampshire and bounded and described as follows:

Beginning at a stone bound in the northwest line of Baldwin Street at land now or formerly of Elmer R. and Grace I. Burling; thence running (1) North $65^{\circ} 44' 54''$ West 35.39 feet by said Burling land to a stone bound; thence (2) North $65^{\circ} 44' 54''$ West by said Burling land, passing through a stone bound, 306.86 feet to the southeast corner of land now or formerly of Alphonse M. and Alberta E. Markaverich; thence (3) North $24^{\circ} 19' 00''$ East by said Markaverich land 200.50 feet to land now or formerly of Mary Narkis; thence (4) South $65^{\circ} 44' 00''$ East by said Narkis land 162.03 feet to a stone bound; thence (5) North $24^{\circ} 19' 14''$ East by said Narkis land 216.27 feet to a stone bound; thence (6) North $57^{\circ} 11' 51''$ East by said Narkis land 224.23 feet to land now or formerly of Boston and Maine Corporation; thence (7) Southeasterly by said Boston and Maine Corporation land on a curve with a radius of 1383.19 feet a distance of 398.46 feet to the northwest line of Baldwin Street; thence (8) South $49^{\circ} 32' 00''$ East by the northwest line of Baldwin Street 7.92 feet; thence (9) Southwesterly by the northwest line of Baldwin Street on a curve with a radius of 1080.00 feet a distance of 287.56 feet; thence (10) South $64^{\circ} 47' 20''$ West by the northwest line of Baldwin Street 45.02 feet; thence (11) Southwesterly by the northwest line of Baldwin Street on a curve with a radius of 761.80 feet a distance of 139.83 feet; thence (12) South $54^{\circ} 16' 20''$ West by the northwest line of Baldwin Street 140.16 feet to the point of beginning.

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Said Premises contain 5.258 acres and are shown on a plan entitled "Plan of Land, Tamposi Family Investment Properties", dated 8th December, 1980, by Allan H. Swanson, Inc. and recorded as Plan No. 13687 in the Hillsborough County Registry of Deeds.

The premises herein described are conveyed subject to certain undertakings and obligations by and upon the grantor with respect to the uses to which the premises may be put, all as created and set out in a conveyance to Walter Barker, dated June 17, 1948 and recorded in the Hillsborough County Registry of Deeds at Volume 1199, Page 367, and a certain Declaration of Covenants dated August 20, 1979, and recorded at Volume 2745, Page 290, to which reference may be had for specific terms. The grantor by this conveyance, neither establishes independently such restrictions or encumbrances as may be entailed by the deed referred to, nor purports to convey free of them.

Conveyed herewith, and in addition to the premises above described, are all of the right, title and interest which the grantor has, or may acquire, in and to the "bed" of Baldwin Street, as shown on the plan above-mentioned, between Fairmount Street and the southeasterly right-of-way line of the Boston and Maine Corporation, whether as present owner or as abutter to a street upon discontinuance thereof.

Meaning and intending to convey, and conveying hereby, such property as may be necessary to reconcile or correct the location of Baldwin Street as built (and shown on the plan above-said) with the location as dedicated and conveyed to the City of Nashua by deed dated January 2, 1938 and recorded in the Registry above-said at Volume 976, Page 248; and including such area beneath Baldwin Street and abutting the said Boston and Maine Corporation right-of-way as remained in the deed to the City of Nashua, above-mentioned, to reach the said right-of-way line.

TRACT IV:

Parcel 1 --

A certain lot or parcel of land situated at Fairmont Street Heights in Nashua, County of Hillsborough and State of New Hampshire, as shown on Plan of Ernest W. Branch, Surveyor. Said plan being dated August 1923, and recorded in the Registry of Deeds for said Hillsborough County. Being more particularly bounded and described as follows:

Beginning at a stone bound at the Northeast corner of lot numbered thirty-one (31); thence in an easterly direction to a stone bound a distance of about 162.3 feet; thence northerly about 217.5 feet to a stone bound; thence northeasterly about 224 feet to a stone bound in the Southerly line of the location of the Wilton Railroad; thence by said railroad line westerly about 1076.1 feet to a stone bound; thence southerly about 525.6 feet to the northwesterly corner of lot numbered forty-six (46); thence in an easterly direction to the southwesterly corner of lot numbered one hundred thirty (130) about 417.91 feet; thence in a Northerly direction to the Northwesterly corner of lot numbered one hundred thirty (130) a distance of about 149.06 feet; thence in an easterly direction to the point of beginning of about 370.43 feet. Said described parcel of land contains about ten and sixty-five one hundredths (10.65) acres, more or less, according to said Plan.

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Excepting and reserving however the easement for drainage as shown on said Plan.

Parcel 2 --

Also a certain tract or parcel of land situated in Nashua, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Lots numbered 41, 42, 43 and 44 as shown on a Plan of Fairmount Street Heights as recorded in the Hillsborough County Registry of Deeds, Plan No. 522. Said Lot No. 44 being subject to a drainage easement as shown on said Plan.

Subject to all rights, reservations, restrictions, covenants and easements of record.

This is not homestead property.

For reference see Quitclaim Deed from Federal Deposit Insurance Corporation as Receiver for BankEast to Fairmont Street Associates, Inc. dated August 12, 1994 and recorded in the Hillsborough County Registry of Deeds at Book 5571, Page 652.

This deed conveyance is exempt from New Hampshire Real Estate Transfer Taxes pursuant to NH RSA 78-B:2 (XVII).

Dated is 13th day of March, 2000.

FAIRMONT STREET ASSOCIATES, INC.

Kelly J. Cote
Witness

Samuel A. Tamposi, Jr.
By: Samuel A. Tamposi, Jr., President

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 13th day of March, 2000, by Samuel A. Tamposi, Jr., President of Fairmont Street Associates, Inc. (a Sub-chapter S Corporation organized and existing in the State of New Hampshire).

Kelly J. Cote
Notary Public/Justice of the Peace
My Commission Expires:
KELLY J. COTE, Notary Public
My Commission Expires March 6, 2002

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