



## MEMORANDUM

**TO:** Karen S. Conard, City Manager, City of Portsmouth  
Leila Mattila, Executive Coordinator, Rockingham County Board of Commissioners  
Tim Roache, Executive Director, Rockingham Planning Commission  
Members, Council on Resources and Development (CORD)

**FROM:** Heather Shank, Director, Division of Planning and Community Development

**DATE:** September 6, 2024

**SUBJECT:** Surplus Land Review  
2024 SLR 005 – Frenchman’s Lane, Portsmouth

The Council on Resources and Development (CORD) will hold a public meeting on the attached request on October 10, 2024, from 3-4 pm in the Kinsman Conference Room at the Department of Business and Economic Affairs (DBEA), 100 N. Main Street, Concord.

Please review the request and provide any comments in writing to [Brendan.McDowell@livefree.nh.gov](mailto:Brendan.McDowell@livefree.nh.gov) by October 1, 2024.

Please note, the application is also reviewed by the following organizations:

- The Department of Natural and Cultural Resources/NH Division of Historical Resources, in accordance with RSA 227-C:9.
- Members of the Public Water Access Advisory Board, in accordance with RSA 233-A.
- The Lakes Management and Protection Program, through the Rivers and Lakes Program Coordinator, in accordance with RSA 483-A:5, II.
- The Rivers Management and Protection Program, through the Rivers and Lakes Program Coordinator, in accordance with RSA 483:8, VII and 14.

For more information, see [DBEA – Office of Planning & Development – CORD](#).



# State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

25 Capitol Street – Room 100  
Concord, New Hampshire 03301  
[Office@das.nh.gov](mailto:Office@das.nh.gov)

Charles M. Arlinghaus  
Commissioner  
(603) 271-3201

Catherine A. Keane  
Deputy Commissioner  
(603) 271-2059

Sheri L. Rockburn  
Assistant Commissioner  
(603) 271-3204

August 16, 2024

Taylor Caswell, Commissioner  
Joseph Doiron, Chair, Council on Resources and Development (CORD)  
NH Department of Business and Economic Affairs  
100 North Main Street, Suite 100  
Concord, New Hampshire 03301

**RE: CORD Surplus Land Review – Land underlying Frenchman’s Lane in Portsmouth, New Hampshire**

Dear Sirs:

The Department of Administrative Services proposes to dispose by transfer to the City of Portsmouth of an apparently forgotten State-owned land parcel remnant underlying that portion of Frenchman’s Lane that abuts or intersects with Islington Street in Portsmouth, New Hampshire. Recent title research suggests that the subject parcel remnant was once associated with a parking lot for the formerly adjacent State-owned community/technical college facilities (New Hampshire Technical Institute, Portsmouth), which once occupied portions of adjacent City Tax Map 165, Lots 3 and 4 (also now known as 875 and 871 Islington Street, respectively). It appears likely that the subject parcel remnant was inadvertently omitted from the State of New Hampshire’s 1972 transfer of abutting land to the City.

Earlier this year the New Hampshire Department of Education was approached by a private engineering firm working on behalf of the City of Portsmouth to request either: permission from the State to construct and maintain pedestrian improvements on the State land located within Frenchman’s Lane, or the outright transfer of ownership of the subject parcel remnant to the City. The Department of Education, having no current record or institutional memory of owning or using any real property at this location in Portsmouth, sought the assistance of the Department of Administrative Services, which agreed to initiate and manage the requested disposal on behalf of the State pursuant to its default custody of “all state-owned or rented real property not specifically charged to some other department . . .” RSA 21-I, I(c)(3). The subject parcel remnant is too small to be of any particular use to the State (estimated less than 0.07 acres), is located entirely within/beneath an existing City street, and would appear to have little to no value except to the City due its size, configuration, location, and existing status as part of a City street.

Please submit the attached Surplus Land Review application to CORD for the requested review and recommendation for disposal of the subject property.

Sincerely,

Jared J. Nylund  
Real Property Asset Manager

**Council on Resources and Development**  
**REQUEST FOR SURPLUS LAND REVIEW ACTION**

**Name of Requesting Agency:** Department of Administrative Services

**Agency Contact Person:** Jared Nylund, Real Property Asset Manager  
Address: 25 Capitol Street, Concord, NH 03301  
Phone Number: (603) 271-7644  
E-Mail: [jared.j.nylund@das.nh.gov](mailto:jared.j.nylund@das.nh.gov)

**Applicant Contact Person:** (same as above)  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Location of Property:** Land underlying portion of Frenchman's Lane abutting Islington Street in Portsmouth, NH

**Acreage:** unknown nominal acreage (probably less than 0.07 acres)

**Requested Action:** Recommendation for disposal by gift transfer to the City of Portsmouth

**Term of Lease or Easement:** n/a

.....

Please complete ALL questions below and submit one digital copy via email and one hardcopy with original signatures, of the completed application to:

NH Bureau of Economic Affairs  
Attn: NH Office of Planning & Development  
100 North Main St, Suite #100,  
Concord, NH 03301  
Attn: Stephanie N. Verdile, Principal Planner [stephanie.n.verdile@livefree.nh.gov](mailto:stephanie.n.verdile@livefree.nh.gov)

**1. What is the current use of this property?**

The property consists of a portion of Frenchman's Lane, which the City of Portsmouth recognizes as a street owned and maintained by the City.

**2. What is the proposed use of this property if surplus?** Please note if proposed use is intended to create a public benefit.

The proposed use would be the same as the current use, so the proposed use would indeed create (or at least maintain) a public benefit. The City recently realized that it has no record of acceptance of the subject parcel remnant. The property appears to have been omitted from a 1972 State transfer of abutting land to the City. In context, it appears likely that such omission was the result of an inadvertent error in the deed description of the property being conveyed. This realization occurred during the design phase of a City project to construct pedestrian access improvements within Frenchman's Lane.

**3. Does the proposed use of this property entail new development?**  Yes  No

a. If yes, is it consistent with adjacent and existing development?  Yes  No

b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the use of the property or its surroundings.

4. Are there any structures located on this property?  Yes  No

a. If yes, please describe the structures including how many and what kind?

City street pavement and any associated storm water drainage infrastructure

5. Are there historical architectural or archaeological resources identified on this site?

Yes  No

a. If yes, describe the resource(s)?

b. If no, contact the NH Division of Historical Resources prior to application submission.

6. Is there any existing development or structures on adjacent sites?  Yes  No

a. If yes, describe the use and number of structures of adjacent sites.  
If no, where is the nearest development? (Describe distance, use, and number)

the entire area consists of fully developed urban lots and landscaping dominated by pavement and concrete surfaces

7. Does the site represent the entire state property in this location?  Yes  No

a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

8. Is access to this property available?  Yes  No

a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

the site is part of an existing City street

b. If yes, is there a potential for public access interruption?  Yes  No

9. Are there water resources related to this property, such as:  
Lakes/Ponds -  Yes  No OR Rivers -  Yes  No OR Wetlands -  Yes  No?

a. If yes, please indicate the size or extent of such resources.

b. If yes, briefly describe how the requirements of RSA 483-B (Shoreland Water Quality Protection Act) apply to potential development of this property:

c. If yes, briefly describe how any municipal zoning requirements for buffers or setbacks from lakes, rivers or wetlands apply to potential development of this property:

d. Is the property within 250 feet of a lake/pond or river/stream?  Yes  No

e. If lakes or rivers are related to this property, describe current public or private access from the site to the water body?  Public  Private  No Access Available

Description:

f. How would the proposal affect the access opportunities described in e?

**10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.**

	Yes (property)	Yes (adjacent property)	No
a. Steep slopes .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Threatened or endangered species .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wildlife Action Plan Critical Habitats .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased impervious surface .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Potential river channel change .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

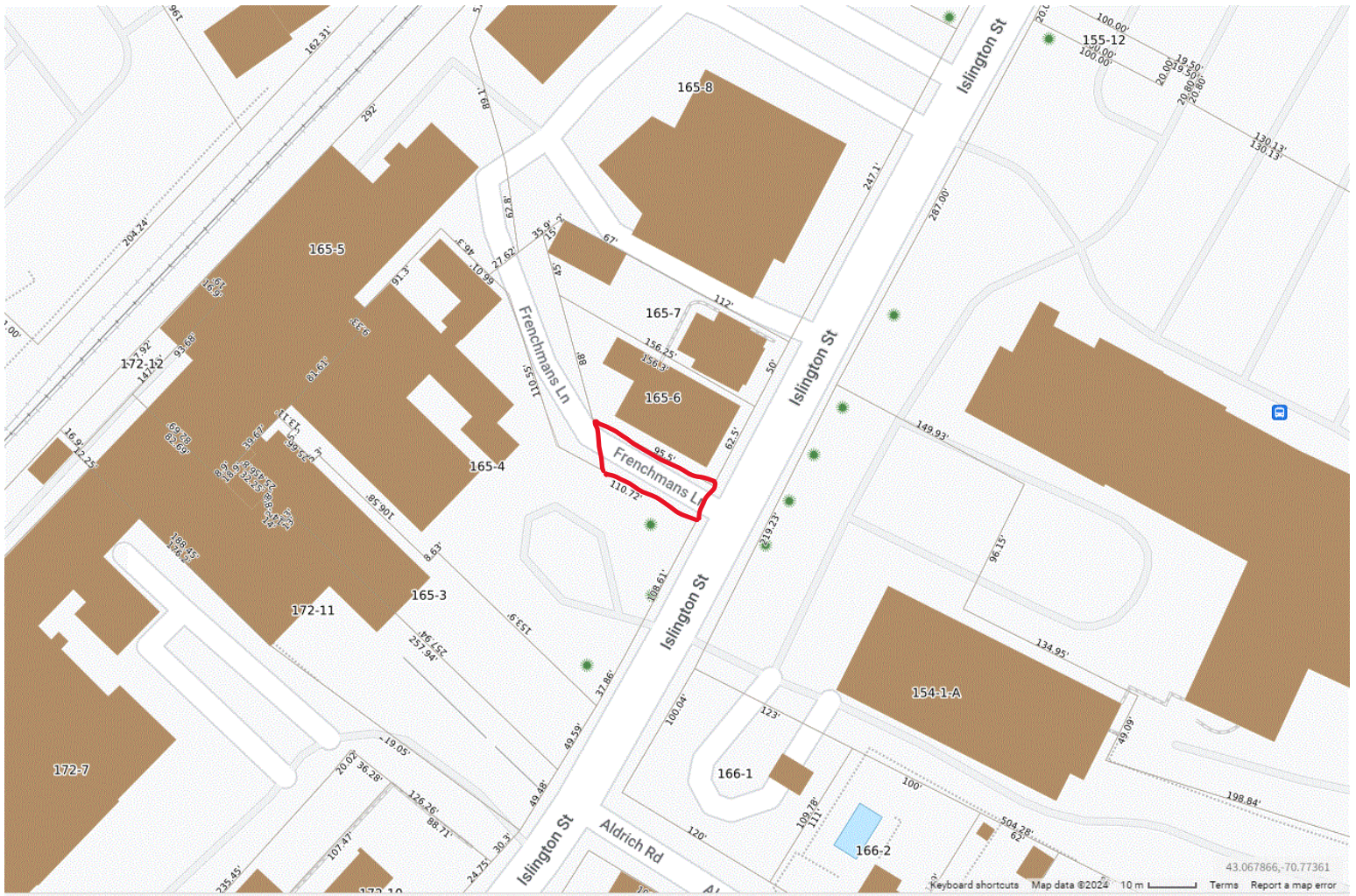
Please provide a description for any "yes" responses to question #10.

**11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.**

- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features\*
- c. Aerial Photograph\*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities, or topographic features are welcome but not required

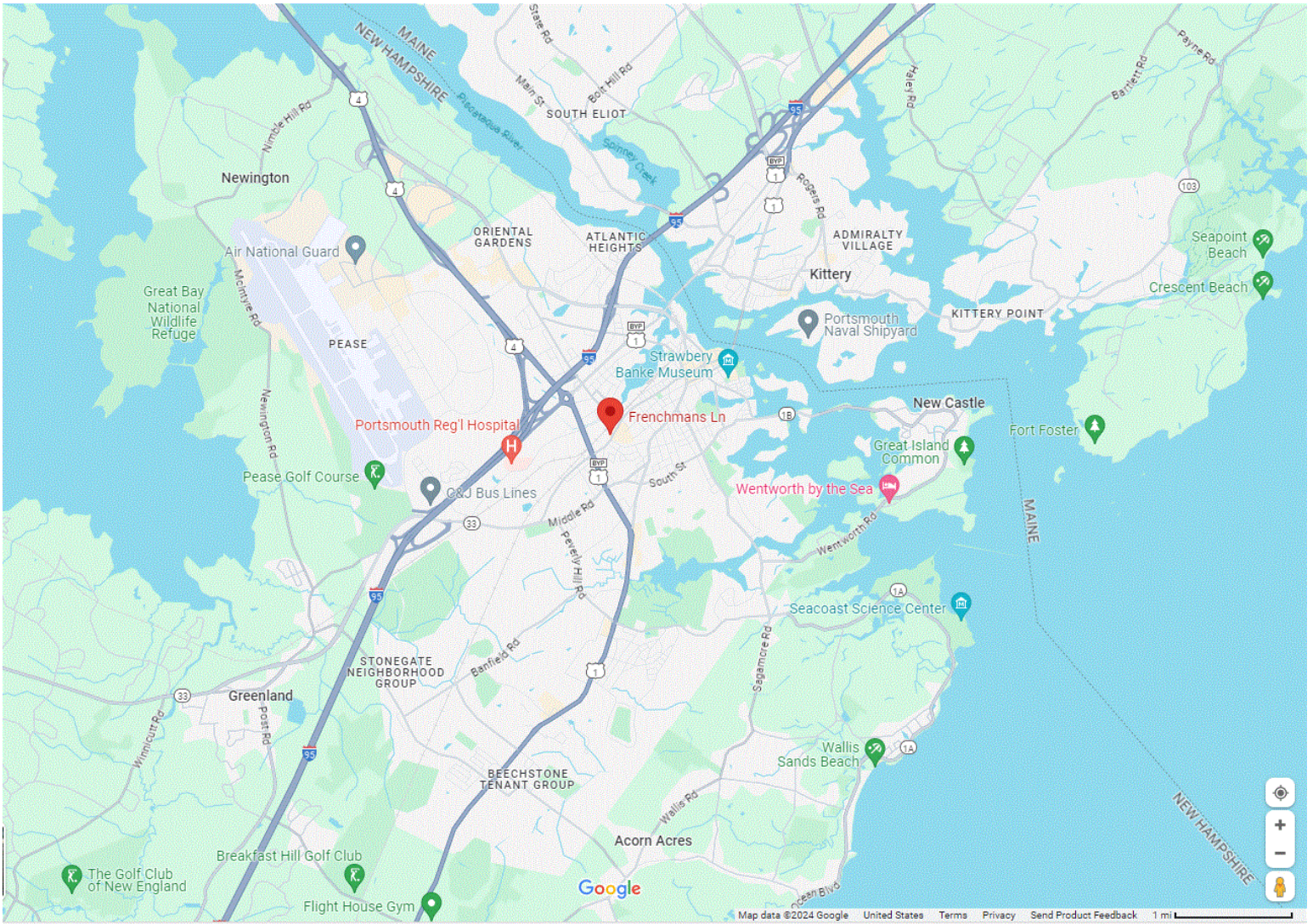
\* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

*Please paste any maps and photographs submitted as part of this application here.*



Frenchman's Lane  
Portsmouth, New Hampshire  
City of Portsmouth GIS Tax Map Detail

(subject parcel remnant appears outlined by hand in red above)



Frenchman's Lane  
Portsmouth, New Hampshire  
Google Location Map

(subject parcel remnant location marked by labeled red pin at center of above map detail)



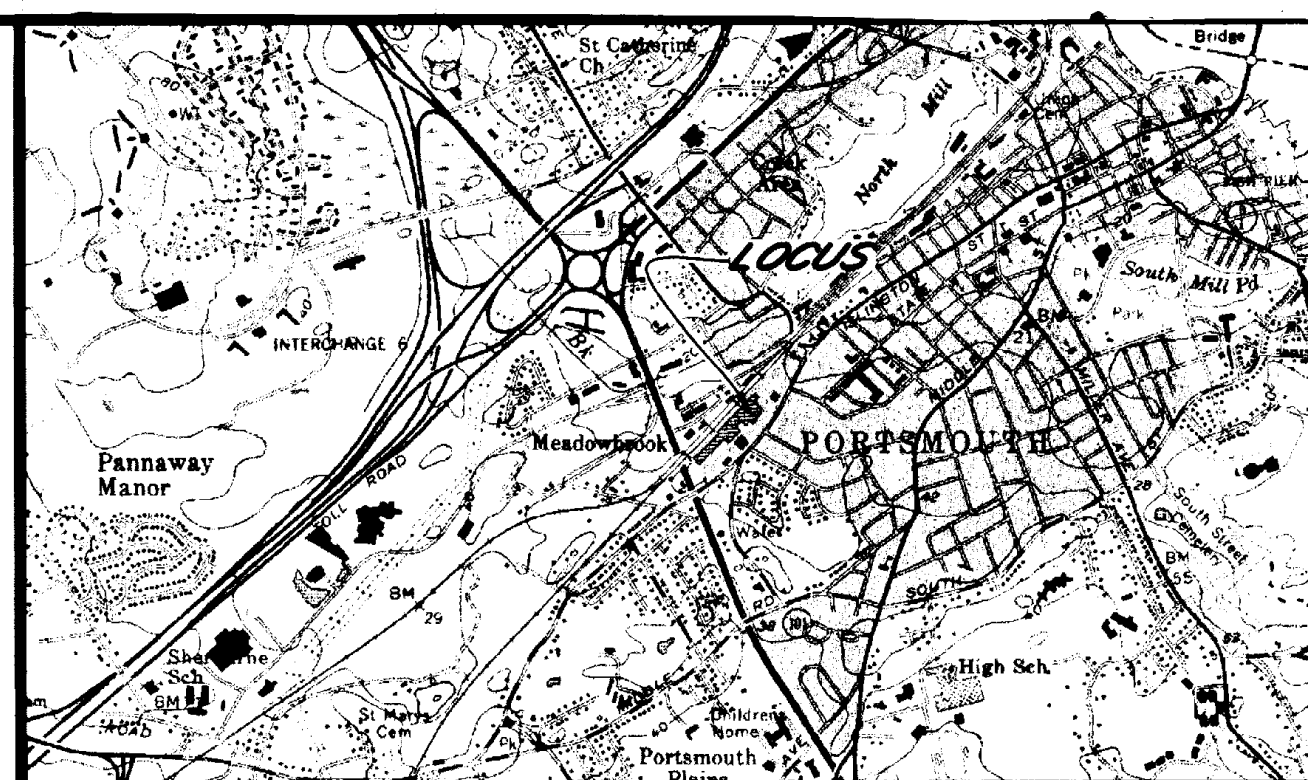


Frenchman's Lane  
Portsmouth, New Hampshire  
City of Portsmouth GIS Aerial Imagery Map

(subject parcel remnant appears outlined by hand in red above)

LEGEND

- FOUND IRON PIPE, AS NOTED
- FR FOUND IRON ROD, AS NOTED
- FBR FOUND GRANITE BOUND, AS NOTED
- UTILITY POLE
- MONITORING WELL
- CATCH BASIN
- GAS SERVICE
- FLAG POLE
- DRAIN
- SEWER VENT/CLEANOUT
- BRIDGE POLE
- MANHOLE - UNKNOWN SERVICE
- WIRE ANCHOR FOR UTILITY POLE
- HEATING / REFRIGERATION UNIT
- OTHER HEAD WORKS
- LAND, NOW OR FORMERLY OF
- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 7/24/201 VOLUME OF RECORDED DOCUMENT/PAGE OF RECORDED DOCUMENT
- SR SET IRON ROD, 5/8 INCH DIA. WITH IDENTIFICATION CAP, Scribed ME PL 5 1/31 NH LLS 749
- SHN SET DRILL HOLE, 5/8 INCH DIA. WITH IDENTIFICATION CAP, Scribed ME PL 5 1/31 NH LLS 749
- SPRSPK SET RAILROAD SPIKE WITH PUNCH MARK TELEPHONE MANHOLE



LOCATION PLAN nts

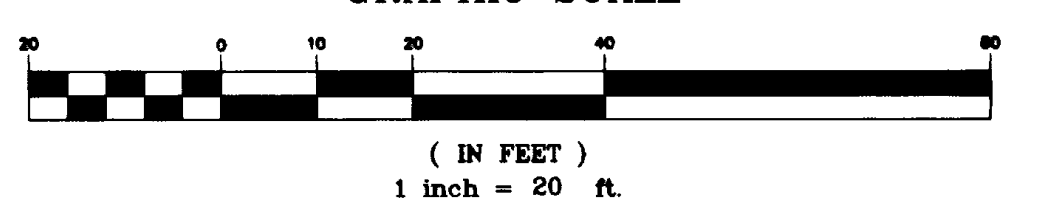
REFERENCE PLANS

- 1.) EASEMENT PLAN OVER LAND OF GREAT WORKS PROPERTIES, INC. #871 ISLINGTON STREET - PORTSMOUTH, NEW HAMPSHIRE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH CO. BY DURGIN, MORLEY AND ASSOCIATES, INC. DATED APRIL 15, 1996 AND RECORDED AT THE R.C.R.D., PLAN #C-24609.
- 2.) PLAN OF LAND IN PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, AS SURVEYED FOR TIMOTHY J. FLYNN & RUTH S. FLYNN, DATED JUNE 19, 1984 BY JGA ASSOCIATES. RECORDED AT THE R.C.R.D., PLAN #D-14255.
- 3.) LOT LINE REVISION PORTSMOUTH, N. H. GEORGE W. IRWIN TO GELMAR REALTY ASSOCIATES BY JOHN W. DURGIN ASSOCIATES, INC. DATED DECEMBER 1982, LAST REVISED JANUARY 5, 1983, APPROVED BY THE PORTSMOUTH PLANNING BOARD ON MARCH 3, 1983. RECORDED AT THE R.C.R.D., PLAN #C-11406.
- 4.) STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS PROJECT 0-6003 PARKING AREA N.H. TECHNICAL INSTITUTE, PORTSMOUTH, N. H. COUNTY OF ROCKINGHAM, DATED CIRCA 1950. UNRECORDED, COPY ON FILE WITH THE CITY OF PORTSMOUTH PUBLIC WORKS DEPARTMENT.
- 5.) PLAN OF LAND PORTSMOUTH, N. H. MORLEY COMPANY TO PHILIP LONG OR HIS NOMINEE, BY JOHN W. DURGIN DATED AUGUST 1947, RECORDED AT THE R.C.R.D. PLAN #01311.
- 6.) PLAN OF LAND PORTSMOUTH, N. H. MORLEY COMPANY TO STATE OF NEW HAMPSHIRE BY JOHN W. DURGIN, DATED JUNE 1947, COPY ON FILE WITH THE CITY OF PORTSMOUTH PUBLIC WORKS DEPARTMENT.
- 7.) PLAN OF LAND PORTSMOUTH, N. H. MORLEY COMPANY TO CITY OF PORTSMOUTH, BY JOHN W. DURGIN, DATED APRIL 1946, RECORDED AT THE R.C.R.D. PLAN #01318.
- 8.) MISCELLANEOUS PLANS DEPICTING WATERLINES, SEWERS AND DRAINAGE ON FILE WITH THE CITY OF PORTSMOUTH PUBLIC WORKS DEPARTMENT.

NOTES

- 1.) THE BEARING DEPICTED HEREON ARE BASED ON INFORMATION SHOWN ON REFERENCE PLAN 6, AND APPEAR TO BE MAGNETIC, 1947.
- 2.) THIS PORTION OF FRENCHMAN'S LANE HAS BEEN ABANDONED. REFERENCE IS MADE TO THE FOLLOWING INSTRUMENTS RECORDED AT THE R.C.R.D.: VOLUME 2198, PAGE 71; VOLUME 2198, PAGES 72-77. AS OF THE DATE OF THIS SURVEY, THE FEE INTEREST RESIDES WITH THE CURRENT OWNER OF RECORD, GREAT WORKS PROPERTIES, INC.
- 3.) THE FEE INTEREST UNDERLYING THE RELOCATED FRENCHMAN'S LANE APPEARS TO RESIDE WITH THE STATE OF NEW HAMPSHIRE AS IT WAS INCLUDED IN THE CONVEYANCE FROM THE MORLEY COMPANY TO THE STATE (1081/324) BUT NOT INCLUDED IN THE DEED FROM THE STATE TO THE CITY OF PORTSMOUTH (2182/169).
- 4.) FRENCHMAN'S LANE, AS CURRENTLY CONSTITUTED, APPEARS TO HAVE A VARIABLE RIGHT-OF-WAY WIDTH DEFINED BY PREVIOUS CONVEYANCES TO ABUTTING PROPERTIES. THE STATUS OF FRENCHMAN'S LANE (PUBLIC OR PRIVATE) IS UNCLEAR AS THE CITY OF PORTSMOUTH DOES NOT APPEAR TO HAVE ACCEPTED SAID LANE (SEE R.C.R.D. 2198, PAGE 75), AND NO RECORD LAYOUT HAS BEEN FOUND.
- 5.) THE SIDELINE OF ISLINGTON STREET, AS SHOWN HEREON, IS BASED ON THE LOCUS DEED INFORMATION AND INFORMATION DEPICTED ON THE REFERENCE PLANS ABOVE. NO RECORD RIGHT OF WAY WIDTH HAS BEEN FOUND.
- 6.) THE LOCUS IS SERVED BY ELECTRICITY, WATER, GAS, TELEPHONE, SEWER, AND CABLE. ONLY THOSE PHYSICAL IMPROVEMENTS READILY VISIBLE ON THE FACE OF THE EARTH AS OF THE DATE OF THIS SURVEY HAVE BEEN LOCATED. NO SUBTERRANEAN LOCATION OF ANY SORT HAS BEEN PERFORMED BY POST ROAD SURVEYING. NO UNDERGROUND UTILITY LOCATION OR IDENTIFICATION HAS BEEN UNDERTAKEN BY POST ROAD SURVEYING.
- 7.) THE ACTUAL PHYSICAL LOCATION OF THE PARTY WALLS, DEPICTED HEREON, ARE INTENDED TO CONTROL BEARINGS AND DISTANCES.
- 8.) WITH RESPECT TO THE EASEMENTS NOTED HEREON: EXCEPT AS DEPICTED THERE DOES NOT APPEAR TO BE ANY VISIBLE ENCROACHMENTS OR VISIBLE INTERFERENCE BY OTHER IMPROVEMENTS OR BUILDINGS ON THE PREMISES. (SEE ALSO NOTE 6.)
- 9.) TO THE BEST OF MY KNOWLEDGE AND BELIEF, WITH EXCEPTION OF THE RELOCATED FRENCHMAN'S LANE, THE LOCUS IS LOCATED ON A PHYSICALLY OPEN PUBLIC STREET.
- 10.) THE STRUCTURES DEPICTED HEREON APPEAR TO PREDATE CURRENT SETBACK REQUIREMENTS.
- 11.) THE LOCUS APPEARS TO BE LOCATED IN ZONE C, PER THE FLOOD INSURANCE RATE MAPS OF THE CITY OF PORTSMOUTH, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY-PANEL NUMBER 330139 0016 B, EFFECTIVE DATE 1982.
- 12.) IT IS THE OPINION OF POST ROAD SURVEYING THAT THE DISTANCE CALL OF 12.8 FEET IN DEED 2250/1770 IS CONTROLLED BY THE QUALIFYING CALL FOR A "POINT APPROXIMATELY 5.3' FROM AND OPPOSITE THE NORTHERLY SIDE ENTRANCE TO THE NEW HAMPSHIRE DEPARTMENT OF EDUCATION BUILDING".

GRAPHIC SCALE



LINE	BEARING	LENGTH
L1	S30°26'00"E	8.33
L2	S50°34'00"E	13.71
L3	S50°34'00"W	3.3
L4	N0°11'00"E	6.63
L5	N0°34'00"E	22.86
L6	S50°34'00"W	14.98
L7	S50°34'00"E	18.10

L5 RECORD PER 2250/1770 = 12.8'  
SEE NOTE 12

N/F  
JAMES BUTTRICK & PETER BOWERS  
R.C.R.D. 2653/2316  
TAX MAP U-65, LOT 5

**EXHIBIT A**

A certain lot or parcel of land with the buildings currently thereon situate on the Northwesterly side of Islington Street and the Southwesterly side of "Frenchman's Lane", so-called, in the City of Portsmouth, County of Rockingham and State of New Hampshire, being more particularly bounded and described as follows:

Beginning on the Northwesterly side of said Islington Street at its intersection with the Southwesterly side of said Frenchman's Lane, said place of beginning being marked by a 5/8ths inch iron rod with identification cap set at the position formerly marked by a one inch iron pipe;

Thence running North 46° 15' 53" West, along the Southwesterly side of Frenchman's Lane, a distance of 110.72 feet to a point marked by a railroad spike with punch mark set;

Thence turning and running North 01° 46' 00" West, along Frenchman's Lane, a distance of 110.55 feet (passing on said course a 5/8ths inch iron rod at 26.45 feet and a railroad spike at 63.46 feet) to a point inside a found four inch iron pipe;

Thence turning and running North 30° 26' 00" West, by the Southwesterly side of Frenchman's Lane and land now or formerly of James Buttrick and Peter Bowers, a distance of 68.01 feet to a point marked by a railroad spike with punch mark set;

Thence turning and running South 59° 34' 00" West, by land now or formerly of said Buttrick and Bowers, a distance of 91.30 feet to a point;

Thence turning and running South 30° 28' 00" East, by said Buttrick and Bowers land, a distance of 8.33 feet to a point;

Thence turning and running South 50° 34' 00" West, by said Buttrick and Bowers land, a distance of 81.81 feet to a point at land now or formerly of Patrick and Jeannette Anderson;

Thence turning and running South 30° 34' 24" East, by land now or formerly of said Anderson, a distance of 13.11 feet to a point on the Boiler House, so-called, which point is 5.3 feet distant from the face of the outside wall of the building situate upon said Anderson land;

Thence turning and running South 59° 40' 10" West, by said Boiler House wall and land now or formerly of Anderson, a distance of 5.3 feet to a point on the face of the outside wall of the building of land of said Anderson;

Thence turning and running South 30° 34' 24" East, along said Anderson Land and the outside wall of the building thereon, a distance of 25.86 feet to a point at the corner of the outside face of the Boiler House wall;

Thence turning and running North 59° 11' 03" East, by the boiler house outside wall and land of said Anderson, a distance of 5.3 feet to a point;

Thence turning and running South 30° 34' 24" East, by land now or formerly of said Anderson, a distance of 106.58 feet to a point marked by a 5/8 inch drill hole with identification cap, which point is 5.3 feet distant from and opposite the former Easely entrance to the building on said Anderson land;

Thence turning and running North 59° 34' 00" East, by land now or formerly of Anderson, a distance of 8.63 feet to a point;

Thence turning and running South 28° 28' 00" East by land now or formerly of said Anderson, a distance of 153.90 feet to a point at the Northwesterly side of said Islington Street, which point is marked by a found 5/8ths inch iron rod;

Thence continuing North 43° 44' 28" East, along said Islington Street, a distance of 108.61 feet to the point of beginning.

Together with the following easement and rights:

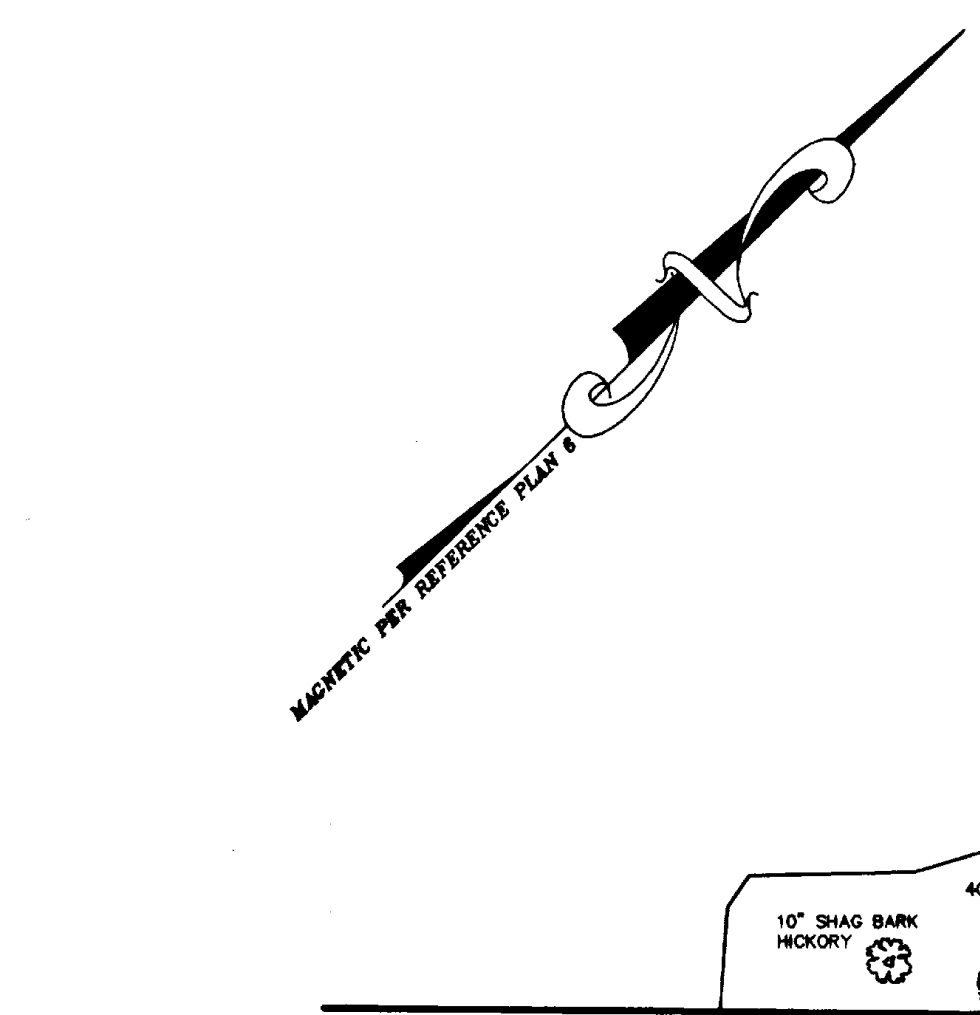
Easements for access to and maintenance of water and sewer lines and for maintenance of party walls and agreements for shoring in the coal shed set forth in deeds recorded at Rockingham Registry of Deeds in book 1066 page 487 and in book 1078 page 384.

Easement for access to "Boiler Room" from adjacent premises together with access to fuel lines and tanks situate upon adjacent land set forth in deed recorded in book 2250 page 1770, Rockingham Registry of Deeds

Easement to maintain guide wires on adjacent land for support of a chimney on the within described premises as reserved and set forth in deed recorded in book 2308 page 1421, Rockingham Registry of Deeds.

Easement and right to use existing sewer lines as set forth in deed recorded in book 1066 page 487, Rockingham Registry of Deeds.

N/F  
PATRICK & JEANNETTE  
ANDERSON  
R.C.R.D. 2580/257  
TAX MAP U-65, LOT 3



**CERTIFICATION**  
(IN ACCORDANCE WITH RSA 676: 18, III EFFECTIVE JANUARY 1, 1998)

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.

LLS. *James S. Wright* DATE: 12/11/98

ISLINGTON STREET (PUBLIC WAY)  
(SEE NOTE 5)

POINT OF BEGINNING FOR EXHIBIT A

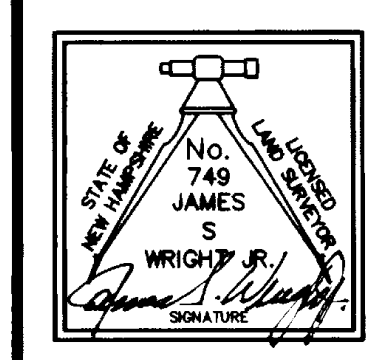
**D-26946**

TO COLUMN FINANCIAL INC., ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY, GREAT ISLINGTON STREET, L. L. C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 10, & 11 (SEE NOTE 6.) OF TABLE A, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM) AND IN EFFECT ON THE DATE OF THIS STATEMENT) OF AN URBAN SURVEY.

L. L. S. *James S. Wright* DATE: 1/06/99

NO.	DATE	DESCRIPTION	BY
4	1/12/99	revise exhibit A per Column Financial	JW
3	1/11/99	revise exhibit A per title company	JW
2	1/09/99	revise exhibit A and note 6, & Legend	JW
1	1/06/99	add placement of 20' easement, revise easement information re: non-platted easements, correct reference note for L5, and new date on cert to Column Financial et al.	JW



Post Road Surveying  
Dwain J. Wright  
Calc. J. Wright  
N.H. 01026

Wells, Maine 04090  
P.O. Box 1557  
Tel. 207-646-4246  
Fax 207-646-4242

SCALE 1" = 20'  
DATE 12/11/98  
APPROVED *James S. Wright*  
SHEET 1 OF 1  
DWG. 2/6/2001

ALTA / ACSM LAND TITLE SURVEY  
PREPARED FOR  
GREAT ISLINGTON STREET, L. L. C.  
871 ISLINGTON STREET  
CITY OF PORTSMOUTH  
ROCKINGHAM COUNTY, NEW HAMPSHIRE  
AREA 41,134.8 SQUARE FEET ± (0.944 ACRES ±)