

Return to:

Stebbins, Lazos & Van Der Beken PLLC  
602B Riverway Place  
Bedford, NH 03110  
Attn: Robert A. Previti, Esq.

**QUITCLAIM DEED**

For real property in Dover, New Hampshire:

**The City of Dover, New Hampshire**, a New Hampshire corporate and body politic, and political subdivision of the State of New Hampshire, having a mailing address of 288 Central Avenue, Dover, New Hampshire 03820 (the “Grantor”), for consideration paid, grants on this 31st day of May, 2024 (the “Effective Date”) to **Cochecho I Owner LLC**, a Delaware limited liability company, with an address of 11 Portwalk Place, Portsmouth, New Hampshire 03801, **WITH QUITCLAIM COVENANTS**, the following parcels of land in Dover, New Hampshire:

Those certain parcels of land in Dover, New Hampshire shown as Proposed Development Lot 1-4, Proposed Development Lot 1-5, and Proposed Development Lot 1-6 on that certain subdivision plan entitled “Cochecho Development Subdivision Plan for the City of Dover of Tax Map 22 Lot 1-4 River Street and Washington Street, Dover, New Hampshire, Dover City Planning File Number P21-81” prepared by Doucet Survey LLC dated May 19, 2022 and revised through June 17, 2022 and recorded in the Strafford County Registry of Deeds at Plan #12706 and Plan #12707 (collectively “the Plan”), which parcels are more specifically described on Exhibit A hereto.

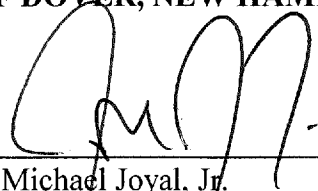
This conveyance is made subject to matters shown on the Plan.

This is not homestead property of the Grantor.

The Grantor is exempt from New Hampshire state transfer tax pursuant to NH RSA 78-B:2, I and N.H. Admin. Code, Rev 802.03.

EXECUTED as of the Effective Date.

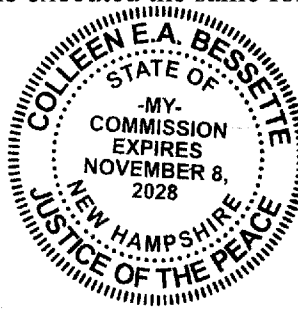
CITY OF DOVER, NEW HAMPSHIRE



By: \_\_\_\_\_  
Name: J. Michael Joyal, Jr.  
Title: City Manager, duly authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD, ss.

On this the 28 day of May, 2024, personally appeared the above-named J. Michael Joyal, Jr., as City Manager, on behalf of the City of Dover, New Hampshire, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, before me.



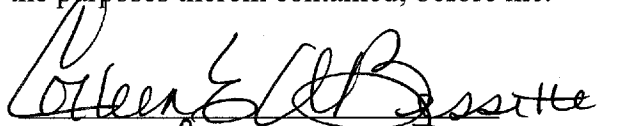
  
Print Name: Colleen E.A. Besette  
Notary Public/Justice of the Peace  
My Commission Expires: 11/8/2028

Exhibit A

LOT 1-4

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AT AN INTERSECTING CORNER OF RIVER STREET AND SEAPORT WAY AS SHOWN HEREON; THENCE RUNNING ALONG SAID RIVER STREET THE FOLLOWING;  
N 01° 33' 32" W, A DISTANCE OF 153.40';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 472.01', AN ARC LENGTH OF 180.53', A CHORD BEARING OF N 09° 20' 02" E AND A CHORD LENGTH OF 179.43';  
THENCE N 20° 17' 27" E, A DISTANCE OF 68.21';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 224.00', AN ARC LENGTH OF 265.17', A CHORD BEARING OF N 54° 12' 13" E AND A CHORD LENGTH OF 249.95';  
THENCE N 88° 04' 14" E, A DISTANCE OF 6.05';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 222.99', AN ARC LENGTH OF 133.80', A CHORD BEARING OF S 74° 23' 07" E AND A CHORD LENGTH OF 131.81';  
THENCE S 57° 45' 04" E, A DISTANCE OF 60.31';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 47.06', AN ARC LENGTH OF 23.49', A CHORD BEARING OF S 36° 34' 44" E AND A CHORD LENGTH OF 23.24';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 25.00', AN ARC LENGTH OF 7.17', A CHORD BEARING OF S 14° 15' 42" E AND A CHORD LENGTH OF 7.14';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 76.06', AN ARC LENGTH OF 36.85', A CHORD BEARING OF S 07° 49' 41" W AND A CHORD LENGTH OF 36.49';  
THENCE S 28° 33' 24" W, A DISTANCE OF 64.17';  
THENCE ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 225.00', AN ARC LENGTH OF 43.08', A CHORD BEARING OF S 23° 04' 17" W AND A CHORD LENGTH OF 43.02';  
THENCE N 57° 45' 58" W, A DISTANCE OF 71.71';  
THENCE ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 161.50', AN ARC LENGTH OF 23.47', A CHORD BEARING OF S 27° 24' 50" W AND A CHORD LENGTH OF 23.45';  
THENCE S 23° 15' 00" W, A DISTANCE OF 281.07';  
THENCE S 01° 00' 34" E, A DISTANCE OF 57.38';  
THENCE S 22° 20' 58" W, A DISTANCE OF 62.65' TO SAID SEAPORT WAY;  
THENCE ALONG SAID SEAPORT WAY WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 595.00', AN ARC LENGTH OF 198.35', A CHORD BEARING OF N 78° 06' 31" W AND A CHORD LENGTH OF 78.40', TO THE POINT OF BEGINNING.

LOT 1-5

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AT THE NORTHERLY SIDE OF SEAPORT WAY AS SHOWN HEREON;  
THENCE RUNNING N 22° 20' 58" E, A DISTANCE OF 62.65';  
THENCE N 01° 00' 34" W, A DISTANCE OF 57.38';  
THENCE N 23° 15' 00" E, A DISTANCE OF 281.07';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 161.50', AN ARC LENGTH OF 23.45', A CHORD BEARING OF N 27° 24' 50" E AND A CHORD LENGTH OF 23.45';  
THENCE S 57° 45' 58" E, A DISTANCE OF 71.71' TO RIVER STREET;  
THENCE ALONG SAID RIVER STREET THE FOLLOWING;  
ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 225.00', AN ARC LENGTH OF 27.54', A CHORD BEARING OF S 14° 04' 45" W AND A CHORD LENGTH OF 27.52';  
THENCE S 10° 34' 21" W, A DISTANCE OF 11.08';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 175.00', AN ARC LENGTH OF 43.37', A CHORD BEARING OF S 16° 19' 01" W AND A CHORD LENGTH OF 43.26';  
THENCE S 23° 15' 00" W, A DISTANCE OF 157.70';  
THENCE ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 123.00', AN ARC LENGTH OF 31.25', A CHORD BEARING OF S 15° 58' 19" W AND A CHORD LENGTH OF 31.16';  
THENCE S 08° 41' 38" W, A DISTANCE OF 34.57';

THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 97.00', AN ARC LENGTH OF 21.83', A CHORD BEARING OF S 15° 08' 29" W AND A CHORD LENGTH OF 21.79';  
THENCE S 21° 35' 21" W, A DISTANCE OF 86.39' TO SAID SEAPORT WAY;  
THENCE ALONG SAID SEAPORT WAY WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 595.00', AN ARC LENGTH OF 78.46', A CHORD BEARING OF N 64° 46' 51" W AND CHORD LENGTH OF 78.40', TO THE POINT OF BEGINNING.

**LOT 1-6**

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AT AN INTERSECTING CORNER OF RIVER STREET AND SEAPORT WAY AS SHOWN HEREON;  
THENCE RUNNING ALONG SAID RIVER STREET THE FOLLOWING;  
N 21° 35' 21" E, A DISTANCE OF 95.08';  
THENCE ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 147.00', AN ARC LENGTH OF 33.08', A CHORD BEARING OF N 15° 08' 29" E AND A CHORD LENGTH OF 33.01';  
THENCE N 08° 41' 38" E, A DISTANCE OF 34.57';  
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 73.00', AN ARC LENGTH OF 18.55', A CHORD BEARING OF N 15° 58' 19" E AND A CHORD LENGTH OF 18.50';  
THENCE N 23° 15' 00" E, A DISTANCE OF 157.70';  
THENCE ALONG A CURVE TURNING TO THE LEFT WITH A RADIUS OF 225.00', AN ARC LENGTH OF 31.83, A CHORD BEARING OF N 19° 11' 48" E AND A CHORD LENGTH OF 31.81';  
THENCE S 44° 58' 05" E, A DISTANCE OF 200.73';  
THENCE S 43° 08' 38" W, A DISTANCE OF 319.72' TO AN ANGLE POINT IN SAID SEAPORT WAY;  
THENCE ALONG SAID SEAPORT WAY, S 43° 08' 38" W, A DISTANCE OF 7.17';  
THENCE CONTINUING ALONG SAID SEAPORT WAY WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 595.00', AN ARC LENGTH OF 56.00', A CHORD BEARING OF N 53° 25' 08" W AND A CHORD LENGTH OF 55.98', TO THE POINT OF BEGINNING.