



June 21, 2021

Ms. Rachael Freeman  
Nantucket Islands Land Bank Commission  
22 Broad Street  
Nantucket, MA 02554

RE: Predicted Coastal Erosion Hazard at Cisco Parking Lot  
Project No. 21-004

Dear Rachael:

On behalf of our client Nantucket Islands Land Bank (Land Bank), Avalon Consulting has summarized the predicted coastal erosion at the Cisco parking lot, a portion of a 45.3-acre lot (assessors' sheet 82, parcel 30) primarily accessed from and southeast of Hummock Pond Road (Figure 1). The land was conveyed from the Nantucket Conservation Foundation to the Land Bank in 1999 subject to restrictions that designate a portion of the property for Active use and a portion for Passive use. Based on our discussions with you, it is our understanding that the Land Bank is considering relocating a portion of the existing Cisco Parking Lot and potentially the associated dirt roadway from the east that extends from Falmouth Avenue to the north to provide greater separation from the coastal boundary in anticipation of predicted coastal erosion. We reviewed the predicted erosion at the existing parking lot and the portions of the subject parcel to the north and have reviewed deeds associated with the lots facing Falmouth Avenue (1, 3 and 9 Falmouth Avenue, and 2 Marion Avenue).

For the purpose of this assessment, erosion rates and graphic representations of erosion are from "FEMA Region I Coastal Erosion Study – Nantucket County" published in 2019 by the Federal Emergency Management Agency (FEMA) Region I office ("The Coastal Erosion Report"). The report is based on data published in "Global Sea Level Rise Scenarios for the National Climate Assessment" published in 2012 by the United States Climate Program office ("The Sea Level Report").

## **1.0 Existing Conditions**

Currently, the Cisco Parking Area consists of two gravel parking lots; which we have designated Parking Lot A and Parking Lot B. Parking Lot A is located closest to the coastal boundary and is approximately 189 feet long by 79 feet wide. Parking lot B is located immediately north of parking lot A and is approximately 289 feet long by 115 feet wide. Dimensions have been measured from readily available aerial photos published by MassGIS dated April 25, 2019. Dimensions have been superimposed on this aerial photo and is included as Figure 2.

Review of The Sea Level Rise Report indicates that substantial erosion is predicted on the southern shore of Nantucket Island through 2100. This document indicates with “high confidence (>9 in 10 chance) that global mean sea level will rise at least 0.2 meters (8 inches) and no more than 2.0 meters (6.6 feet) by 2100.” The Coastal Erosion report incorporates sea level rise (SLR) data (from The Sea Level Rise Report) adjusted for local conditions, with topographic, bathymetric, and geomorphologic data to create a model that predicts the range of erosion that can be expected along the shoreline of Nantucket Island through 2030, 2050, and 2100. The erosion rates are relative to low, intermediate low, intermediate high and high sea level rise predictions.

For the purpose of this analysis, we considered future erosion conditions under low, intermediate low, and high sea level rise scenarios (figures 3, 4, and 5 respectively). Note that the base map displayed in the figures accessed online in June 2021 appears to be similar to the 2019 aerial but is not exact. The figures graphically display predicted erosion during specified time periods. The range of erosion through 2030 is indicated on the map by the yellow band, from 2030-2050 by the orange band, and from 2050-2100 by a purple band. Erosion rates were measured graphically from the figures for the Cisco Parking Area. Generally, predicted erosion rates range from 7-17 feet per year over the time periods displayed.

## **2.0 Predicted Erosion Rates**

Table 1 provides approximate erosion rates at the Cisco Parking Area calculated for low sea level rise, intermediate sea level rise, and high sea level rise scenarios through 2030, 2050, and 2100.

### **Low Sea Level Rise Scenario**

By 2030 most of Parking Lot A and a portion of the driveway between the parking lots is predicted to have been eroded away, and Parking Lot B will remain in place. By 2050, all of Parking Lot A and essentially all of Parking Lot B has been eroded away. By 2100, the coastal boundary has moved north by approximately 550 +/- feet such that Parking Lots A and B and the houses along Falmouth Ave have been completely eroded away.

### **Intermediate Low Sea Level Rise Scenario**

By 2030 all of Parking Lot A has been eroded away and Parking Lot B will remain in place. By 2050, all of Parking Lots A and B has been eroded away. By 2100, the coastal boundary has moved north by approximately 575 +/- feet such that Parking Lots A and B and the houses facing Marion Ave have been impacted.

### **High Sea Level Rise Scenario**

By 2030 all of Parking Lot A and the southerly portion of Parking Lot B has been eroded away. By 2050, all of Parking Lots A and B and another 150 feet of land to the north has been eroded away. By 2100, the coastal boundary has moved further north by approximately 1000 feet +/- and the houses have been eroded away to South Miacomet Avenue.

<b>Table 1: Predicted Coastal Erosion in Existing Parking Lot Area in Feet</b>						
	<b>2019 – 2030</b>		<b>2030 – 2050</b>		<b>2050 –2100</b>	
<i>Sea Level Rise Scenario</i>	<i>Parking Lot A</i>	<i>Parking Lot B</i>	<i>Parking Lot A</i>	<i>Parking Lot B</i>	<i>Parking Lot A</i>	<i>Parking Lot B</i>
Low	58	0	All	109	All	All
Intermediate Low	78	0	All	all	All	All
High	All	26	All	all	All	All

Note: erosion rates predicted from "FEMA Region I Coastal Erosion Study – Nantucket County" 2019.  
 All indicates the entire existing parking area as eroded away.

### **3.0 Potential Rights within Existing Dirt Roadway**

Deeds of lots facing Falmouth Avenue (1, 3 and 9 Falmouth Avenue, and 2 Marion Avenue, see attachment A) were examined to identify whether rights existed in the dirt road extending to the west from Falmouth Avenue. Exhibit A to the deed for the subject site, from the Nantucket Conservation Foundation to the Land Bank (recorded at book 646 page 258) illustrates the portions of the site that are designated for Active and Passive uses (Figure 6). An "Existing Dirt Roadway" is shown on the plan and is described as no more than 10 feet wide. Restriction 2 within the Passive Area indicates that "Except for the existing dirt road way no more than ten feet wide running approximately west to east, no roads, trails or parking areas shall be allowed or permitted to remain, except the relocation of a said 10 feet wide road, as may be necessary due to the erosion of the coastal dune." Review of the referenced exhibit plan relative to readily available aerial photos suggests that the 1999 dirt road was moved sometime between 2003 and 2007, when the currently existing dirt road became the primary travelled way.

No reference is made to the dirt road in the deeds to 1 and 9 Falmouth Avenue, and 2 Marion Avenue. The deed to 3 Falmouth Avenue conveys the land subject to "b) rights of others in the traveled way shown upon Plan No. 41848A filed with the Nantucket Registry District of the Land Court." Review of this plan (attachment B, prepared in 1997 by Daylor Consulting Group Inc.) shows a "travelled way" running approximately west to east, south of Falmouth Avenue, within the n/f owners unknown parcel. The travelled way connects at the approximate location of the "existing dirt roadway" shown on the 1999 exhibit A in the deed to the Land Bank. Due to coastal erosion, the land on which this travelled way existed eroded away, likely before the 1999 was prepared. While we were unable to find other references to this travelled way, the rights of others are referenced in the deed, suggesting additional research may be warranted, should the Land Bank choose to abandon this dirt roadway.

#### **4.0 Summary**

Sea Level Rise (SLR) predictions adjusted for local conditions, couple with topographic, bathymetric, and geomorphologic data predict that erosion rates along the southerly shoreline of Nantucket Island in the vicinity of the existing Cisco Parking Area range from 7-17 feet per year. Based on this data, predicted erosion at and in the vicinity of the parking area has been displayed graphically through 2030, from 2030-2050 and from 2050-2100.

This data can be used to inform considerations for providing parking and roadway access to the beach over these specific time periods. Conservatively using the High SLR predictions, in order to provide parking and access from east (Falmouth Avenue) through 2030, alternate parking should be provided with the southerly edge of the parking lot at a location more than 130 feet north of the 2019 southerly edge of Parking Lot A and the existing dirt roadway relocated by at least 50 feet to the north.

Please do not hesitate to contact me should you have any questions regarding this document.

Sincerely,  
Avalon Consulting Group



Kelly Durfee Cardoza  
Principal

enclosure

## *Figures*

---

---

Figure 1: Locus Map



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/18/2021  
Data updated Jan. 2021

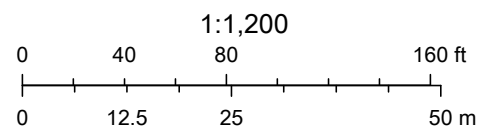
Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.

Figure 2: Cisco Parking Lot Coastal Erosion Hazard Map - Base



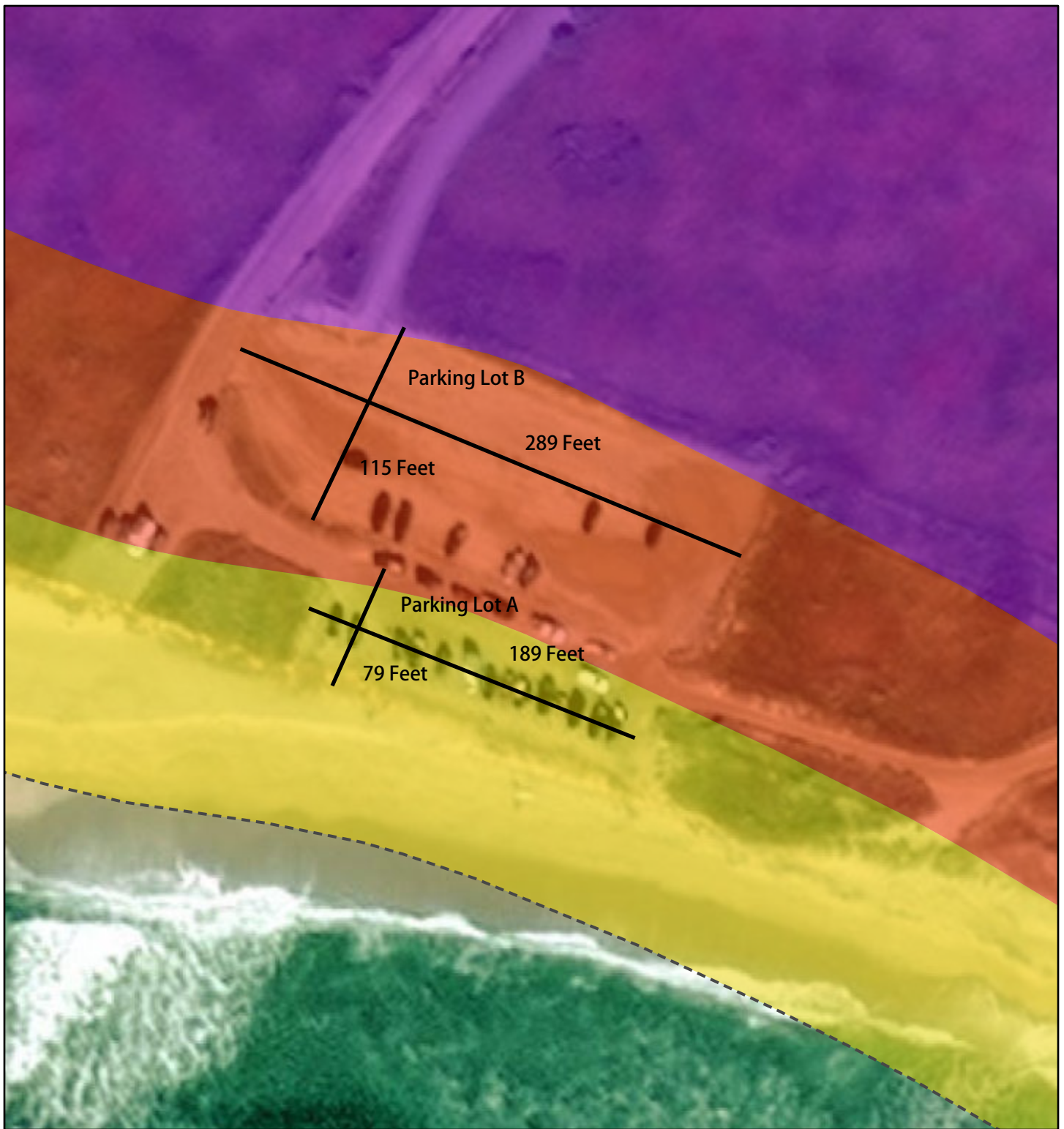
6/15/2021, 5:47:18 PM

----- Coastal Boundary



Maxar, Microsoft, Esri, HERE, Garmin, iPC

# Figure 3: Cisco Parking Lot Coastal Erosion Hazard Map - Low



6/16/2021, 9:19:52 AM

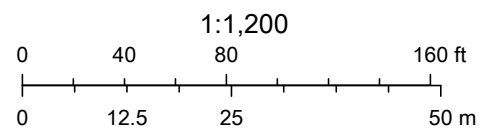
Low Sea Level Rise Scenario

2030

2050

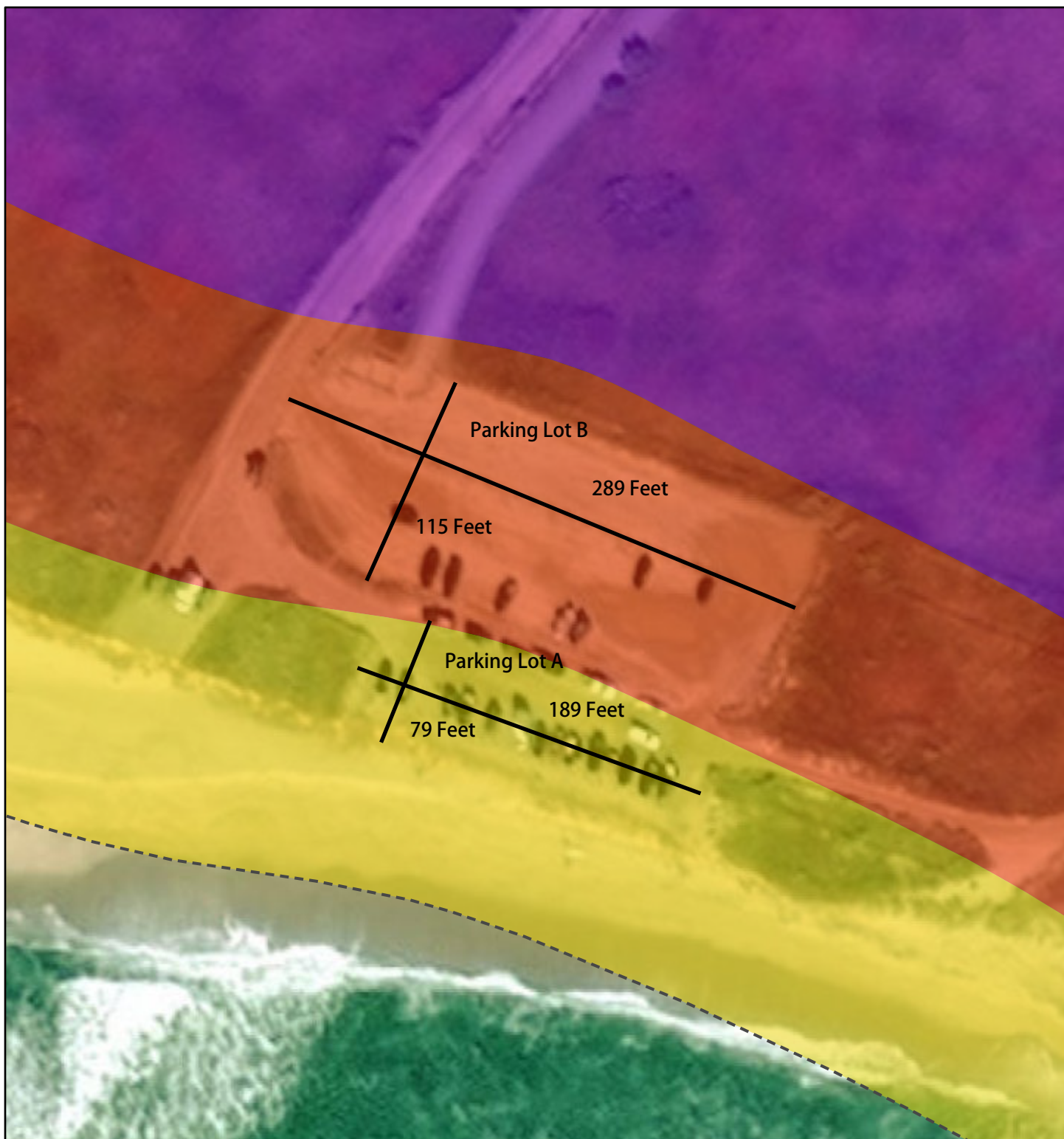
2100

----- Coastal Boundary



Maxar, Microsoft, Esri, HERE, Garmin, iPC

Figure 4: Cisco Parking Lot Coastal Erosion Hazard Map - Intermediate Low

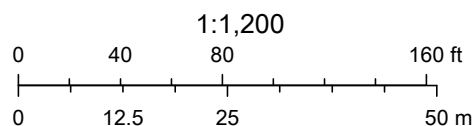


6/15/2021, 5:54:58 PM

Intermediate Low Sea Level Rise Scenario

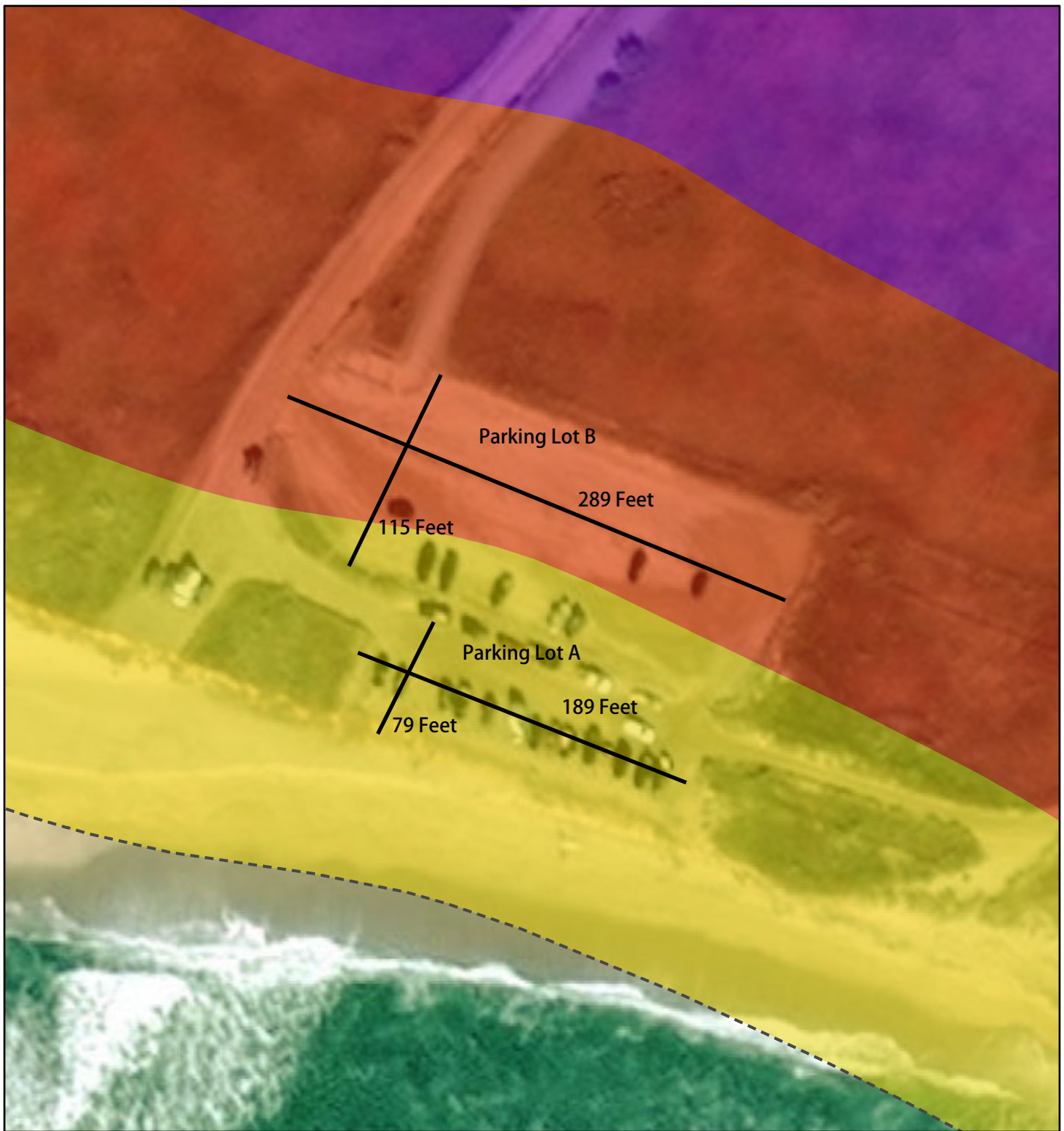
- 2030
- 2050
- 2100

----- Coastal Boundary



Maxar, Microsoft, Esri, HERE, Garmin, iPC

# Figure 5: Cisco Parking Lot Coastal Erosion Hazard Map - High

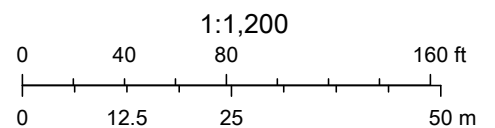


6/15/2021, 5:57:40 PM

High Sea Level Rise Scenario

- 2100
- 2030
- 2050

----- Coastal Boundary



Maxar, Microsoft, Esri, HERE, Garmin, iPC

Figure 6: Exhibit A

BOOK 0646 PAGE 262

EXHIBIT "A"

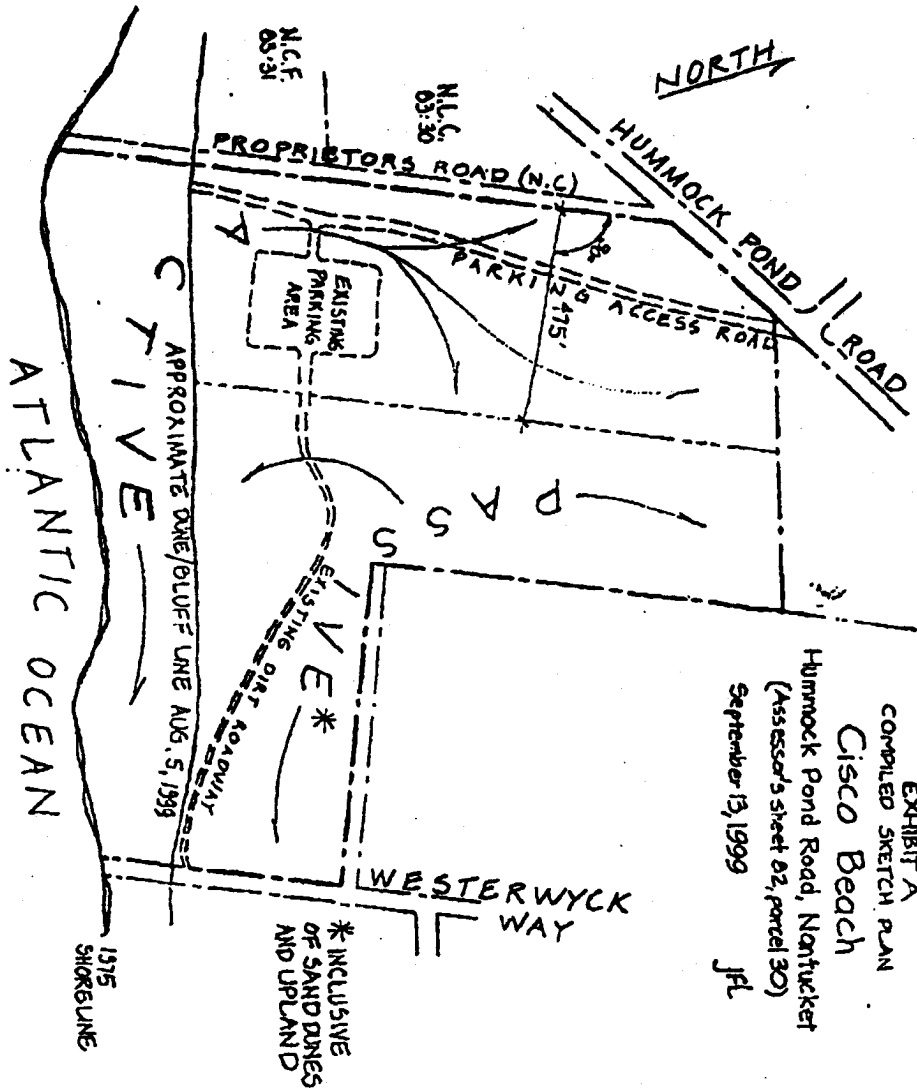


EXHIBIT A  
COMPILED SKETCH PLAN  
Cisco Beach  
Hummock Pond Road, Nantucket  
(Assessor's sheet 02, parcel 30)  
September 13, 1999  
jfl

# ***Attachment A***

---

***Deeds:***

***Subject Parcel to Land Bank (Book 646 Page 258)***

***1 Falmouth Avenue (Book 1295 Page 54)***

***3 Falmouth Avenue (Book 1227 Page 332)***

***9 Falmouth Avenue (Book 1378 Page 44)***

***2 Marion Avenue (Book 1342 Page 82)***

**DEED**

NANTUCKET CONSERVATION FOUNDATION, INC. a Massachusetts corporation with an office at 118 Cliff Road, Nantucket, Massachusetts, for consideration paid in the amount of \$1,725,000.00, grants to NANTUCKET ISLANDS LAND BANK, a body public and corporate, of 22 Broad Street, Nantucket, Massachusetts 02554 with QUITCLAIM COVENANTS,

Those certain parcels of land located in Nantucket called Cisco, Nantucket County, Massachusetts, bounded and described as follows:

PARCEL ONE

That certain parcel of land in Nantucket, Nantucket County, Massachusetts, situated off Hummock Pond Road, consisting of the land set off to George Easton et al. by commissioners appointed by the Superior Court on October 2, 1874, as shown upon plan filed with Nantucket Registry of Deeds, in Smooth Hummocks, Share 14 (Proprietors Plan Book 1, Page 97). Said land is bounded and described as follows, according to said Plan:

- WESTERLY by a Proprietors Road, ninety-six and 60/100 rods [1,593.90 feet];
- NORTHERLY by the remaining portion of Share 14, fifty-one rods [841.50 feet];
- EASTERLY by Share 13, ninety-six and 60/100 rods [1,593.90 feet]; and
- SOUTHERLY by land not specified on said plan, fifty-one rods [841.50 feet]

Said land contains 4,700.21 rods [1,279,632.17 square feet], according to said plan.

There is excluded from said land the following:

- (a) Any portion thereof lying within and to the northwest of Hummock Pond Road, as laid out by the County of Nantucket in 1953.
- (b) Any portion thereof which now lies below mean low water mark in the Atlantic Ocean

PARCEL TWO

The land in Nantucket, Nantucket County, Massachusetts situated off Hummock Pond Road, consisting of the land set off to George Easton et al by Commissioners appointed by the Superior Court on October 2, 1874, as shown upon plan filed with Nantucket Registry of Deeds in Smooth Hummocks Share 13 (Proprietors Plan Book 1, Page 97). Said land is bounded and described as follows:

WESTERLY by Share 14, one hundred forty-three and 94/100 rods [2,375.01 feet];

NORTHERLY by the remaining portion of Share 13, forty-four rods [726.00 feet];

EASTERLY by a Proprietors Road, one hundred forty-three and 94/100 rods [2,375.01 feet]; and

SOUTHERLY by land not specified on said plan, forty-four rods [726.00 feet].

Said land contains 6,189.78 rods [1,685,167.60 square feet], according to said plan.

There is excluded from said land the following:

(a) The portion of said land conveyed by Joseph A. Veazie to Trueman B. Towne by deed dated January 1, 1875, recorded with Nantucket Registry of Deeds in Book 63, Page 371.

(b) Any portion thereof which now lies below mean low water mark in the Atlantic Ocean.

\*\*\*\*\*

Said Parcels One and Two are conveyed subject to any and all rights of the public in the portion thereof lying below mean high water mark in the Atlantic Ocean.

Said Parcels One and Two are conveyed subject to the following restrictions, which restrictions are for the benefit of and appurtenant to other land of the grantor, including: [NCF parcels 19 (Map 83 Parcel 31), 28 (Map 82 Parcel 28) and 108 (Map 82 Parcel 63)] (together, the "Benefited Land") and in gross, which restrictions shall be and remain in effect for so long a period as permitted under the laws of Massachusetts from time to time in force, including extensions thereof if duly claimed in accordance with and under such laws.

These Restrictions shall be as follows:

(a) There shall be no further division or subdivision of the Restricted Land.

(b) The Restricted Land shall be used solely for public recreation, including walking, horseback riding, biking and maintaining said land predominantly in its open and natural condition. Hunting may also be permitted upon the Restricted Land, in the discretion of the grantee.

(c) No commercial use shall be permitted upon the Restricted Land.

It is intended that the portion of the Restricted Land shown on the plan attached hereto as Exhibit A as "Passive" (hereinafter the "Passive Area") be maintained predominantly in its open and natural condition and is subject to the further restrictions as follows:

(1) No structure as defined by the Nantucket Zoning By-law, Section 139-2, as of the date hereof, shall be constructed or be permitted to remain.

(2) Except for the existing dirt road way no more than ten feet wide running approximately west to east, no roads, trails or parking areas shall be allowed or permitted to remain, except the relocation of a said 10 feet wide road, as may be necessary due to the erosion of the coastal dune.

(3) No above or below ground utility lines of any type, septic systems, and/or well systems shall be allowed to be installed or permitted to remain, excepting those utilities, septic or well systems which service the Grantee's use of the active Parcel as included above.

Grantor intends to convey hereby all its right, title and interest in and to the property described in the deeds to Grantor recorded in Nantucket Registry of Deeds in Book 133, Pages 340 and 341. The premises hereby conveyed is approximately shown on Nantucket Assessor's Map 82 as Parcel 30 and Map 83 as the parcel lying immediately westerly of Map 82 Parcel 30 and erroneously described on Map 83 as Parcel 22.

Grantor certifies that this deed conveys less than all or substantially all of the assets of Grantor.

Executed and sealed on December 30th, 1999.

NANTUCKET CONSERVATION  
FOUNDATION, INC.

By:

George A. Fowlkes  
Name Chairman Title  
George A. Fowlkes

Jeanne W. Riggs  
Name Asst. Treasurer Title  
Jeanne W. Riggs

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. DECEMBER 30th, 1999

The CHAIRMAN personally appeared the above-named GEORGE A. FOWLKES as  
of Nantucket Conservation Foundation, Inc., and  
acknowledged the foregoing instrument to be the free act and deed  
of Nantucket Conservation Foundation, Inc. before me,

James F. Lentowski  
Notary Public  
Printed name:  
My commission expires:  
**JAMES F. LENTOWSKI**  
Notary Public  
My Commission Expires January 31, 2003

E:\wp\ncf\ciscob\landban2.ded

NANTUCKET LAND BANK  
CERTIFICATE  
 Paid \$  
 Exempt A  
 Non-applicable  
No. 19200 Date 1/5/00  
Authorization R. Keefe

EXHIBIT "A"

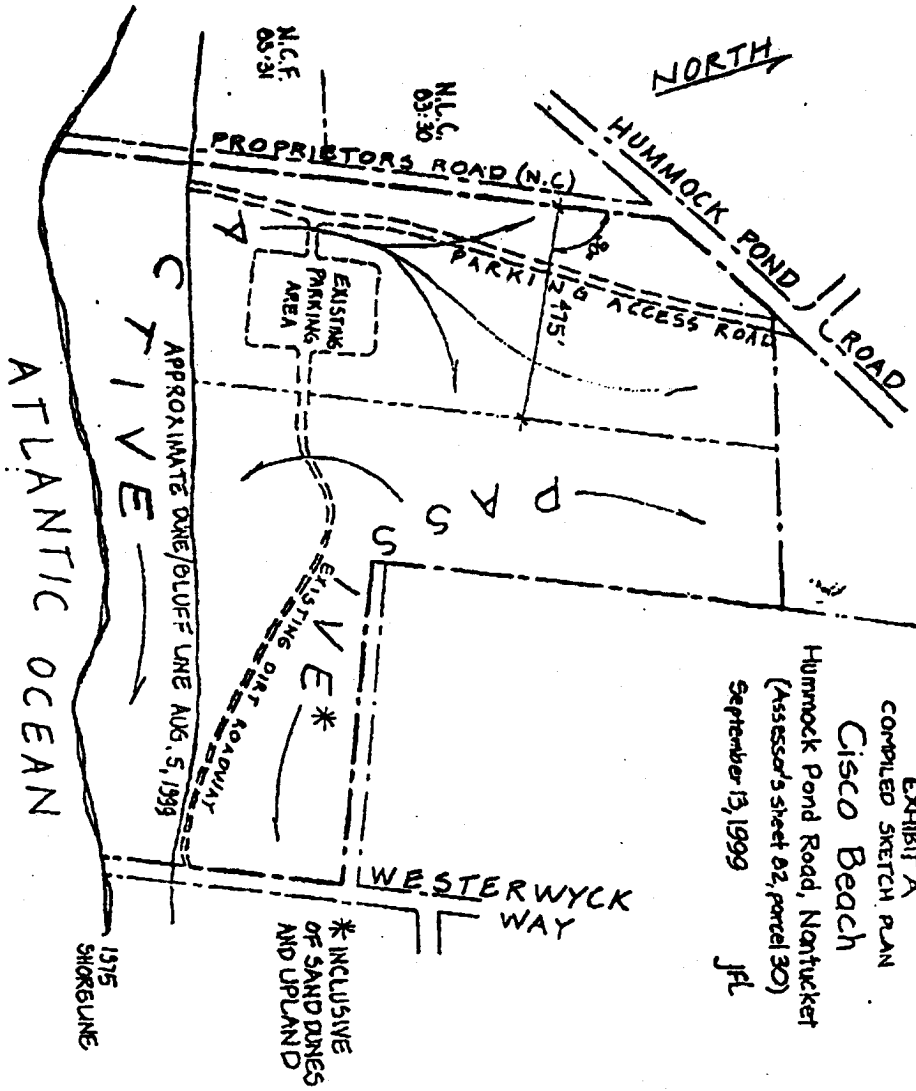


EXHIBIT A  
 COMPILED SKETCH PLAN  
 Cisco Beach  
 Hummock Pond Road, Nantucket  
 (Assessor's sheet 02, parcel 30)  
 September 13, 1999  
 JFL

**CERTIFICATE OF  
VOTE AND INCUMBENCY**

I, ALBERT G. BROCK as Clerk of NANTUCKET CONSERVATION FOUNDATION, INC., do hereby certify that:

1. I am the duly elected and qualified Clerk of NANTUCKET CONSERVATION FOUNDATION, INC., a Massachusetts non-profit corporation (the "Corporation"), and in said capacity, have access to, and authority to certify, the records of proceedings of the Board of Directors of the Corporation.

2. At a meeting of the Board of Trustees duly called and held on October 8, 1999 at which a quorum of Trustees were present and voting, the following resolution was unanimously adopted:

**VOTED:** That any two of the Officers or Trustees of the Corporation be, and each hereby is, authorized and empowered by and on behalf of the Corporation, to execute quitclaim deeds to Nantucket Islands Land Bank, and all other necessary documentation related to the purchase of land situated in Nantucket, Nantucket County, Massachusetts, that certain parcel now known and numbered as Parcel 1 - Hummock Pond Road shown on Assessors Map 83 as Parcel 30 (and misidentified on Map 82 as Parcel 22), and that certain parcel of land situated in Nantucket, Nantucket County, Massachusetts, now known and numbered as 81 Miacomet Avenue, by Nantucket Islands Land Bank.

The foregoing resolution has never been modified, revoked, amended or rescinded and is still in full force and effect.

In further certify that GEORGE A. FOWLKES is now the duly-elected and qualified CHAIRMAN and JEANNE W. RIGGS is the duly-elected and qualified ASSISTANT TREASURER of the Corporation.

In witness whereof, I have set my hand this 30<sup>th</sup> day of DECEMBER, 1999.

NANTUCKET CONSERVATION  
FOUNDATION, INC.

By:

Albert G. Brock  
Albert G. Brock, Clerk

Nantucket County Received & Entered  
Date: JAN 05 2000 Time: 1:48 PM  
Attest: Jeanne F. Kelley Register of Deeds

End of  
Instrument



2011 00002535

Bk: 1295 Pg: 54 Page: 1 of 2  
Doc: DD 10/05/2011 03:50 PMDEED

We, DAVID J. FIELD and JAIMIE L. FIELD, of Gladwyne, Pennsylvania 19035, for consideration paid in the amount of \$3,100,000.00, grant to MARIANNE ELMASRI BUCHHOLZ, as Trustee of the MARIANNE ELMASRI BUCHHOLZ REVOCABLE TRUST under Declaration of Trust, as amended, dated January 13, 1999, of P.O. Box 5456, Snowmass Village, Colorado 81615, with QUITCLAIM COVENANTS,

That certain parcel of land situated in Nantucket, Nantucket County, Massachusetts, together with the buildings thereon, now known and numbered as 1 Falmouth Avenue, bounded and described as follows:

SOUTHEASTERLY by Westerwyck Way, one hundred twenty-six and 54/100 (126.54) feet;

SOUTHWESTERLY by Falmouth Avenue, eighty-three and 48/100 (83.48) feet;

NORTHWESTERLY by land now or formerly of Donald E. McLean, one hundred twenty-six and 54/100 (126.54) feet; and

NORTHEASTERLY by land of owners unknown, eighty-three and 48/100 (83.48) feet.

Said land is shown as Lots 145 and 146 upon a plan by Daylor Consulting Group, Inc., dated April 22, 1988, recorded with Nantucket Deeds in Plan File 30-K. Said land contains 10,544.34 square feet, more or less, according to said plan.

Said land is conveyed subject to real estate taxes assessed by the Town of Nantucket for the fiscal year 2012, commencing on July 1, 2011.

For title, see deed recorded with Nantucket Deeds in Book 515, Page 147.

We state that we are married to each other and neither of us has an ex-spouse or civil union partner who occupies or intends to occupy the land as a principal residence or is entitled to claim the benefit of an existing estate of homestead in the property by court order or otherwise.

Executed and sealed on October 5, 2011.

*[Signature]*  
David J. Field

*[Signature]*  
Jaimie L. Field

NANTUCKET LAND BANK CERTIFICATE	
<input checked="" type="checkbox"/>	Paid \$ <u>62,000.00</u>
<input type="checkbox"/>	Exempt
<input type="checkbox"/>	Non-applicable
<u>32032</u>	<u>10/5/11</u>
No.	Date
Authorization	<i>[Signature]</i>

COMMONWEALTH OF PENNSYLVANIA

*County of Montgomery* ss.

On this 4th day of October, 2011, before me, the undersigned notary public, personally appeared David J. Field and Jaimie L. Field, proved to me through satisfactory evidence of identification, which was personally known, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

MASSACHUSETTS EXCISE TAX *KAC*  
Nantucket County ROD #16 001  
Date: 10/05/2011 03:50 PM  
Ctrl# 469723 30736 Doc# 00002535  
Fee: \$14,136.00 Cons: \$3,100,000.00

*Cynthia A. Long*  
Notary Public

My commission expires:

*May 15, 2012*

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Cynthia A. Long, Notary Public  
Lower Merion Twp., Montgomery County  
My Commission Expires May 15, 2012  
Member, Pennsylvania Association of Notaries

NANTUCKET COUNTY Received & Entered  
Attest: Jennifer H. Ferreira, Registrar of Deeds



(c) Restrictions, Covenants and Agreements as set forth in a certain deed from James W. Harvey, Trustee of the Francis Torrey Land Trust, recorded with Nantucket Deeds in Book 228, Page 299.

This conveyance is made without monetary consideration as a transfer to a limited liability company in which the grantor has an ownership interest.

For title, see deed recorded with Nantucket Deeds in Book 478, Page 8.

Executed and sealed on April 22, 2010.

Peter C. Steingraber  
Peter C. Steingraber

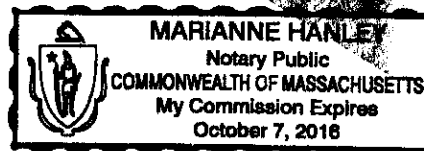
COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 22<sup>nd</sup> day of April, 2010, before me, the undersigned notary public, personally appeared Peter C. Steingraber proved to me through satisfactory evidence of identification, which was personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed voluntarily for its stated purpose.

Marianne Hanley  
Notary Public

NANTUCKET LAND BANK CERTIFICATE	
<input type="checkbox"/> Paid \$	
<input checked="" type="checkbox"/> Exempt	
<input type="checkbox"/> Non-applicable	
No. <u>30682</u>	Date <u>4/22/10</u>
Authorization	<u>[Signature]</u>



NANTUCKET COUNTY Received & Entered  
Attest: Register H. Ferreira Register of Deeds



2013 00001004

Bk: 1378 Pg: 44 Page: 1 of 3  
Doc: DD 04/05/2013 03:03 PM

### Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that RONALD J. BUKOVAC and BARBRA L. BUKOVAC, husband and wife, whose address is 739 Lincoln Avenue, Winnetka, IL 60093 (herein, "Grantor"), for consideration paid, and in full consideration of Ten Dollars, grants to BEACH ACCESS, LLC, a Delaware limited liability company, whose address is 739 Lincoln Avenue, Winnetka, IL 60093 (herein, "Grantee"), with quitclaim covenants, all of Grantor's interest in and to the following described real property located in the Town and County of Nantucket, Commonwealth of Massachusetts, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantor by deed recorded at Book 1342, Page 290, on September 10, 2012, with the Nantucket County Registry of Deeds, Commonwealth of Massachusetts.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this 18<sup>th</sup> day of MARCH, 2013

Property Address: 9 Falmouth Avenue, Nantucket, MA 02554  
Grantee Address: 739 Lincoln Avenue, Winnetka, IL 60093

GRANTOR

Ronald J. Bukovac

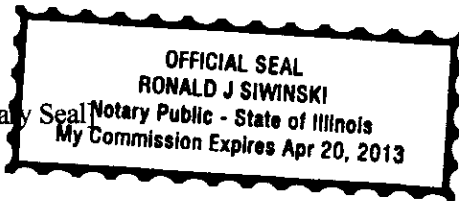
Ronald J. Bukovac

Barbra Bukovac

Barbra L. Bukovac

STATE OF ILLINOIS  
COUNTY OF COOK

On this MARCH 18, 2013 before me personally appeared Ronald J. Bukovac, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same as his/her free act and deed.



[Affix Notary Seal]

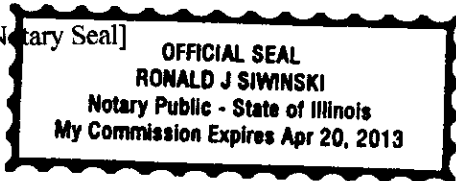
[Signature]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 4-20-2013

STATE OF ILLINOIS  
COUNTY OF COOK

On this MARCH 18, 2013, before me personally appeared Barbra L. Bukovac, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same as his/her free act and deed.



[Affix Notary Seal]

[Signature]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 4-20-2013

NANTUCKET LAND BANK	
CERTIFICATE	
<input type="checkbox"/> Paid \$	
<input checked="" type="checkbox"/> Exempt <u>I</u>	
<input type="checkbox"/> Non-applicable	
No. <u>3405</u>	Date <u>4/5/13</u>
Authorization <u>SLC</u>	

EXHIBIT A

The land, together with the buildings thereon, situated in the Town and County of Nantucket, Commonwealth of Massachusetts, now known and numbered as 9 Falmouth Avenue, bounded and described as follows:

- NORTHWESTERLY** by land now or formerly of the Nantucket Conservation Foundation, Inc., and/or Owners Unknown, one hundred twenty six and 54/100 (126.54) feet;
- NORTHEASTERLY** by Lots 139-144 as shown on plan hereinafter mentioned, two hundred forty (240.00) feet;
- SOUTHEASTERLY** by Lot 156 on said plan, one hundred twenty-six and 54/100 (126.54) feet; and
- SOUTHWESTERLY** by Falmouth Avenue, two hundred forty (240.00) feet.

Said land is shown as Lots 157-162, inclusive, as shown on a plan of land entitled "Perimeter Plan of Land in Nantucket, Massachusetts" dated 26 October 1987 and recorded in Plan File 28-B at the Nantucket Registry of Deeds.

Said land is conveyed subject to the following matters:

- (a) Restrictive Covenant dated December 22, 1988 and recorded in Book 314, Page 37; as affected by a Modification of Restrictive Covenant dated September 12, 1989 and recorded in Book 332, Page 63 at the Nantucket Registry of Deeds.
- (b) Real estate taxes for the current fiscal year.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.*

**After recording, mail to:**

KIMBERLY A. MOORE  
HARRISON & HELD, LLP  
333 W. WACKER DRIVE, SUITE 1700  
CHICAGO, IL 60606

NANTUCKET COUNTY Received & Entered  
Attest: Jennifer H. Ferreira, Registrar of Deeds



Bk: 1342 Pg: 82 Page: 1 of 3  
Doc: DD 09/07/2012 01:18 PM

**MASSACHUSETTS QUITCLAIM DEED**

I, WILLIAM H. JENNINGS II, having a mailing address of 6 Homewood Lane, Darien, CT 06820,

for consideration paid and in full consideration of ONE AND NO/100 DOLLARS (\$1.00),

grant to JANICE M. JENNINGS, TRUSTEE of THE JENNINGS GENERATIONAL TRUST dated April 25, 2012, for which a Trust Instrument pursuant to M.G.L.c.184 §35 is recorded herewith in Book 1342, Page 85, at the Nantucket Registry of Deeds, having a mailing address of 6 Homewood Lane, Darien, CT 06820,

with QUITCLAIM COVENANTS,

That certain parcel of land and all improvements thereon, situate at 2 Marion Avenue, in Nantucket, Nantucket County, Massachusetts, bounded and described as follows:

- NORTHERLY by Marion Avenue, two hundred forty (240.00) feet;
- EASTERLY by land now or formerly of owners unknown, one hundred twenty-six and 54/100 (126.54) feet;
- SOUTHERLY eighty (80.00) feet;
- EASTERLY one hundred twenty-six and 54/100 (126.54) feet, by land now or formerly of Donald E. McLean;
- SOUTHERLY by Falmouth Avenue, three hundred twenty (320.00) feet;
- WESTERLY by land now or formerly of Bruce H. Poor et al, one hundred twenty-six and 54/100 (126.54) feet;
- NORTHERLY by lands now or formerly of Gary W. and Susan F. McCarthy and now or formerly of owners unknown, one hundred sixty (160.00) feet; and
- WESTERLY by land now or formerly of said owners unknown, one hundred twenty-six and 54/100 (126.54) feet.

Said land is shown as Lots 129 through 134 and Lots 149 through 156 on plan recorded

with Nantucket Registry of Deeds in Plan File 30-K.

Said land is conveyed subject to the following matters:

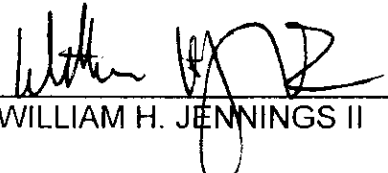
(a) Restrictive Covenant dated October 3, 1988, recorded with Nantucket Registry of Deeds in Book 309, Page 319.

(b) Rights of others, if any, in so much of the Premises as lie within the limits of Falmouth Avenue and Marion Avenue as shown on plan recorded with Nantucket Registry of Deeds in Plan File 30-K.

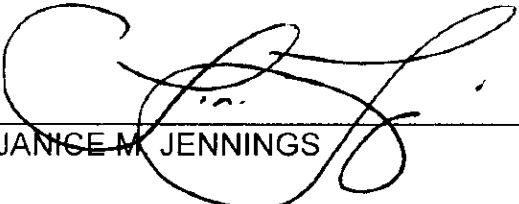
For title, see Deed recorded at Book 1342, Page 79 at Nantucket Registry of Deeds.

I further certify that no spouse, civil union partner, former spouse or former civil union partner resides in the property as their primary residence and that no such person is entitled to claim the benefit of an existing estate of homestead.

WITNESS my hand and seal as of this 29 day of <sup>AUGUST</sup> ~~June~~, 2012.

  
\_\_\_\_\_  
WILLIAM H. JENNINGS II

JANICE M. JENNINGS hereby releases any homestead rights which she may have in the property.

  
\_\_\_\_\_  
JANICE M. JENNINGS

NANTUCKET COUNTY DEEDS	
CERTIFICATE	
<input type="checkbox"/> Paid's	
<input checked="" type="checkbox"/> Exempt <u>D</u>	
<input type="checkbox"/> Non-applicable	
32990	9/7/12
Author: <u>80</u>	

STATE OF Connecticut

County of Fairfield

On this 29 day of ~~June~~ <sup>AUGUST</sup>, 2012, before me, the undersigned notary public, personally appeared WILLIAM H. JENNINGS II, (a)  personally known to me, or (b) \_\_\_\_\_ proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, (type of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Marianne Kelly  
Official Signature and Seal of Notary Public

My Commission expires:

MARIANNE KELLY  
NOTARY PUBLIC  
CONNECTICUT  
MY COMMISSION EXPIRES MAY 31, 2013

STATE OF Connecticut

County of Fairfield

On this 29<sup>th</sup> day of ~~June~~ <sup>AUGUST</sup>, 2012, before me, the undersigned notary public, personally appeared JANICE M. JENNINGS, (a)  personally known to me, or (b) \_\_\_\_\_ proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, (type of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Marianne Kelly  
Official Signature and Seal of Notary Public

My Commission expires:

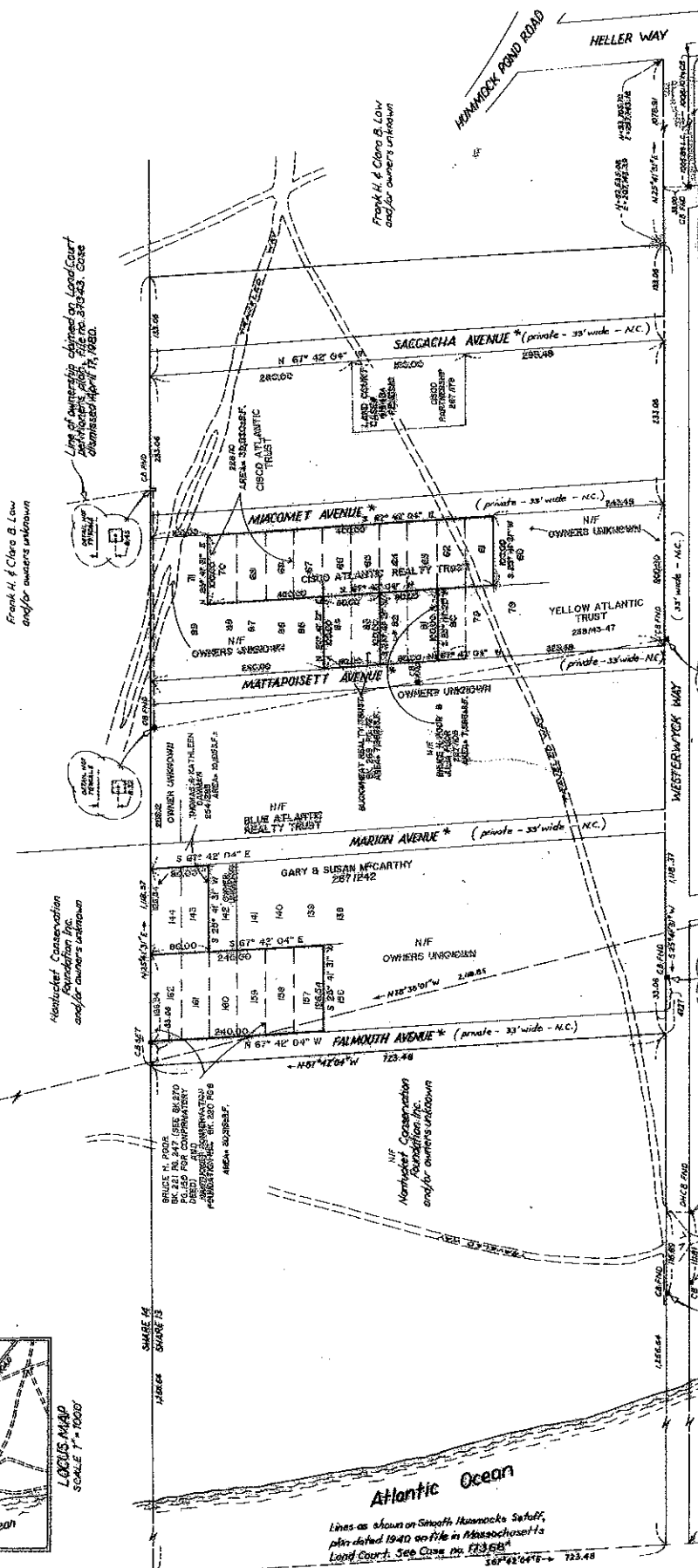
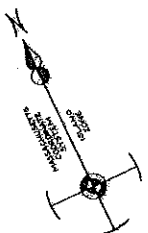
MARIANNE KELLY  
NOTARY PUBLIC  
CONNECTICUT  
MY COMMISSION EXPIRES MAY 31, 2013

NANTUCKET COUNTY Received & Entered  
Attest: Jennifer H. Ferrarino, Registrar of Deeds

# *Attachment B*

---

**Plan No. 41848A filed with the Nantucket  
Registry District of the Land Court**



**PERIMETER PLAN OF LAND IN  
 NANTUCKET, MASSACHUSETTS**  
 SCALE 1"=100' Revised: 2/26/87  
 prepared by: 3/25/87  
 CISCO-ATLANTIC REALTY TRUST  
 BY  
 DAYLOR CONSULTING GROUP INC.  
 55 SEA AVENUE  
 QUINCY MASSACHUSETTS

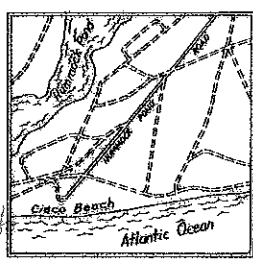
I HEREBY CERTIFY TO THE REGISTER OF DEEDS THAT THE PROPERTY LINES SHOWN ON THIS PLAN AND THE LINES DIVIDING EXISTING OWNERSHIPS AND INTERESTS THEREIN ARE THOSE OF PRIVATE SURVEYS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH LAND COURT INSTRUCTIONS OF 1974, BETWEEN JUNE 12, 1984 AND JANUARY 2, 1986 BY THIS PROFESSIONAL STAFF OF NANTUCKET SURVEYING INC. THE SURVEY, THEIR WORK AND THE SUPPORTING MEASUREMENT AND BOUNDARY DETERMINATIONS MADE BY THEIR REGISTERED SURVEYORS PERSONNEL HAS BEEN REVIEWED BY ME.

**NOTES**  
 Zoning - L-1.2 Min. area 8,000 sq ft  
 Front setback 33'  
 GCR - 2.2 S & R setbacks (lots of record - 10')

MAR 27 1987 11:50 AM  
 REGISTERED  
 DAYLOR CONSULTING GROUP INC.  
 55 SEA AVENUE  
 QUINCY MASSACHUSETTS 01906



Frank H. & Clara B. Low  
 and/or owners unknown

Lines of ownership obtained on Land Court partition, filed in Case No. 27623, Case Commission April 15, 1982.

Nantucket Conservation Foundation, Inc.  
 and/or owners unknown

Nantucket Conservation Foundation, Inc.  
 and/or owners unknown

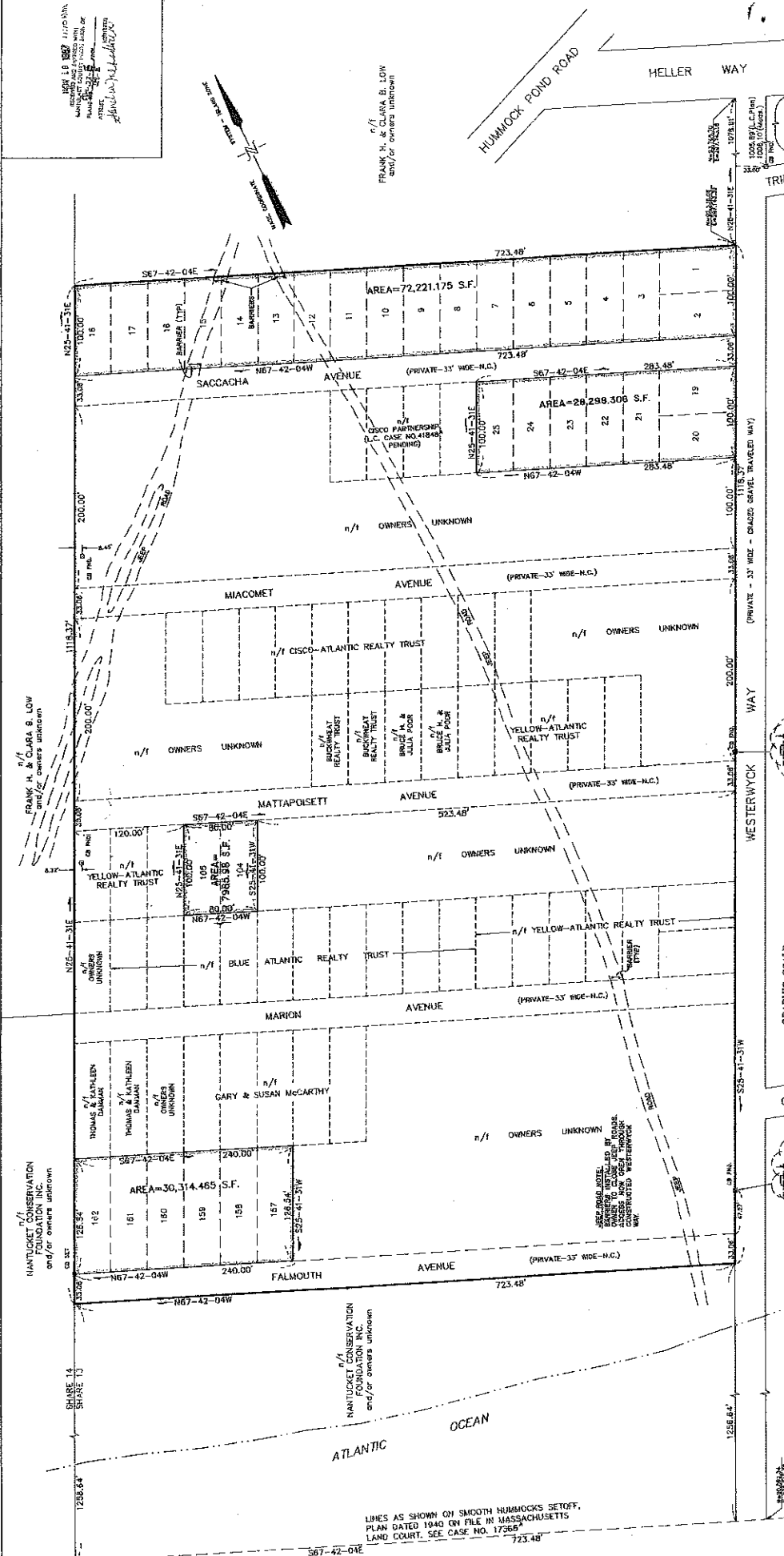
Lines as shown on Smooth Huenocke Setoff, plan dated 1940 on file in Massachusetts Land Court. See Case No. 173368.

1987 10 15 1987  
 NANTUCKET COUNTY MASSACHUSETTS  
 REGISTERED DEEDS  
 1987-10-15-1987

FRANK H. & CLARA B. LOW  
 and/or owners unknown

**PERIMETER PLAN OF LAND IN  
 NANTUCKET, MASSACHUSETTS**  
 SCALE: 1"=50' DATE: OCTOBER 26 1987

Prepared for:  
 BRUCE H. POOR JR.  
 200 Main Street  
 Nantucket, MA 02554



I HEREBY CERTIFY TO THE REGISTER OF DEEDS THAT THE SURVEY SHOWN ON THIS PERIMETER PLAN WAS MADE IN ACCORDANCE WITH THE INSTRUCTIONS OF THE REGISTER OF DEEDS AND THE LINES OF THE DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED OR WAYS TO BE ESTABLISHED BY THE REGISTER OF DEEDS IN ACCORDANCE WITH THE SALES AND RECEIPTS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH LAND COURT INSTRUCTIONS OF 1974 BETWEEN JUNE 12/1984 AND JUNE 12/1985 BY THE SURVEYOR AND HIS ASSISTANTS AND THE SUPPORTING RESEARCH AND BOUNDARY DETERMINATIONS MADE BY THEIR REGISTERED SUPERVISORY PERSONNEL HAS BEEN REVIEWED BY ME.

- PLAN REFERENCES:  
 FOR PLAN INFORMATION RECAPS-SEE  
 (a) PLAN BY THIS OFFICE DATED 12/20/86.  
 (b) YELLOW-ATLANTIC REALTY TRUST, SEE CONFIRMATORY DEED BK. 370 PG. 150 FOR LOTS 157 TO 162, BRUCE H. POOR FOUNDATION, INC.  
 (c) CISCO ATLANTIC REALTY TRUST, SEE CONFIRMATORY DEED BK. 370 PG. 150 FOR LOTS 157 TO 162, BRUCE H. POOR FOUNDATION, INC.

L.C. PLAN 143419



LINES AS SHOWN ON SMOOTH HUMMOCKS SETOFF.  
 PLAN DATED 1940 ON FILE IN MASSACHUSETTS  
 LAND COURT. SEE CASE NO. 17365