

|                    |             |
|--------------------|-------------|
| Less Depreciation: | \$1,707,400 |
|--------------------|-------------|

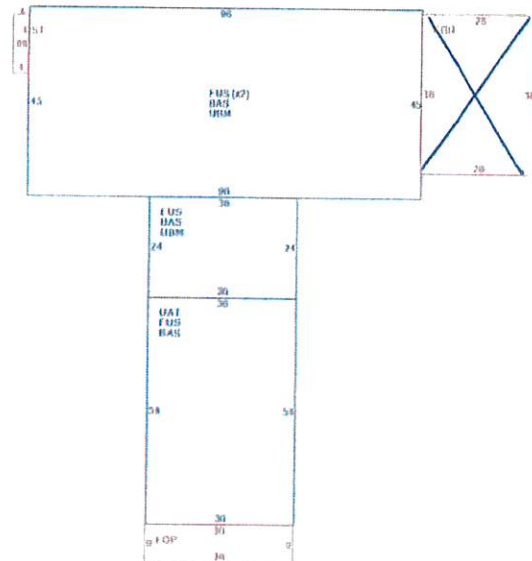
| Building Attributes |               |
|---------------------|---------------|
| Field               | Description   |
| Style:              | Schools       |
| Model               | Com/Ind       |
| Grade               | C             |
| Stories:            | 3             |
| Occupancy           | 1.00          |
| Exterior Wall 1     | Brick         |
| Exterior Wall 2     |               |
| Roof Structure      | Flat          |
| Roof Cover          | Rubber        |
| Interior Wall 1     | Plastered     |
| Interior Wall 2     |               |
| Interior Floor 1    | Linoleum      |
| Interior Floor 2    |               |
| Heating Fuel        | Oil           |
| Heating Type        | Steam         |
| AC Type             | None          |
| Struct Class        |               |
| Bldg Use            | Church MDL-94 |
| Total Rooms         |               |
| Total Bedrms        | 00            |
| Total Baths         | 0             |
| 1st Floor Use:      | 960           |
| Heat/AC             | None          |
| Frame Type          | Masonry       |
| Baths/Plumbing      | Average       |
| Ceiling/Wall        | Ceil & Walls  |
| Rooms/Prtns         | Average       |
| Wall Height         | 11.00         |
| % Comn Wall         | 0.00          |

## Building Photo



(<https://images.vgsi.com/photos/ClaremontNHPhotos/A01\01\28\46.jpg>)

## Building Layout

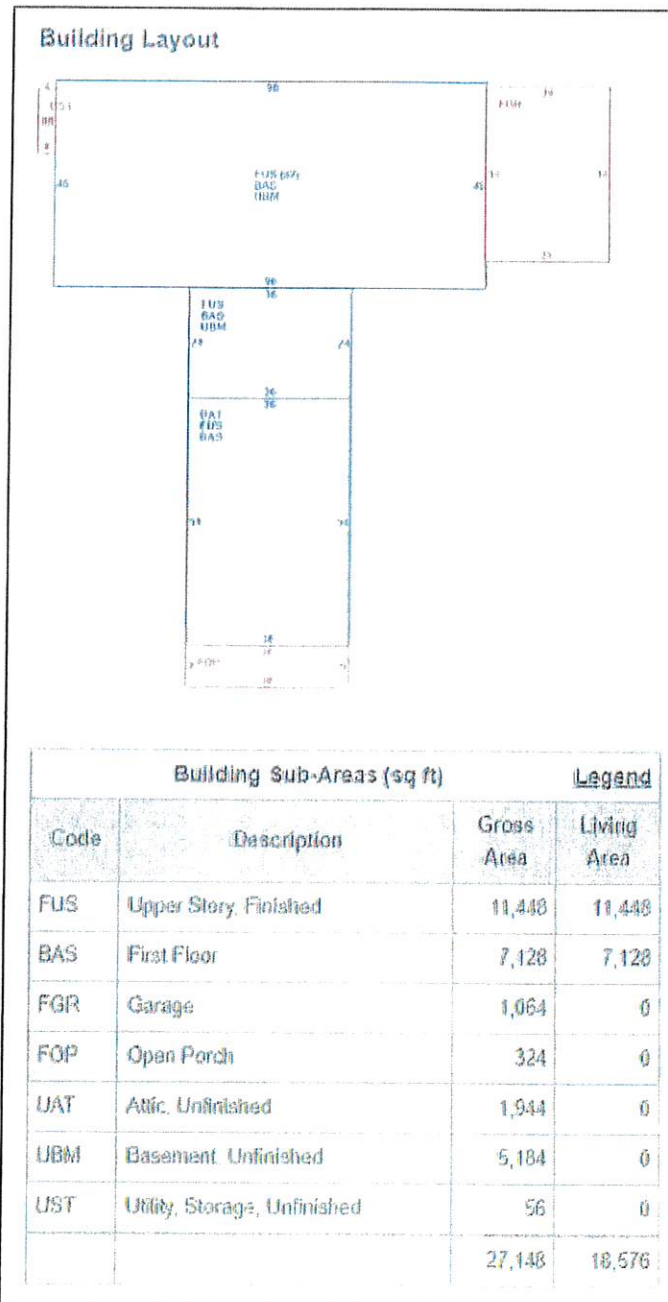


(ParcelSketch.ashx?pid=4188&bid=4437)

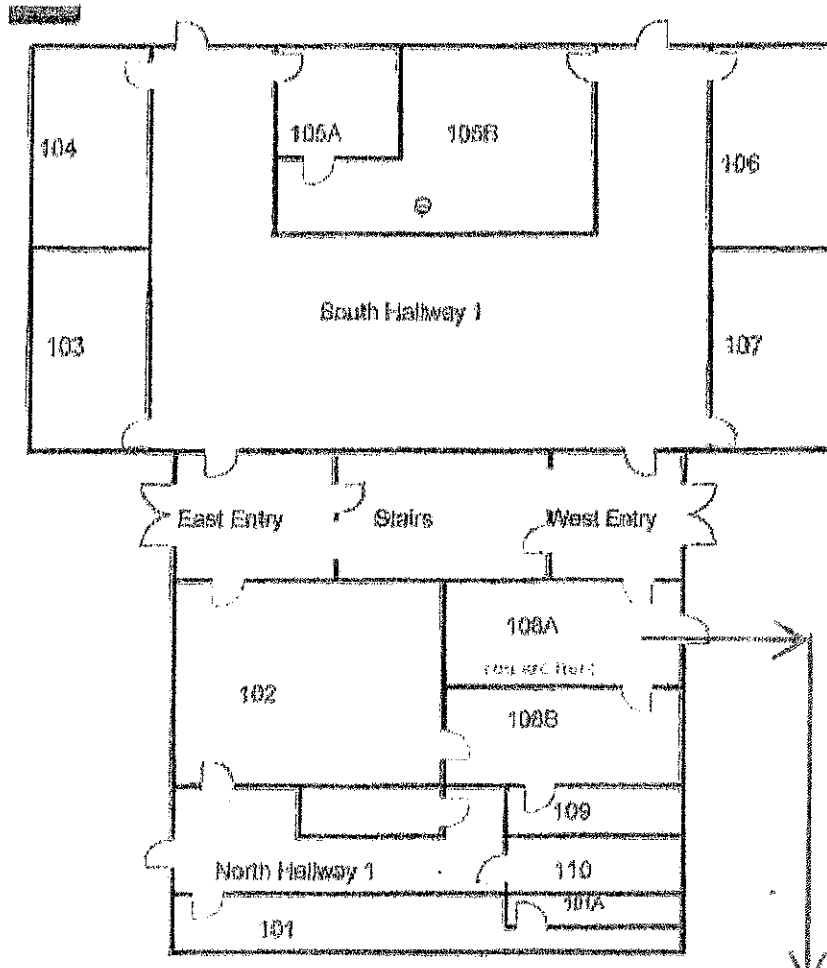
| Building Sub-Areas (sq ft) |                              |            | Legend      |
|----------------------------|------------------------------|------------|-------------|
| Code                       | Description                  | Gross Area | Living Area |
| FUS                        | Upper Story, Finished        | 11,448     | 11,448      |
| BAS                        | First Floor                  | 7,128      | 7,128       |
| FGR                        | Garage                       | 1,064      | 0           |
| FOP                        | Open Porch                   | 324        | 0           |
| UAT                        | Attic, Unfinished            | 1,944      | 0           |
| UBM                        | Basement, Unfinished         | 5,184      | 0           |
| UST                        | Utility, Storage, Unfinished | 56         | 0           |
|                            |                              | 27,148     | 18,576      |

## Building Sketch

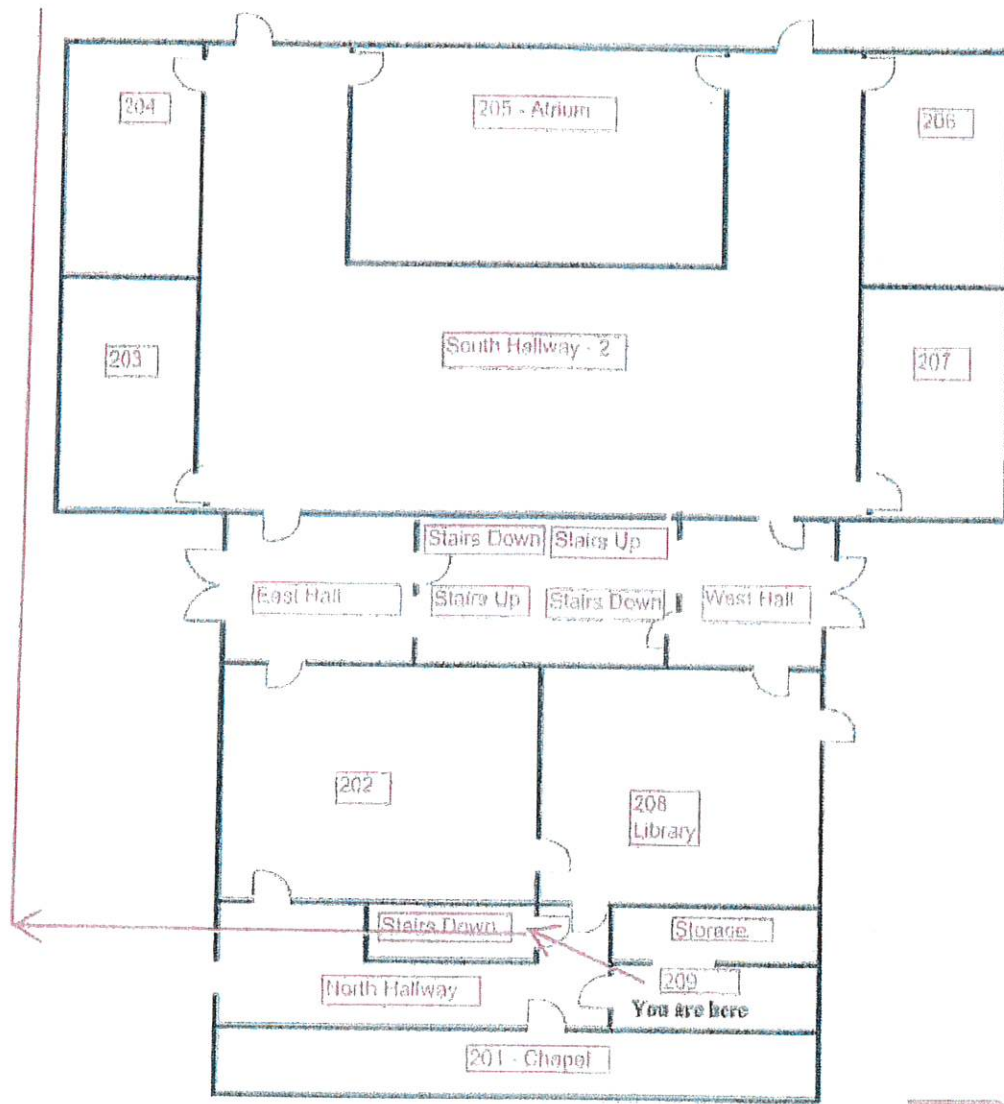
(From Online Tax Card)



# First Floor Plan



## Second Floor Plan



1 2 3 4 5 6 7 8 9 10 11 12



LEGAL DESCRIPTION

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That St. Mary's Roman Catholic Church of Claremont, N. H., Inc., a corporation duly organized and existing under the laws of the State of New Hampshire and having a principal place of business at Claremont, County of Sullivan and State of New Hampshire, for consideration paid, grants to the Roman Catholic Bishop of Manchester, a corporation sole, having a principal place of business at Manchester, County of Hillsborough and State of New Hampshire, with QUITCLAIM covenants,

A certain tract of land with the buildings thereon situate on the easterly side of Pearl Street and on the northerly side of Central Street in Claremont, County of Sullivan and State of New Hampshire, and bounded and described as follows:

Beginning at an oak stake set in the ground at the northeasterly junction of Pearl and Central Streets and at the southwesterly corner of the premises

herein conveyed; thence running in a northerly direction by the easterly side of said Pearl Street a distance of one hundred twenty-four and fourteen hundredths (124.14) feet, more or less, to the northwesterly corner of the premises herein conveyed; thence turning at an angle and running in an easterly direction fifty-four and fifty-eight hundredths (54.58) feet, more or less, to a drill hole in the southerly edge of a certain walk; thence continuing in a northerly direction a distance of twenty-nine and fifty-seven hundredths (29.57) feet, more or less, to a drill hole set in the southerly edge of said walk; thence continuing in the same northerly direction a distance of one hundred fifty-one and eighty-two hundredths (151.82) feet, more or less, to a drill hole in said walk at the northeasterly corner of the premises herein conveyed; thence turning at an angle and running in a southerly direction a distance of one hundred seventy-four and forty-eight hundredths (174.48) feet, more or less, to an old stone bound on the northerly side of said Central Street and at the southeasterly corner of the premises herein conveyed; thence turning at an angle and running in a westerly direction by the southerly side of said Central Street a distance of two hundred thirty-one (231) feet, more or less, to the point of beginning.



Also another tract of land with the buildings thereon situate on the easterly side of Pearl Street and on the southerly side of Central Street in said Claremont bounded and described as follows:

Beginning at a drill hole in a certain walk at the southeasterly corner of the intersection of Pearl and Central Streets and at the northwesterly corner of the premises herein conveyed; thence running in an easterly direction by the southerly side of Central Street a distance of four hundred one and eleven hundredths (401.11) feet, more or less, to a drill hole in a certain walk at

the northeasterly corner of the premises herein conveyed; thence turning at an angle and running in a southerly direction by a certain passageway or right of way a distance of one hundred ninety-two and fifty-five hundredths (192.55) feet, more or less, to the southeasterly corner of the premises herein conveyed; thence turning at an angle and running in a westerly direction by the northerly side of a certain passageway or right of way a distance of four hundred two and seventeen hundredths (402.17) feet, more or less, to said Pearl Street and the southwest corner of the premises herein conveyed; thence turning at an angle and running in a northerly direction by the easterly side of Pearl Street a distance of two hundred two and eighty hundredths (202.80) feet, more or less, to the point of beginning. Together with a right of way in common in the passageway or right of way running in a southerly direction from Central Street and parallel with the easterly boundary of the premises herein conveyed; together with a right of way in common in a passageway or right of way sixteen and five-tenths (16.5) feet, more or less, wide running in an easterly direction from Central Street to the passageway or right of way above described and parallel with the southerly boundary of the above described premises.

Also a certain tract of land with the buildings thereon situate on the southerly side of the passageway running in an easterly direction from Pearl Street and bounded and described as follows:

Beginning at an old field stone bound on the southerly side of a certain passageway running in an easterly direction from Pearl Street and at the northwesterly corner of the premises herein conveyed; thence running in an easterly direction by the southerly side of said passageway a distance of one hundred thirty-seven and no hundredths (137.00) feet, more or less, to an old stone bound on the southerly side of said passageway and at the northeasterly corner of the premises herein conveyed; thence turning at an angle and running in a southerly direction a distance of ninety-three and seventeen hundredths (93.17) feet, more or less, to an old stone post set in the ground at the southeasterly corner of the premises herein conveyed; thence turning at an angle and running in a westerly direction a distance of one hundred twenty-six and twelve hundredths (126.12) feet, more or less, to an old stone post set in the ground at the southwest corner of the premises herein conveyed; thence turning at an angle and running in a northerly direction a distance of seventy-eight and thirty-five hundredths (78.35) feet, more or less, to the point of beginning. Together with a right of way in common in a certain passageway sixteen and one-half feet, more or less, wide running in an easterly direction from Pearl Street and being the northerly boundary of the above described tract of land.

Also a certain other tract of land sitsuate in said Claremont, bounded and described as follows:

Beginning at an old stone bound at the northwest corner of the land herein conveyed which is also the northeasterly corner of land now or formerly of Robert Vailloux on Pearl Street and on the southerly side of the lane leading from Pearl Street to Central Street; thence running south along the easterly boundary of Vailloux' land a distance of seventy-eight (78) feet, more or less, to a stone fence post; thence running in an easterly direction on a straight line one hundred twenty-seven (127) feet, more or less, to a stone fence post on the westerly boundary of land now or formerly of Raymond Fitch, also known as 51 Sullivan Street; thence running in a northerly direction along the westerly

boundary of said Fitch land a distance of ninety-three (93) feet, more or less, to a stone bound on the southerly side of the lane leading from Pearl Street to Central Street; thence running in a westerly direction along the southerly side of the lane leading from Pearl Street to Central Street a distance of one hundred thirty-seven (137) feet, more or less, to the point of beginning.

Meaning and intending to convey a portion of the same premises conveyed by Roman Catholic Bishop of Manchester to St. Mary's Roman Catholic Church of Claremont, N. H., Inc., by deed dated May 8, 1957, recorded in Sullivan County Registry of Deeds, Book 285, Page 55.

The consideration for this conveyance is less than \$100.

WITNESS the hand and seal of St. Mary's Roman Catholic Church of Claremont, N. H., Inc., by the Most Reverend Ernest J. Primeau, duly authorized, this 21st day of March, 1974.

Signed, sealed and delivered  
In the presence of:

ST. MARY'S ROMAN CATHOLIC CHURCH  
OF CLAREMONT, N. H., INC.

*Thomas J. Hamblin*

By *Ernest J. Primeau*  
President

STATE OF NEW HAMPSHIRE

Billsborough, ss.

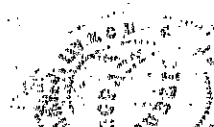
March 21, 1974

Personally appeared the above-named Most Reverend Ernest J. Primeau and acknowledged the foregoing instrument to be the voluntary act and deed of the St. Mary's Roman Catholic Church of Claremont, N. H., Inc.

Before me,

*Mary J. Lynch*  
Notary Public

My Comm. Ex. 100007





## EXHIBIT "A"

### RESTRICTIVE LANGUAGE FOR DEEDS AND CONVEYANCES

(a) Grantee, its successors, assigns, tenants, lessees and sub-lessees, shall not use the name of the Roman Catholic Bishop of Manchester, the Diocese of Manchester or of the Parish, or any derivative thereof in connection with any operations or activities on the subject Property.

(b) Grantee, its successors, assigns, tenants, lessees and sub-lessees shall not, without the prior written authorization of the Roman Catholic Bishop of Manchester, which authorization shall be in the Roman Catholic Bishop of Manchester's sole and absolute discretion, use, permit others to use or lease or otherwise transfer the use of the subject property or any portion thereof to any person who uses or will use the Property or any portion thereof as a facility, place of business or other place in which:

(i) a congregation, society or other assemblage of persons meets for worship or other religious observances or activities, promoted or defined as Roman Catholic, but not possessing the express ecclesiastical approval of the Roman Catholic Church;

(ii) any worship, religious ceremony or observance, or religious meeting by any denomination, sect or organization other than those part of or recognized by Grantor or other Roman Catholic Dioceses as official Roman Catholic entities;

(iii) the following are performed, researched or promoted through public advocacy or for which counseling is given which promotes and/or encourages individuals to obtain such services: (a) human abortion; (b) sterilization; (c) euthanasia; (d) assisted suicide; (e) in vitro fertilization; (f) experimentation on human embryos; (g) destruction of human embryos; (h) human cloning; or (i) stem cell research where the source of the stem cells is either human embryos or fetal tissues and organs from induced abortions;

(iv) pornographic or soft pornographic books, pictures, discs or other media or materials directed to an adult rather than a general audience or clientele are displayed, sold, rented or available for viewing;

(v) live performances involving pornography, nudity, or obscene content;

(vi) purposes that vilify, defame or hold up to contempt or ridicule the teachings or hierarchy of the Roman Catholic Church.

By acceptance of this deed, Grantee agrees that these covenants will run with the land and shall be binding upon the Grantee, its successors and assigns.

In the event of failure of Grantee, its successors and assigns to comply with any of these use restrictions (the Use Restrictions"), the Roman Catholic Bishop of Manchester may pursue any and all remedies available at law, in equity or otherwise, including but not limited to the right to obtain temporary, preliminary, and permanent injunctive relief to restrain and enjoin violations

of these Use Restrictions. The Roman Catholic Bishop of Manchester shall have the right to all fees, costs and expenses, including reasonable attorney's fees incurred in the enforcement or defense of these Use Restrictions, and any other damages suffered by the Roman Catholic Bishop of Manchester as a result of any breach of these Use Restrictions. Grantee on behalf of itself and its successor and assigns in title waives any claims and defenses as to the enforceability or unenforceability of the abovementioned Use Restrictions.

In the event that any of the above and separate and distinct Use Restrictions or the application thereof shall be deemed invalid or unenforceable under applicable law, such determination shall in no manner affect the other Use Restrictions, which shall remain in full force and effect as if the restriction deemed invalid or unenforceable were not originally a part of these Use Restrictions.