



MEETING POSTING TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed, and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays, and Holidays)

RECEIVED

2023 NOV 15 AM 10:48
NANTUCKET TOWN CLERK
Posting Number: T 1022

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	FRIDAY, Friday 17 th , 2023 @ 12:30 PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM (<i>See Below</i>) THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA
Signature of Chair or Authorized Person	Ellis Ramos Housing & Real Estate Office Manager

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!

AGENDA FOR 11-17-23

Please list below the topics the chair
reasonably anticipates will be discussed at
the meeting.

PLEASE CLICK ON FOLLOWING LINK TO JOIN ZOOM MEETING:

Join Zoom Meeting

<https://us06web.zoom.us/j/88146889494?pwd=khPwmzJvNEQNIBEfHEVQ0hPUZGvDSB.1>

Meeting ID: 881 4688 9494

Passcode: 593302

- I. Call to Order
- II. Approval of Agenda – ACTION
- III. Approval of Minutes – ACTION

Note: all Trust open meetings are recorded and available on the Town's YouTube channel

- IV. Public Comment
- V. Year-Round Deed Restriction Community meeting– DISCUSSION
- VI. Affordable Housing Act—DISCUSSION
- VII. AHTF Ability to create a Buy Down Program for Income Restriction – DISCUSSION
- VIII. ADUs Feasibility Study Proposal – ACTION
- IX. Approval and Execution of the Quitclaim Deed from the Town of Nantucket Affordable Housing Trust Fund (AHTF) to the Nantucket Cottage Hospital of the property located at 18 Vesper Lane, Nantucket and other related Closing Documents; and the Acceptance pf the Deed from the Nantucket Cottage Hospital to the AHTF for a portion of the property at 16 Vesper Lane, Nantucket shown as the Lost 3B, 3C and 3D on a plan of land entitled “plan of Land, Vesper Lane, Nantucket, MA” dated September 15, 2023, prepared by RJO O’Connell & Associated, Inc., and other related Closing Documents.-- ACTION
- X. Other Business

Next Meeting: December 5th at 12:30pm

- XI. Board Comments
- XII. Executive Session, Pursuant to MGL C. 30A § 21(A)
 - Purpose 6: To consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.
 - i. 18, 18A, 20, 22, 24 and 26 Sparks Avenue
 - ii. Surfside Crossing Deed Restrictions
 - iii. 35 Essex Road

- XIII. Adjourn

Island ADU Feasibility Study

Town of Nantucket - Affordable Housing Trust

1.0 / Cover Letter

To the Affordable Housing Trust:

As Nantucket continues to work to address the current housing crisis, there are a few shifts that have taken place including: the general perception of the problem, understanding of the severity of the problem, an urgency to solve it fast by employing many tools without expecting a silver bullet.

To bring these solutions to life, we must work together to develop a list of possible tools and then progress them into an action plan in line with the needs, resources, capacity and willingness of the community to bring these to life. This particular tool, Accessory Dwelling Units, can create housing that will become homes that support island families for generations to come.

If we are awarded this project, we will determine homeowner interest and capacity for ADUs. Our work will help The Housing Trust to best support the creation of these units and understand the size and scope of the impact an ADU policy will have as part of broader efforts to address housing needs on the island. This Scope of Work presents an opportunity for Process First to align this evaluation with a broader measurement model for housing, informed by our past work and understanding of the community needs, constraints and related impacts.

My goal for this work is to assess the feasibility of promoting Accessory Dwelling Units (ADUs) on Nantucket and to make recommendations for next steps. My team and I, at Process First, possess a unique combination of skills, capacity, community trust, and understanding of this island that is required by this project. This work needs both technical and analytical skills to make sense of imperfect data sets and it requires effectively communicating the results to people with different perspectives, terminology, and interests.

This work also requires significant trust. Trust allows us to access insights that explain anomalies or use data sets that are required for the solution, but are not readily available. Trust is needed to build consensus around a topic that can lead to opinions that create “sides.” This trust comes not just from expertise, but years of work on the ground.

For the past 12 years I have worked on projects that combine data analytics, technology, and problem solving to improve communities. The key skill I bring to this work does not live in spreadsheets, but rather asking the right questions of people and the data to get results. I have worked with data cleaning, integration, and analysis since 2008. Beyond the basic data skills, my team and I have a

special interest in metrics and proxies to measure challenging data or create understanding where there is no clear answer. We also specialize in research, both information seeking research as well as insight seeking research from users.

My colleagues that would participate in this have experience in data analytics, real estate development, nantucket politics, user research, community organization, project management, and community based decision models. Our work would include GIS analysis and financial analysis to determine the number, location and funding requirements for these units, as well as looking at process/policy questions such as: does the the governor's proposed 900 sq ft exemption ceiling create a need for a new definition in which the town of nantucket has a 800 sq ft definition.

In the proposal below, we outline the approach we would employ to cover the five main objectives identified in the scope of work, resulting in a comprehensive final report. While I am sure there are other groups applying that are capable of analyzing the available data and putting forth a program recommendation , the advantage that my team has comes from working in **this** community. We have been working here actively for years - building connections, trust, and a working knowledge of the nuance that makes the island unique. We also have experience with some of the very same datasets we will use in this project.

We have sized this proposal to be comprehensive and commiserate with the size of the work it seeks to enable. Using quick calculations, I would hope to create between 50 and 100 ADUs over the next decade. Using the following numbers [100 ADUs. 900 Sq Ft / unit. \$1000 per Sq Ft construction cost] yields a total cost of approximately \$90,000,000. We sized our proposal based to be appropriately complete to meet the size of the work ahead. We hope this proposal is informative, complete, and provides a framework that helps you to see the outcomes you hope for this project. I hope to support you on this and future projects.

Thank you,

Matt Haffenreffer
Founder, Principal

2.0 / Proposed work

The goal of this study is to assess the feasibility of promoting Accessory Dwelling Units (ADUs) on the island and make recommendations for next steps in terms of ADU creation if the market is deemed viable. Our knowledge of Nantucket's language, infrastructure and relationships with key groups - such as the PLUS, Select Board, Town Administration, Planning Board, Housing Trust, Nantucket Food Fuel and Rental Assistance, and ReMain Nantucket - uniquely position us to efficiently gather and analyze the required data, correlate that data with land use policy on the island, and deliver a recommendation tailored to the unique housing needs of the residents of Nantucket.

The study will encompass the following key dimensions:

2.1 / Communication, relationship and management based tasks

1. **Effective Communication.** Core communication and management tasks include communication between project team, Affordable Housing Trust leadership, and research partners. Effective communication ensures we don't:
 - Lose time
 - Miss out on matters of alignment
 - Struggle to convey complicated information
2. **Local Nuance.** Within our communication work is the need to manage local nuance.
 - Handling language challenges around varying degrees of terms, ie. resident and local
 - Understanding or interpreting the interest and relationship that different industries have within the island's economy
3. **Data Clarity.** Delivering data with clarity and in a format where it can be communicated both within and beyond the Affordable Housing Trust will allow the ADU program to be successful
4. **Neutrality.** Development and housing are two issues on Nantucket that generate different opinions and reactions in the community. While the housing crisis is increasing alignment around solutions, we will use our neutrality and understanding of the community to get broad feedback, without losing the critical role of problem solving without preconceived notions.
5. **Relationship management.** Issues will arise that require troubleshooting, such as when there are gaps in data or other issues which require unplanned work. In these scenarios, being able to identify and access the right organizations or members in the community to add clarity with is key. Additionally, there may arise a need to work with data that is sensitive or protected. Trust and proven neutrality is paramount to ensure that any roadblocks can be unstuck for the greater good.
6. **Effective Project Management.** Ownership of critical project tracking responsibilities is core to our ability to deliver research effectively and efficiently. In addition to managing our own tasks, our goal is to always support clients when it comes to shared responsibilities, and tasks that we can support in our scope of work. We are familiar with the workload on most Nantucket Departments and are here first and foremost to work within your capacity and support your goals.

7. **Prioritization.** In any project with external dependencies, we work to adjust expectations and timeline with the group based on these external limitations. These may include late delivery of required data. Our ability to adjust and prioritize allows us to succeed with imperfect project realities.

2.2 / Data Tasks & Methodologies

1. Review and assess existing datasets, including the following:
 - Town Assessor database
 - Town GIS coordinator database
2. Evaluate the suitability of the datasets to answer relevant questions
 - Identify supporting datasets, or interpretations that allow key questions to be answered.
 - Assess feasibility to source additional data or for creation of primary data where necessary.
3. Combine and clean datasets
 - Identify common data fields in these datasets that can be used for combining datasets for analysis
 - Securely store and/or anonymize any personal information contained within the datasets that requires protection
 - Clean data sets and prepare for analysis.
4. Perform analysis, interpret the findings, create visualizations, and prepare for reporting.
 - Development of key questions such as capacity for ADUs
 - Use information in support of quantitative analysis based questions

2.3 / Research & Methodologies

1. Homeowner Interest and Willingness to build ADUs
 - Individual Interviews
 - We will likely use Qualitative and Attitudinal Experience research methodologies for assessing the ADU program. Across our R&D work we use research methods based in narrative and cognitive psychology.
 - We will utilize inclusive research - involving those with lived experience and professional expertise; keying into diversity of all impacted stakeholders, including individuals from different age groups, genders, ethnicities, and socioeconomic backgrounds.
 - The goal is to learn more details about homeowner interest and willingness, and to generate a level of understanding that will be applied to a larger number of users in survey form.
 - Broad research (Surveys)
 - Quantitative and Attitudinal Research Methodologies from easy to collect feedback methods, such as forms.
2. Permitting Process Research

- Current Processes will be researched and modeled using both expert input, direct research, and the experience of individuals navigating the process. These will be documented and shared.
- 3. Policy and Legal Questions
 - Create a baseline of what is allowed, what is not, and where there are variances between state and town.
 - Determine key opportunities to improve policy in line with the permitting process.
- 4. Opportunity and Partnership Questions
 - Develop calculation and inputs for cost of development and management of ADUs.
 - Research funding sources.
 - Identify experts and organizations that may provide or support 1) funding sources, 2) property management, 3) developers, builders, suppliers, recyclers, and general contractors, and 4) any service with ADU specialty focus.

2.4 / Community Feedback

Assessing the community's attitude towards ADUs can be broken into a few steps.

1. Assess the opinions and sentiments of key organizations and stakeholders.
2. Assess opinions and sentiments from a broader base of voters and community members.
3. If the program would address the desired goal of the Housing Trust, we may work with Client and interviewees to determine how a "Civic Initiative Project" approach could be taken to generate alignment and buy-in for the issue.
 - Town Hall Feedback Sessions
 - facilitate feedback sessions to respond to, iterate on, and refine broad research insights
 - Inclusive research - involving those with lived experience and professional expertise; keying into diversity of all impacted stakeholders, including individuals from different age groups, genders, ethnicities, and socioeconomic backgrounds.

2.5 / Deliverables

Our final deliverable will be a compilation of findings and analysis into a comprehensive report.

This final report will include research findings, compiled data, any relevant data visualizations, and our suggested strategy and program recommendations for moving forward with the ADU program or a negative recommendation if ADU development appears unviable.

3.0 / Timeline & Cost Projections

3.1 / Timeline and Reporting

The project can begin as early as January 2, 2023 and will take four months with a completion date of April 30, 2023. We are open to later start dates which may better suit the Land Trust's availability and schedule. Process First will have weekly status calls with the primary point of contact at the Nantucket Housing Trust. Upon project start, a set of major review milestones will be set in coordination with the Housing Trust to ensure project direction is on track and to identify any necessary adjustments.

3.2 / Assumptions

Given the timeline of the final deliverable, we have listed the following assumptions which must be true in order to meet the above timeline:

Data

- We have access to all data sets in a timely manner that allow us to prepare, integrate, analyze and report on the data.
- All necessary parties provide data, answer to questions, and feedback in a reasonable timeframe.
- The data is reasonably clean and complete. Any data set can in practice be so "dirty" and incomplete that schedules must be changed.

Research

- The Town of Nantucket will provide access to the relevant persons employed by the town and existing relationships with subject matter experts relevant to the ADU program.
- The Town of Nantucket will assist in distributing survey and informational materials to residents through normal communication channels used by the town.
- This proposal is designed to strike a balance between efficacy and cost. A more thorough version of our data and research process is available, but it is unclear at the time of proposal if the additional work is required to make an effective recommendation on the ADU program.

3.3 / Cost Projections

- Total estimated cost: \$85,000

4.0 / References

John Kitchener, STRWG Member @ Town of Nantucket

John is newly appointed as an alternate on the planning board, and was an integral member of the STRWG. He has a background in global supply chain management, executive leadership, consulting and entrepreneurship. Over the past 5 years John has been involved in business and politics in Nantucket. Process First LLC worked with The STRWG to characterize the STR market with data analysis, and provides support to understand the multi-faceted problem with data.

Contact Information:

Name: John Kitchener

Phone: (917) 825-4155

Email: KitchenerJ@icloud.com

Brian Lenane, Board Member @ Nantucket Resource Partnership

In addition to his role at The NRP, Brian is a Coordinator at The Community School, and was previously an executive at companies that worked with the state and federal government on digital infrastructure projects. Process First LLC has worked with NRP for nearly two years, developing software tools to improve operations while managing data, as well as designing systems of measurements for challenges on Nantucket.

Contact Information:

Name: Brian Lenane

Phone: (202) 999-9125

Email: Brian@TheNRP.org

Cecil Barron Jensen, Executive Director @ ReMain Nantucket

Process First LLC was hired by ReMain Nantucket in 2020 to evaluate food insecurity, in 2022 to research the food supply chains on the island, and we will soon begin work in 2023 to research the built infrastructure that supports our local food system. Our food insecurity research relied on trusted relationships with organizations and individuals to create a baseline understanding. The supply chain work used innovative tools and data manipulation strategies, as well as shared data, to model island food supply and demand - both origin, destination and movement.

Contact Information:

Name: Cecil Barron Jensen

Phone: (617) 852-8773

Email: CJensen@RemainNantucket.org

Josh Trautwein, CEO @ About Fresh

About Fresh works to strengthen communities by getting fresh food to the households that need it most. They hired Process First LLC beginning in 2019 to lead the development of a platform that allows healthcare organizations to “write” food prescriptions, given to patients as a prepaid debit card that is restricted to healthy food. The project requires attention to detail, exact data reporting, and data privacy standards to interact with health care, retail and finance organizations.

Contact Information:

Name: Josh Trautwein

Phone: (508) 265-5358

Email: Josh@AboutFresh.org

ADUs to Alleviate Nantucket's Housing Crisis

Feasibility Study Proposal



Year Round Occupied ADUs

“There’s no doubt that ADUs have been a major bright spot in the city’s housing policy of late, producing a consistently high volume of new units each year.”

– Christopher Hawthorne, Chief Design Officer, **Los Angeles**

Executive Summary:

With the evident housing crisis unfolding on Nantucket, innovative and scalable solutions are imperative. Deed restricted accessory dwelling units (ADUs), including both secondary and tertiary dwellings, are a promising avenue to alleviate housing pressures. This feasibility study will determine the feasibility of a public-private partnership to promote deed restricted ADUs on Nantucket.

Opportunity: 25-500 more year round housing units.

Objectives of the Study:

1. Evaluate ADU Potential: Examine the island's current capacity for ADUs, state and federal funding sources, and homeowner's willingness to participate.
2. Building Program: Scope the full cost to homeowners and subsidizers including permitting, developers, construction / home recycling, property management, etc.
3. Legal and Regulatory Landscape: Investigate the existing zoning and legal parameters that might limit widespread ADU development.
4. Partner Assessment: Identify key partnerships including general contracting, ADU specialist builders, lenders, and property management.
5. Community Feedback and Reception: Understand the potential reception of ADUs by the local community, focusing on concerns, support, or resistance.
6. Final Report: Outline public-private program options, pilot project or negative recommendation.

Scope of Work:

Our assessment will span several dimensions:

- Market Research
- Stakeholder & Expert Interviews
- Comparative Study
- Site Visits
- Financial Modeling
- Strategic Recommendations

Team Composition:

This project will be steered by a collaborative team:

- **Project Lead:** Wursten Consulting

- **Supporting Organizations:** Local affordable housing nonprofit(s), local construction companies, national ADU development leaders
- **Stakeholder and Expert Advisors** to aid in consensus building, data access, and strategy.

Timeline:

This feasibility study is projected to span a duration of two months, broken down as follows:

Weeks 1-2: Initiation, Stakeholder Engagement & Market Assessment

Weeks 3-4: Comparative Study, Site Visits & Financial Modeling

Weeks 5-6: Drafting Recommendations, Community Engagement & Feedback Iterations

Weeks 7-8: Finalizing Report, Presentation & Project Closure

Budget:

The total cost for this comprehensive feasibility study stands at \$23,700.

Cost breakdown:

- Evaluate ADU Potential – \$8,500
- Building Program – \$4,500
- Legal and Regulatory Landscape – \$3,500
- Partner Assessment – \$1,500
- Community Feedback and Reception – \$2,500
- Final Report – \$3,200

Two project change orders included. Additional revisions paid at \$95 / hour.

Conclusion:

It is our firm belief that with a structured and detailed feasibility study, the Affordable Housing Trust can make an informed decision on a Nantucket ADU program. We are eager to embark on this journey together.

For any further clarifications or discussions, please feel free to get in touch.

Appendix:

[Los Angeles ADU Success](#): More than 20% of new housing coming from ADUs.

[New York's ADU Program](#): Up to \$125,000 per ADU + staff support. \$85MM allocated.

[California's ADU Program](#): Up to \$40,000 per ADU + staff support. \$100MM allocated.

[Boston's ADU Program](#): Up to \$50k loan at 0% interest and \$0 payment + staff support.

[Cape Cod Five ADU Lending Program](#): 8.75% interest, 15 years, \$250,000 maximum.

Q&A: Affordable Housing Trust Feedback on September 5th, 2023

- Which houses are being used?
 - Private and public lots will be explored. We will assemble all eligible lots in partnership with the Planning Board to determine outreach. This outreach will determine owner buy-in and lot feasibility.
- Who's administering the program?
 - A local non-profit, the town, and for-profit property managers will be contacted to determine the best fit.
- What AMI level is being focused on?
 - The purpose of the project is to bring more supply online for the AHT to determine the deed restriction criteria. These units can be viewed the same as other deed restricted homes.
- What does the Planning Board think?
 - The Planning Board has been contacted and there are no indications that they will be anything less than a great partner on the project. For confirmation it's best to contact them.
- What procurement process? What is the finance department's view?
 - We are happy to execute with speed or go through more procurement processes at the desire of the AHT.
- How are ADUs currently being used on Nantucket? This will help inform the program we need to add more long term housing.
 - The possibility of answering this question will be explored within the first two weeks of the study. If this fits within the scope of the project we will get the answer, if not we will determine what is needed to get the answer.

QUITCLAIM DEED

The **TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FUND**, a Massachusetts municipal affordable housing trust created pursuant to G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010, recorded with Nantucket County Registry of Deeds (the “Registry”) in Book 1221, Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with the Registry in Book 1452, Page 272, acting by and through its Board of Trustees, having an address of 2 Fairgrounds Road, Nantucket, Massachusetts 02554 (“Grantor”),

for consideration paid and in full consideration of TWO MILLION SEVEN HUNDRED NINETY-NINE THOUSAND EIGHT HUNDRED SEVENTY-TWO AND 64/100 DOLLARS (\$2,799,872.64),

grants to **NANTUCKET COTTAGE HOSPITAL**, a Massachusetts charitable corporation, having its mailing address at 57 Prospect Street, Nantucket, Massachusetts 02554 (“Grantee”),

with QUITCLAIM COVENANTS,

that certain tract or parcel of land, together with all buildings and improvements located thereon, situated in the Town and County of Nantucket, Commonwealth of Massachusetts, more commonly known as 18 Vesper Lane, being more particularly bounded and described as follows:

Beginning at the most northerly point of the parcel described herein and shown as Lot 2 on a plan of land entitled “Plan of Land in Nantucket, Mass.,” dated July 20, 1981, prepared by John J. Shugrue, Inc., recorded with the Registry in Plan Book 21, Page 61;

Thence running South 68° 30’10” East for a distance of 515.29 feet;

Thence running South 17° 19’13” West for a distance of 120.00 feet;

Thence running North 74° 36’57” West for a distance of 500.05 feet; and

Thence running North 12° 40’43” East for a distance of 175.00 feet to the point of beginning.

Said parcel containing approximately 1.71 acres, more or less, according to said plan (the “Premises”).

Said land is conveyed together with the following matters:

- (a) Permanent right of way for ingress and egress over established roads situated on the adjacent Government property.
- (b) Permanent easements for utility companies to operate, maintain, repair, and replace certain of the existing electric and water lines located on land now or formerly owned by the Government so that continuous and uninterrupted utility service may be furnished to said Premises.
- (c) Easement in common with the owner of Lot 1 shown on said Plan, for the operation, use, maintenance, repair, and replacement of those sewage lines and facilities extending from Lot 1 and Lot 2 on the aforesaid plan to a certain manhole on land now or formerly owned by the Government as shown on a plan entitled "Utility Plan, Family Housing Naval Facility, Nantucket, Massachusetts (SIC)" bearing drawing number U-1, 69-616.

Said land is conveyed subject to the following matters:

- (a) Permanent right of way for ingress by the owner of Lot 1 over the established roads on Lot 2.
- (b) Permanent easements for utility companies to operate, maintain, repair and replace certain of the existing electric and water lines located on Lot 2 so that continuous and uninterrupted service may be provided to Lot 1.
- (c) Easement for the ownership, operation, use, maintenance, repair and replacement (as sole cost and expense of the owner of Lot 1) of those sewage lines and facilities extending across Lot 2 to ensure the right of continued and uninterrupted transmission for sewage through sewage lines and facilities for the owner of Lot 1.
- (d) All other easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record, insofar as the same are now in force and applicable.

No deed stamps are due on this conveyance pursuant to G.L. c. 64D, §1.

For Grantor's title, see Deed recorded with the Registry in Book 1825, Page 261.

[Signature Page Follows]

Executed and sealed as of November ___, 2023.

GRANTOR:

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND

By its Board of Trustees

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF NANTUCKET

On this ____ day of November, 2023, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as a duly authorized member of the Board of Trustees of the Town of Nantucket Affordable Housing Trust Fund.

Notary Public

My commission expires:

After Recording Return to:

Timothy W. Sullivan, Esq.
Goulston & Storrs PC
400 Atlantic Avenue
Boston, MA 02110

[Quitclaim Deed (Trust Parcel) Signature Page]

Property Address: 16 Vesper Lane, Nantucket, Massachusetts

QUITCLAIM DEED

NANTUCKET COTTAGE HOSPITAL, a Massachusetts charitable corporation, having its mailing address at 57 Prospect Street, Nantucket, Massachusetts 02554 (“Grantor”),

for consideration paid and in full consideration of ONE MILLION SIX HUNDRED FIVE THOUSAND FOUR HUNDRED SIXTY-FOUR AND 64/100 DOLLARS (\$1,605,464.64),

grants to the **TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FUND**, a Massachusetts municipal affordable housing trust created pursuant to G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010, recorded with Nantucket County Registry of Deeds (the “Registry”) in Book 1221, Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with the Registry in Book 1452, Page 272, acting by and through its Board of Trustees, having an address of 2 Fairgrounds Road, Nantucket, Massachusetts 02554 (“Grantee”),

with QUITCLAIM COVENANTS,

the parcels of land off Vesper Lane in Nantucket, Massachusetts, being a portion of the land at 16 Vesper Lane, shown as Lot 1B, Lot 1C, and Lot 1D on a plan entitled “Plan of Land Vesper Lane, Nantucket, MA.,” dated September 26, 2023, prepared by RJ O’Connell & Associates, Inc., and recorded with the Registry as Plan No. 2023-___. Lots 1B and 1C each contain 15,000± square feet, and Lot 1D contains 12,746± square feet (the “Premises”).

Said Premises is conveyed subject to all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record, insofar as the same are now in force and applicable.

No documentary tax stamps are due on this conveyance pursuant to G.L. c. 64D, §1.

This conveyance does not constitute a conveyance of all or substantially all of the assets of Grantor in the Commonwealth of Massachusetts.

For Grantor’s title, see Deed recorded with the Registry in Book 184, Page 112.

[Signature Page Follows]

Executed and sealed as of November ___, 2023.

GRANTOR:

NANTUCKET COTTAGE HOSPITAL

Name: _____

Title: _____

Name: _____

Title: _____

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____

On this ____ day of November, 2023, before me, the undersigned notary public, personally appeared _____, the _____ of Nantucket Cottage Hospital, a Massachusetts charitable corporation, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as the voluntary act of said corporation.

Notary Public

My commission expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____

On this ____ day of November, 2023, before me, the undersigned notary public, personally appeared _____, the _____ of Nantucket Cottage Hospital, a Massachusetts charitable corporation, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as the voluntary act of said corporation.

Notary Public

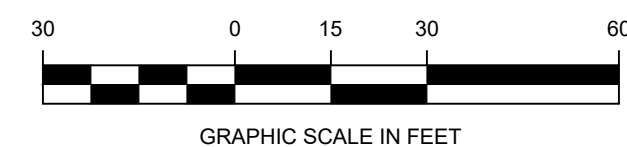
My commission expires:

After Recording Return to:

Timothy W. Sullivan, Esq.
Goulston & Storrs PC
400 Atlantic Avenue
Boston, MA 02110

[Quitclaim Deed (Hospital Parcel) Signature Page]

Copyright © 2023 by R.J. O'Connell & Associates, Inc.



ACCEPTANCE OF DEED

On this _____ day of November 2023, we, the duly authorized **Trustees of the Town of Nantucket Affordable Housing Trust Fund**, acting pursuant to provisions of G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010 and recorded with the Nantucket County Registry of Deeds in Book 1221 Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with said Deeds in Book 1452, Page 272, hereby accept the foregoing deed from the Nantucket Cottage Hospital to Lots 1B, 1C and 1D, 16 Vesper Lane, Nantucket, Massachusetts.

Town of Nantucket Affordable Housing Trust Fund
By its Board of Trustees

By: _____, Trustee and
Chair/Vice Chair

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss.

On this _____ day of November, 2023 before me, the undersigned notary public, personally appeared _____, Trustee and Chair/Vice Chair of the Town of Nantucket Affordable Housing Trust Fund, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she/signed it voluntarily for its stated purpose as Trustee and Chair/Vice Chair of the Town of Nantucket Affordable Housing Trust Fund.

Notary Public
My Commission Expires:

ACCEPTANCE OF DEED

On this _____ day of November 2023, we, the duly authorized **Trustees of the Town of Nantucket Affordable Housing Trust Fund**, acting pursuant to provisions of G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010 and recorded with the Nantucket County Registry of Deeds in Book 1221 Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with said Deeds in Book 1452, Page 272, hereby accept the foregoing deed from the Nantucket Cottage Hospital to Lots 1B, 1C and 1D, 16 Vesper Lane, Nantucket, Massachusetts.

Town of Nantucket Affordable Housing Trust Fund
By its Board of Trustees

By: _____, Trustee and
Chair/Vice Chair

COMMONWEALTH OF MASSACHUSETTS

Nantucket ss.

On this _____ day of November, 2023 before me, the undersigned notary public, personally appeared _____, Trustee and Chair/Vice Chair of the Town of Nantucket Affordable Housing Trust Fund, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she/signed it voluntarily for its stated purpose as Trustee and Chair/Vice Chair of the Town of Nantucket Affordable Housing Trust Fund.

Notary Public
My Commission Expires:

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Goulston & Storrs, PC
400 Atlantic Avenue
Boston, Massachusetts 02110
Attention: Timothy W. Sullivan, Esq.

16 Vesper Lane, Nantucket, Massachusetts

SPACE ABOVE FOR REGISTRY USE ONLY

ACCESS AND UTILITY EASEMENT AGREEMENT

This Access and Utility Easement Agreement (this “**Easement Agreement**”) is entered into as of the ____ day of November, 2023 (the “**Effective Date**”), by and between **NANTUCKET COTTAGE HOSPITAL**, a Massachusetts charitable corporation, having its mailing address at 57 Prospect Street, Nantucket, Massachusetts 02554, its successors and assigns (“**Grantor**”) and the **TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FUND**, a Massachusetts municipal affordable housing trust created pursuant to G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010, recorded with Nantucket County Registry of Deeds (the “**Registry**”) in Book 1221, Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with the Registry in Book 1452, Page 272, acting by and through its Board of Trustees, having an address of 2 Fairgrounds Road, Nantucket, Massachusetts 02554, its successors and assigns (“**Grantee**”).

W I T N E S S E T H :

WHEREAS, pursuant to a deed recorded with the Registry in Book 184, Page 112, Grantor is the fee owner of a certain parcel of real property off Vesper Lane in Nantucket, Massachusetts, shown as “Lot 1A” on a plan entitled “Plan of Land, Vesper Lane, Nantucket, MA.” dated September 15, 2023, prepared by RJ O’Connell & Associates, Inc., and recorded with the Registry as Plan No. 2023-__ (the “**ANR Plan**”) (the “**Lot 1A**”);

WHEREAS, pursuant to a deed from Grantee dated November 30, 2023 and recorded with the Registry herewith, Grantor is the fee owner of a certain parcel of real property located off Vesper Lane in Nantucket, Massachusetts, shown as Lot 2 on a plan entitled “Plan of Land in

Nantucket, Mass.” dated July 20, 1981 and recorded with the Registry in Plan Book 21, Page 61 (the “**Subdivision Plan**”) (“Lot 2” and together with Lot 1A, the “**Grantor Property**”);

WHEREAS, pursuant to a deed from Grantor dated November 30, 2023 and recorded with the Registry herewith, Grantee is the fee owner of certain parcels of real property (collectively, the “**Grantee Property**”) shown as Lot 1B, Lot 1C and Lot 1D on the ANR Plan;

WHEREAS, pursuant to Deeds from the United States of America recorded with the Registry in Book 184, Page 112 and Book 186, Page 317, the Grantor Property and the Grantee Property have the benefit of certain easements for ingress and egress to Vesper Land over existing roads located on land of the United States of America, the Grantor Property and the Grantee Property (the “**Existing Access Easement**”); and

WHEREAS, Grantor and Grantee desire to modify a portion of the Existing Access Easement which is located on the Grantor Property and the Grantee Property, and Grantor desires to grant certain rights and easements to Grantee, as appurtenant to Grantee Property, upon the terms and conditions herein set forth, and Grantee desires to accept said rights and easements upon the terms and conditions herein set forth.

NOW, THEREFORE, in consideration of the respective rights and easements granted herein and other good and valuable consideration of One Dollar and 00/100 (\$1.00), the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

ARTICLE I

GRANT OF EASEMENTS

Section 1.1 Access and Utility Easement. Grantor and Grantee hereby terminate and relinquish their rights in that certain “30’ Way” depicted on the Subdivision Plan. Grantor hereby grants and declares, for the benefit of Grantee, and its designees, assignees, licensees, agents, employees, contractors, invitees and occupants, a non-exclusive perpetual easement to use area shown as “15’ Wide Driveway Easement (Area=2,352±)” on the plan entitled “Easement Plan, Vesper Lane, Nantucket, MA.” Dated November 14, 2023, prepared by RJ O’Connell & Associates, Inc., attached hereto as **Exhibit A** (the “**Access and Utility Easement Area**,” and together with the portion of the Existing Access Easement located on the Grantor Property, the “**Easement Areas**”) for (a) pedestrian and vehicular access, including heavy equipment; and (b) the installation, construction, repair, replacement, maintenance and use of utilities, equipment and appurtenances for the transmission of utilities on, under and over the Access and Utility Easement Area for the development of Grantee’s Property. Grantee shall be required to restore the Easement Areas to their previous condition as reasonably practicable following the completion of any work in the Easement Areas.

Section 1.2 Interference. In exercising its rights hereunder, Grantee shall use reasonable efforts to minimize any interference with Grantor’s use of the Easement Areas. In no event may Grantee use the Easement Areas for vehicular parking or standing.

Section 1.3 Relocation. Grantor shall have the right to relocate any part or parts of Easement Areas to another area of the Grantor Property; provided, however, that such relocated Easement Areas are able to be utilized by Grantee for the purpose stated in Section 1.1 of this Easement Agreement. Grantor shall notify the Grantee at least seven (7) days prior to relocating the Easement Areas, and Grantee shall execute a recordable instrument with Grantor to evidence such relocation.

ARTICLE II **MAINTENANCE**

Section 2.1 Maintenance and Snow Removal. Grantor shall, at its sole cost and expense, maintain, repair, replace, and keep the Easement Areas in good condition and repair, in compliance with all applicable law, and in such a manner to prevent the same from becoming unsightly or dangerous, including, without limitation, the removal of all snow and ice. For avoidance of doubt, Grantor shall not be obligated to pave or otherwise improve the Access Easement Area.

ARTICLE III **INDEMNIFICATION AND INSURANCE**

Section 3.1 Indemnification. The exercise by Grantee, and any person claiming by, through or under Grantee, of the rights and easements herein contained shall be at the sole risk of Grantee, and Grantor shall not have any responsibility or liability therefor, except as stated herein. To the extent permitted by law, Grantee agrees to exonerate, indemnify and hold Grantor and all persons claiming by, through or under Grantor, respectively, harmless of and from any and all loss, cost, damage or expense (including attorneys' fees) resulting from any act or omission of Grantee, its successors, assigns, servants, agents, employees, and invitees arising from or in connection with the exercise of Grantee's rights hereunder (including, without limitation, any act or omission of any person using the Easement Areas pursuant to Grantee's rights under this Easement Agreement), except to the extent attributable to the gross negligent, wanton, or willful act or omission of Grantor and its contractors, agents, representatives, employees, officers, assignees, and invitees. Grantee further expressly agrees not to make any claims against Grantor and its officers, employees and agents for any injury, loss or damage to person (including bodily injury and death) or property arising out of or in connection with the activities undertaken or omissions to act by Grantor, its contractors, agents, representatives, employees, assignees and invitees, arising from or in connection with this Easement Agreement and Grantee's use of the Easement Areas specified herein, except to the extent that such claims arise as a result of the gross negligence or willful misconduct of Grantor, its contractors, agents, representatives, employees, assignees and invitees.

Section 3.2 Insurance. Grantee shall at its own cost and expense, obtain and maintain, with companies qualified to do business in Massachusetts, commercial general liability insurance naming Grantor as additionally insured, written on a "per occurrence" basis for \$1,000,000 with an aggregate limit of \$3,000,000. Such insurance shall insure against claims for bodily injury, death or property damage occurring to, upon or about the Easement Areas.

ARTICLE IV
MISCELLANEOUS

Section 4.1 Notice. Unless otherwise provided herein, any notice or demand to be given hereunder shall be in writing and signed by the delivering party or the delivering party's attorney, and shall be deemed to have been given (a) when delivered, if delivered by hand; (b) when sent if sent via electronic mail return-receipt requested; or (c) one (1) business day after it is sent via nationally recognized overnight courier delivery service, addressed as follows:

if to Grantor:

Nantucket Cottage Hospital
57 Prospect Street
Nantucket, MA 02554

with a copy to:

John E. Twohig, Esq.
Executive Vice President
New England Development
75 Park Plaza
Boston, MA 02116

if to Grantee:

Town of Nantucket Affordable Housing Trust Fund
Chair of Board of Trustees
2 Fairground Road
Nantucket, MA 02554

with a copy to:

Ms. C. Elizabeth Gibson, Town Manager
Town of Nantucket
Town & Country Building
16 Broad Street
Nantucket, MA 02554

and to:

Vicki S. Marsh, Esq.
KP Law, P.C.
101 Arch Street, 12th Floor
Boston, MA 02110

Each party to this Easement Agreement may designate by notice in writing a new or other address to which such notice shall thereafter be so given or served. Each party hereto will provide notice to the other of a transfer of all or any portion of such party's property.

Section 4.2 Binding Effect. The terms and conditions of this Easement Agreement shall run with the land and shall be binding on the parties hereto and their successors and assigns in title.

Section 4.3 No Dedication. Nothing contained in this Easement Agreement shall be deemed to be a gift or dedication of any part of any property to the general public, or for the general public or for any public purpose whatsoever, and instead this Easement Agreement shall be strictly limited to and for the purposes herein expressed.

Section 4.4 Entire Agreement; Amendment; Counterparts. This Easement Agreement constitutes the entire agreement of the parties hereto and, except as otherwise provided herein, there are no other agreements or understandings, written or oral, with respect to the subject matter hereof. The terms, provisions and agreements herein contained may be amended only by a duly executed instrument in writing. If any term or provision of this Easement Agreement is held to be invalid or unenforceable, the remainder of this Easement Agreement shall not be affected thereby. This Easement Agreement may be executed in one or more counterparts, each of which shall constitute a part of the same instrument.

Section 4.5 Representations. Each party represents and warrants to the others that (i) there are no mortgages, deeds of trust, or other financing instruments that encumber such party's property and (ii) they have obtained the requisite authority to execute this Easement Agreement, it being agreed that such representation and warranty is a material inducement for all parties to enter into this Easement Agreement.

Section 4.6 Cooperation. The parties shall cooperate with each other in good faith to assure that all disputes and controversies which arise in connection with the parties' respective rights and obligations pursuant to this Easement Agreement are resolved as expeditiously as possible.

Section 4.7 Governing Law. This Easement Agreement shall be governed and interpreted in accordance with the laws of the Commonwealth of Massachusetts.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

Executed as an instrument under seal as of the date first set forth above.

GRANTOR:

NANTUCKET COTTAGE HOSPITAL

Name: _____

Title: _____

Name: _____

Title: _____

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____

On this ____ day of November, 2023, before me, the undersigned notary public, personally appeared _____, the _____ of Nantucket Cottage Hospital, a Massachusetts charitable corporation, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as the voluntary act of said corporation.

Notary Public

My commission expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____

On this ____ day of November, 2023, before me, the undersigned notary public, personally appeared _____, the _____ of Nantucket Cottage Hospital, a Massachusetts charitable corporation, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as the voluntary act of said corporation.

Notary Public

My commission expires:

GRANTEE:

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND

By its Board of Trustees

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF NANTUCKET

On this ____ day of November, 2023, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as a duly authorized member of the Board of Trustees of the Town of Nantucket Affordable Housing Trust Fund.

Notary Public

My commission expires:

EXHIBIT A

ACCESS AND UTILITY EASEMENT AREA PLAN

(attached hereto)

**TRUST'S CERTIFICATE
(AS TO THE TRUST'S REPRESENTATIONS AND WARRANTIES)**

THIS CERTIFICATE (this “**Certificate**”) is made as of November 30, 2023 by the **TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FUND**, a Massachusetts municipal affordable housing trust created pursuant to G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010, recorded with Nantucket County Registry of Deeds (the “**Registry**”) in Book 1221, Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with the Registry in Book 1452, Page 272, acting by and through its Board of Trustees, having an address of 2 Fairgrounds Road, Nantucket, Massachusetts 02554 (the “**Trust**”), to **NANTUCKET COTTAGE HOSPITAL**, a Massachusetts corporation, having its mailing address at 57 Prospect Street, Nantucket, Massachusetts 02554 (the “**Hospital**”).

RECITALS

A. Pursuant to that certain Memorandum of Understanding dated as of July 25, 2022, as amended (the “**MOU**”), the Trust and the Hospital have agreed to a land exchange of certain property located at 16 and 18 Vesper Lane, Nantucket, Massachusetts, which property is more particularly described in the MOU.

B. The MOU requires the delivery of this Certificate.

NOW, THEREFORE, pursuant to the MOU, the Trust does hereby represent and warrant that:

1. Except as otherwise provided in the MOU, each and all of the representations and warranties of the Trust contained in the MOU are correct in all material respects as of the date hereof as if made on and as of the date hereof, except to the extent otherwise provided in the MOU.

2. This Certificate is subject to the terms and conditions of the MOU.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of the day first above written.

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

OWNER'S AFFIDAVIT

TO: Fidelity National Title Insurance Company (the "Title Company")
File No. _____ (the "Commitment")

_____, being duly sworn, deposes and says:

1. I am authorized to make this affidavit in my capacity as Trustee, and not individually, on behalf of the Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust created pursuant to G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010, recorded with Nantucket County Registry of Deeds (the "Registry") in Book 1221, Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with said Registry in Book 1452, Page 272, acting by and through its Board of Trustees, having an address of 2 Fairgrounds Road, Nantucket, Massachusetts 02554 (the "Trust").
2. The Trust has not granted any leases or rights of possession in and to the premises described on Schedule A to the above-referenced Commitment (the "Property").
3. The Trust has not ordered any work to be done on the Property in the last 180 days for which payment has not been made and the Trust did not order any other work prior to 180 days which is still in progress.
4. No proceedings in bankruptcy have ever been instituted by or against the Trust, and the Trust has never made an assignment for the benefit of creditors.
5. This affidavit is made for the purposes of inducing the Title Company to issue their policy of title insurance with respect to the Property without exception to mechanic liens and rights of parties in possession. Whenever the context so requires, the singular number includes the plural and the masculine includes the feminine. Any reference in this Affidavit to the "Trust" shall not include any agent of the Trust or any tenant of the Property, or any successor thereof.

Town of Nantucket Affordable Housing Trust Fund

By: _____,
_____, as Trustee as aforesaid
and not individually (for authority of one
Trustee to execute this instrument, reference is
hereby made to the Declaration of Trust, as
amended, of Town of Nantucket Affordable
Housing Trust Fund)

INFORMATION REQUIRED BY INTERNAL REVENUE SERVICE
FOR ALL REAL ESTATE TRANSACTIONS
NOTE: MUST BE SIGNED BY ALL SELLERS

- A. Name of Seller: Town of Nantucket Affordable Housing Trust Fund
- B. Mailing Address of Seller: 2 Fairgrounds Road
Nantucket, MA 02554
- C. Description of Real Estate Sold (Street Address, Short Description or Tax Section, Block and Lot): 18 Vesper Lane in the Town of Nantucket, Commonwealth of Massachusetts
- D. Is the Real Estate sold your principal residence? No.
- E. Is this an Exchange Transaction? No.
- F. Sale Price: \$2,799,872.64.
- G. I hereby certify under penalties of perjury that its taxpayer identification number (TIN) is: _____.

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

SIGNATURE PAGE

IN WITNESS WHEREOF, the parties have hereto set their hands and seals as of the day referenced above.

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

NANTUCKET COTTAGE HOSPITAL

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

SIGNATURE PAGE

IN WITNESS WHEREOF, the parties have hereto set their hands and seals as of the day referenced above.

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

NANTUCKET COTTAGE HOSPITAL

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

Executed and sealed as of November ___, 2023.

GRANTOR:

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF NANTUCKET

On this ____ day of November, 2023, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as a duly authorized member of the Board of Trustees of the Town of Nantucket Affordable Housing Trust Fund.

Notary Public
My commission expires:

After Recording Return to:

Timothy W. Sullivan, Esq.
Goulston & Storrs PC
400 Atlantic Avenue
Boston, MA 02110

Executed and sealed as of November ___, 2023.

GRANTOR:

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF NANTUCKET

On this ____ day of November, 2023, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as a duly authorized member of the Board of Trustees of the Town of Nantucket Affordable Housing Trust Fund.

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Boston, MA 02110

GRANTEE:

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

COMMONWEALTH OF MASSACHUSETTS

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HOUSING TRUST FUND
By its Board of Trustees

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COUNTY OF NANTUCKET

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Notary Public
My commission expires:

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of the day first above written.

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of the day first above written.

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

Executed as of this ____ day of November, 2023.

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

Executed as of this ____ day of November, 2023.

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

OWNER'S AFFIDAVIT

TO: Fidelity National Title Insurance Company (the "Title Company")
File No. _____ (the "Commitment")

_____, being duly sworn, deposes and says:

1. I am authorized to make this affidavit in my capacity as Trustee, and not individually, on behalf of the Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust created pursuant to G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010, recorded with Nantucket County Registry of Deeds (the "Registry") in Book 1221, Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with said Registry in Book 1452, Page 272, acting by and through its Board of Trustees, having an address of 2 Fairgrounds Road, Nantucket, Massachusetts 02554 (the "Trust").
2. The Trust has not granted any leases or rights of possession in and to the premises described on Schedule A to the above-referenced Commitment (the "Property").
3. The Trust has not ordered any work to be done on the Property in the last 180 days for which payment has not been made and the Trust did not order any other work prior to 180 days which is still in progress.
4. No proceedings in bankruptcy have ever been instituted by or against the Trust, and the Trust has never made an assignment for the benefit of creditors.
5. This affidavit is made for the purposes of inducing the Title Company to issue their policy of title insurance with respect to the Property without exception to mechanic liens and rights of parties in possession. Whenever the context so requires, the singular number includes the plural and the masculine includes the feminine. Any reference in this Affidavit to the "Trust" shall not include any agent of the Trust or any tenant of the Property, or any successor thereof.

Town of Nantucket Affordable Housing Trust Fund

By: _____
_____, as Trustee as aforesaid
and not individually (for authority of one
Trustee to execute this instrument, reference is
hereby made to the Declaration of Trust, as
amended, of Town of Nantucket Affordable
Housing Trust Fund)

OWNER'S AFFIDAVIT

TO: Fidelity National Title Insurance Company (the "Title Company")
File No. _____ (the "Commitment")

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1. I am authorized to make this affidavit in my capacity as Trustee, and not individually, on behalf of the Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust created pursuant to G.L. c. 44, §55C, under a Declaration of Trust dated February 8, 2010, recorded with Nantucket County Registry of Deeds (the "Registry") in Book 1221, Page 20, as amended by First Amendment to Declaration of Trust dated September 25, 2014, recorded with said Registry in Book 1452, Page 272, acting by and through its Board of Trustees, having an address of 2 Fairgrounds Road, Nantucket, Massachusetts 02554 (the "Trust").
2. The Trust has not granted any leases or rights of possession in and to the premises described on Schedule A to the above-referenced Commitment (the "Property").
3. The Trust has not ordered any work to be done on the Property in the last 180 days for which payment has not been made and the Trust did not order any other work prior to 180 days which is still in progress.
4. No proceedings in bankruptcy have ever been instituted by or against the Trust, and the Trust has never made an assignment for the benefit of creditors.
5. This affidavit is made for the purposes of inducing the Title Company to issue their policy of title insurance with respect to the Property without exception to mechanic liens and rights of parties in possession. Whenever the context so requires, the singular number includes the plural and the masculine includes the feminine. Any reference in this Affidavit to the "Trust" shall not include any agent of the Trust or any tenant of the Property, or any successor thereof.

Town of Nantucket Affordable Housing Trust Fund

By: _____
_____, as Trustee as aforesaid
and not individually (for authority of one
Trustee to execute this instrument, reference is
hereby made to the Declaration of Trust, as
amended, of Town of Nantucket Affordable
Housing Trust Fund)

PURCHASER'S AFFIDAVIT - THIS FORM IS A PUBLIC RECORD**INSTRUCTIONS**

1. **ALL TRANSFERS REQUIRE THE FILING OF LAND BANK FORM 1 AND ORIGINAL TRANSFER DOCUMENTS.**
2. **ALL NON-EXEMPT TRANSFERS REQUIRE THE SUBMISSION OF A CHECK FOR 2% OF THE PURCHASE PRICE.**
3. **IF THE SELLER OR PURCHASER IS A TRUST, CORPORATION, PARTNERSHIP, LLC OR LLP, FORM 2 IS ALWAYS REQUIRED. PLEASE PROVIDE A FORM 2 FOR EACH ENTITY INVOLVED IN THE TRANSFER.**

Complete PARTS A, B, C and D as applicable. TYPE or PRINT clearly with PEN.

PART A. REAL ESTATE DESCRIPTION:

Address/Location Portion of 16 Vesper Lane Acreage 0.98
 Present Use Vacant Land Tax Map 55 Parcel 247.1 Title Reference Book 184, Page 112
 (dwelling / business / vacant land / other) (Certificate No. or Book and Page)
 Interest Transferred 100% fee simple Current Assessed Value 1,881,000

PART B. PURCHASER/ SELLER/ LEGAL REPRESENTATIVES:

Purchaser's Name Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust
 Mailing Address 2 Fairground Road City Nantucket State MA Zip 02554
 Purchaser's Legal Representative KP Law, P.C., Attn: Vicki S. Marsh, Esq.
 Address 101 Arch Street, 12th Floor City Boston State MA Zip 02110
 Seller's Name Nantucket Cottage Hospital, a Massachusetts charitable corporation
 Mailing Address 57 Prospect Street City Nantucket State MA Zip 02554
 Seller's Legal Representative Goulston & Storrs PC, Attn: Timothy W. Sullivan, Esq.
 Address 400 Atlantic Avenue City Boston State MA Zip 02110

PART C. AFFIDAVIT ATTESTING TO THE TRUE AND COMPLETE PURCHASE PRICE:

Purchase Price \$ 1,605,464.64

I, _____, the undersigned purchaser or purchaser's attorney do hereby certify, under the pains and penalties of perjury, that the above stated Purchase Price, as defined in Chapter 669 of the Acts of 1983 as amended, of the Commonwealth of Massachusetts (the "Land Bank Act"), is the true and complete Purchase Price for the transfer of the Real Property Interest described in Part A and between the parties named in Part B. (Note: "Purchase Price" must include the value of all money and property received by Seller and obligations assumed by Purchaser. See the definition for details.)

Signature _____ Date _____

PART D. EXEMPTION CLAIMED A ATTACH APPLICABLE EXEMPTION FORMS AND REQUIRED DOCUMENTATION.

NANTUCKET LAND BANK CERTIFICATE		
☐ PAID	_____	
☐ EXEMPT	_____	
☐ NON-APPLICABILITY	_____	
RECORD NO.	DATE	CERTIFICATION

NANTUCKET REGISTRY RECORD	
DATE RECORDED	_____
RECORDED AS:	
BOOK	PAGE _____
DOCUMENT	CERTIFICATE _____

PURCHASER'S AFFIDAVIT - THIS FORM IS A PUBLIC RECORD**INSTRUCTIONS**

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2. ALL NON-EXEMPT TRANSFERS REQUIRE THE SUBMISSION OF A CHECK FOR 2% OF THE PURCHASE PRICE.
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Complete PARTS A, B, C and D as applicable. TYPE or PRINT clearly with PEN.

PART A. REAL ESTATE DESCRIPTION:

Address/Location Portion of 16 Vesper Lane Acreage 0.98
 Present Use Vacant Land Tax Map 55 Parcel 247.1 Title Reference Book 184, Page 112
 (dwelling / business / vacant land / other) (Certificate No. or Book and Page)
 Interest Transferred 100% fee simple Current Assessed Value 1,881,000

PART B. PURCHASER/ SELLER/ LEGAL REPRESENTATIVES:

Purchaser's Name Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust
 Mailing Address 2 Fairground Road City Nantucket State MA Zip 02554
 Purchaser's Legal Representative KP Law, P.C., Attn: Vicki S. Marsh, Esq.
 Address 101 Arch Street, 12th Floor City Boston State MA Zip 02110
 Seller's Name Nantucket Cottage Hospital, a Massachusetts charitable corporation
 Mailing Address 57 Prospect Street City Nantucket State MA Zip 02554
 Seller's Legal Representative Goulston & Storrs PC, Attn: Timothy W. Sullivan, Esq.
 Address 400 Atlantic Avenue City Boston State MA Zip 02110

PART C. AFFIDAVIT ATTESTING TO THE TRUE AND COMPLETE PURCHASE PRICE:

Purchase Price \$ 1,605,464.64

I, _____, the undersigned purchaser or purchaser's attorney do hereby certify, under the pains and penalties of perjury, that the above stated Purchase Price, as defined in Chapter 669 of the Acts of 1983 as amended, of the Commonwealth of Massachusetts (the "Land Bank Act"), is the true and complete Purchase Price for the transfer of the Real Property Interest described in Part A and between the parties named in Part B. (Note: "Purchase Price" must include the value of all money and property received by Seller and obligations assumed by Purchaser. See the definition for details.)

Signature _____ Date _____

PART D. EXEMPTION CLAIMED A ATTACH APPLICABLE EXEMPTION FORMS AND REQUIRED DOCUMENTATION.

NANTUCKET LAND BANK CERTIFICATE		
☐ PAID	_____	
☐ EXEMPT	_____	
☐ NON-APPLICABILITY	_____	
RECORD NO.	DATE	CERTIFICATION

NANTUCKET REGISTRY RECORD	
DATE RECORDED	_____
RECORDED AS:	
BOOK	PAGE _____
DOCUMENT	CERTIFICATE _____

NANTUCKET LAND BANK COMMISSION FORM A**PURCHASER'S CLAIM OF EXEMPTION "A" – GOVERNMENTAL BODY.****INSTRUCTIONS**

IF PURCHASER CLAIMS THAT THE TRANSFER DESCRIBED IN ATTACHED FORM 1 IS EXEMPT FROM A LAND BANK FEE UNDER EXEMPTION "A", PURCHASER SHALL COMPLETE THIS FORM AND SUPPLY ANY SUPPLEMENTAL DOCUMENTS REQUIRED.

EXEMPTION: As stated in Section 12(a) of the Land Bank Act, Exemption "A" applies to "Transfers to the government of the United States, the commonwealth, and any of their instrumentalities, agencies or subdivisions."

PURCHASER'S AFFIDAVIT

Purchaser claims Exemption "A" applies to the transfer described in Form 1 attached. The following information is supplied in support of this exemption claim:

NAME OF GOVERNMENTAL BODY: Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust

STATUTE OR OTHER ENABLING LAW CREATING SAID BODY: G.L. c. 44, Section 55C

If you have no statutory reference, has the Massachusetts Department of Revenue issued a determination that said governmental body is exempt from application of the Massachusetts deeds excise tax (M.G.L. Chapter 64D)? ☐ Yes ☐ No

If so provide the citation for the determination. _____

I, the undersigned duly authorized officer of the governmental body named above or the body's attorney do hereby certify, under pains and penalties of perjury, that the information appearing in the above Purchaser's Affidavit is true and complete.

Signature _____ Title _____

Print Name _____ Date _____

NANTUCKET LAND BANK COMMISSION FORM A**PURCHASER'S CLAIM OF EXEMPTION "A" – GOVERNMENTAL BODY.****INSTRUCTIONS**

IF PURCHASER CLAIMS THAT THE TRANSFER DESCRIBED IN ATTACHED FORM 1 IS EXEMPT FROM A LAND BANK FEE UNDER EXEMPTION "A", PURCHASER SHALL COMPLETE THIS FORM AND SUPPLY ANY SUPPLEMENTAL DOCUMENTS REQUIRED.

EXEMPTION: As stated in Section 12(a) of the Land Bank Act, Exemption "A" applies to "Transfers to the government of the United States, the commonwealth, and any of their instrumentalities, agencies or subdivisions."

PURCHASER'S AFFIDAVIT

Purchaser claims Exemption "A" applies to the transfer described in Form 1 attached. The following information is supplied in support of this exemption claim:

NAME OF GOVERNMENTAL BODY: Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust

STATUTE OR OTHER ENABLING LAW CREATING SAID BODY: G.L. c. 44, Section 55C

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If so provide the citation for the determination. _____

I, the undersigned duly authorized officer of the governmental body named above or the body's attorney do hereby certify, under pains and penalties of perjury, that the information appearing in the above Purchaser's Affidavit is true and complete.

Signature _____ Title _____

Print Name _____ Date _____

NANTUCKET LAND BANK COMMISSION FORM 2**PURCHASER'S AND/OR SELLER'S AFFIDAVIT AND SUPPLEMENTAL DOCUMENTATION**

(To the extent permitted by Land Bank Act Section 9(b), THIS FORM IS NOT A PUBLIC RECORD.)

INSTRUCTIONS

1. ***IF EITHER PARTY IS A TRUST, CORPORATION, PARTNERSHIP, LLC OR LLP, FORM 2 IS REQUIRED. PROVIDE A SEPARATE FORM 2 PART A FOR EACH ENTITY INVOLVED IN THE TRANSACTION, WHETHER AS A SELLER/PURCHASER OR AS AN OWNER OF AN INTEREST IN EITHER SELLER OR PURCHASER.***
2. ***ALL ENTITIES COMPLETE PART A. ALL SELLER ENTITIES COMPLETE PART B.***

PART A. ENTITY AFFIDAVIT AS TO THIS TRANSACTION:

In the space provided below identify the underlying owners of the purchaser and/or seller Corporation, Partnership, trust, LLC or LLP (i.e. stockholders, partners, members, or beneficiaries) named in the attached Form 1, and indicate the interests held by the parties thereto at the time of this transfer. Attach additional sheets and documentation if necessary. If any of the underlying owners is an entity (not an individual), supply the same information for that underlying entity.

SELLER ____ PURCHASER X NAME OF ENTITY: Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust

Is this entity publically traded? ____ Yes X No. If yes, the following question need not be answered unless a controlling interest in the corporation was transferred.

List names of all underlying owners (i.e. stockholders, partners, members or beneficiaries) of the entity and percentages owned by each. (If the percentages changed as a result of the reported transfer, list percentages both before and after the transfer. If the entity is taxed as a partnership, list income and capital interests, if they differ.)

The real property is being acquired by the Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust. Town of Nantucket Affordable Housing Trust Fund acts through its Board of Trustees, the names of whom are as follows: Brian Sullivan, Reema Sherry, Meg Browsers, Shantaw Bloise, Penelope Day, Thomas Dixon, and Dave Iverson.

I, the undersigned duly authorized officer of the entity or the entity's attorney do hereby certify, under pains and penalties of perjury, that the information appearing in the above Part A, Entity Affidavit, is true and complete.

Signature _____ Title _____

Print Name _____ Date _____

PART B. SELLER'S AFFIDAVIT AS TO PRIOR TRANSACTIONS:

NAME OF SELLING ENTITY _____

Since the last transfer reported to the Land Bank regarding the Property described on Form 1 attached, has there been a conveyance of any interest in the selling entity?

NO ☐ Please provide:
Land Bank Record Number for last reported transfer, if known _____

YES ☐ Please provide details of the unreported transfer(s).

I, the undersigned duly authorized officer of the seller entity or seller's attorney do hereby certify, under pains and penalties of perjury, that the information appearing in the above Part B, Seller's Affidavit, is true and complete.

Signature _____ Title _____

Print Name _____ Date _____

NANTUCKET LAND BANK COMMISSION FORM 2**PURCHASER'S AND/OR SELLER'S AFFIDAVIT AND SUPPLEMENTAL DOCUMENTATION**

(To the extent permitted by Land Bank Act Section 9(b), THIS FORM IS NOT A PUBLIC RECORD.)

INSTRUCTIONS

1. ***IF EITHER PARTY IS A TRUST, CORPORATION, PARTNERSHIP, LLC OR LLP, FORM 2 IS REQUIRED. PROVIDE A SEPARATE FORM 2 PART A FOR EACH ENTITY INVOLVED IN THE TRANSACTION, WHETHER AS A SELLER/PURCHASER OR AS AN OWNER OF AN INTEREST IN EITHER SELLER OR PURCHASER.***
2. ***ALL ENTITIES COMPLETE PART A. ALL SELLER ENTITIES COMPLETE PART B.***

PART A. ENTITY AFFIDAVIT AS TO THIS TRANSACTION:

In the space provided below identify the underlying owners of the purchaser and/or seller Corporation, Partnership, trust, LLC or LLP (i.e. stockholders, partners, members, or beneficiaries) named in the attached Form 1, and indicate the interests held by the parties thereto at the time of this transfer. Attach additional sheets and documentation if necessary. If any of the underlying owners is an entity (not an individual), supply the same information for that underlying entity.

SELLER ____ PURCHASER X NAME OF ENTITY: Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust

Is this entity publically traded? ____ Yes X No. If yes, the following question need not be answered unless a controlling interest in the corporation was transferred.

List names of all underlying owners (i.e. stockholders, partners, members or beneficiaries) of the entity and percentages owned by each. (If the percentages changed as a result of the reported transfer, list percentages both before and after the transfer. If the entity is taxed as a partnership, list income and capital interests, if they differ.)

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I, the undersigned duly authorized officer of the entity or the entity's attorney do hereby certify, under pains and penalties of perjury, that the information appearing in the above Part A, Entity Affidavit, is true and complete.

Signature _____ Title _____

Print Name _____ Date _____

PART B. SELLER'S AFFIDAVIT AS TO PRIOR TRANSACTIONS:

NAME OF SELLING ENTITY _____

Since the last transfer reported to the Land Bank regarding the Property described on Form 1 attached, has there been a conveyance of any interest in the selling entity?

NO ☐ Please provide:
Land Bank Record Number for last reported transfer, if known _____

YES ☐ Please provide details of the unreported transfer(s).

I, the undersigned duly authorized officer of the seller entity or seller's attorney do hereby certify, under pains and penalties of perjury, that the information appearing in the above Part B, Seller's Affidavit, is true and complete.

Signature _____ Title _____

Print Name _____ Date _____

NANTUCKET LAND BANK COMMISSION FORM 2**PURCHASER'S AND/OR SELLER'S AFFIDAVIT AND SUPPLEMENTAL DOCUMENTATION**

(To the extent permitted by Land Bank Act Section 9(b), THIS FORM IS NOT A PUBLIC RECORD.)

INSTRUCTIONS

1. ***IF EITHER PARTY IS A TRUST, CORPORATION, PARTNERSHIP, LLC OR LLP, FORM 2 IS REQUIRED. PROVIDE A SEPARATE FORM 2 PART A FOR EACH ENTITY INVOLVED IN THE TRANSACTION, WHETHER AS A SELLER/PURCHASER OR AS AN OWNER OF AN INTEREST IN EITHER SELLER OR PURCHASER.***
2. ***ALL ENTITIES COMPLETE PART A. ALL SELLER ENTITIES COMPLETE PART B.***

PART A. ENTITY AFFIDAVIT AS TO THIS TRANSACTION:

In the space provided below identify the underlying owners of the purchaser and/or seller Corporation, Partnership, trust, LLC or LLP (i.e. stockholders, partners, members, or beneficiaries) named in the attached Form 1, and indicate the interests held by the parties thereto at the time of this transfer. Attach additional sheets and documentation if necessary. If any of the underlying owners is an entity (not an individual), supply the same information for that underlying entity.

SELLER ☒ PURCHASER _____ NAME OF ENTITY: Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust

Is this entity publically traded? ____ Yes ☒ No. If yes, the following question need not be answered unless a controlling interest in the corporation was transferred.

List names of all underlying owners (i.e. stockholders, partners, members or beneficiaries) of the entity and percentages owned by each. (If the percentages changed as a result of the reported transfer, list percentages both before and after the transfer. If the entity is taxed as a partnership, list income and capital interests, if they differ.)

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I, the undersigned duly authorized officer of the entity or the entity's attorney do hereby certify, under pains and penalties of perjury, that the information appearing in the above Part A, Entity Affidavit, is true and complete.

Signature _____ Title _____

Print Name _____ Date _____

PART B. SELLER'S AFFIDAVIT AS TO PRIOR TRANSACTIONS:NAME OF SELLING ENTITY Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust

Since the last transfer reported to the Land Bank regarding the Property described on Form 1 attached, has there been a conveyance of any interest in the selling entity?

NO ☒ Please provide:
Land Bank Record Number for last reported transfer, if known _____

YES ☐ Please provide details of the unreported transfer(s).

I, the undersigned duly authorized officer of the seller entity or seller's attorney do hereby certify, under pains and penalties of perjury, that the information appearing in the above Part B, Seller's Affidavit, is true and complete.

Signature _____ Title _____

Print Name _____ Date _____

NANTUCKET LAND BANK COMMISSION FORM 2**PURCHASER'S AND/OR SELLER'S AFFIDAVIT AND SUPPLEMENTAL DOCUMENTATION**

(To the extent permitted by Land Bank Act Section 9(b), THIS FORM IS NOT A PUBLIC RECORD.)

INSTRUCTIONS

1. ***IF EITHER PARTY IS A TRUST, CORPORATION, PARTNERSHIP, LLC OR LLP, FORM 2 IS REQUIRED. PROVIDE A SEPARATE FORM 2 PART A FOR EACH ENTITY INVOLVED IN THE TRANSACTION, WHETHER AS A SELLER/PURCHASER OR AS AN OWNER OF AN INTEREST IN EITHER SELLER OR PURCHASER.***
2. ***ALL ENTITIES COMPLETE PART A. ALL SELLER ENTITIES COMPLETE PART B.***

PART A. ENTITY AFFIDAVIT AS TO THIS TRANSACTION:

In the space provided below identify the underlying owners of the purchaser and/or seller Corporation, Partnership, trust, LLC or LLP (i.e. stockholders, partners, members, or beneficiaries) named in the attached Form 1, and indicate the interests held by the parties thereto at the time of this transfer. Attach additional sheets and documentation if necessary. If any of the underlying owners is an entity (not an individual), supply the same information for that underlying entity.

SELLER ☒ PURCHASER _____ NAME OF ENTITY: Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust

Is this entity publically traded? ____ Yes ☒ No. If yes, the following question need not be answered unless a controlling interest in the corporation was transferred.

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I, the undersigned duly authorized officer of the entity or the entity's attorney do hereby certify, under pains and penalties of perjury, that the information appearing in the above Part A, Entity Affidavit, is true and complete.

Signature _____ Title _____

Print Name _____ Date _____

PART B. SELLER'S AFFIDAVIT AS TO PRIOR TRANSACTIONS:NAME OF SELLING ENTITY Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust

Since the last transfer reported to the Land Bank regarding the Property described on Form 1 attached, has there been a conveyance of any interest in the selling entity?

NO ☒ Please provide:
Land Bank Record Number for last reported transfer, if known _____

YES ☐ Please provide details of the unreported transfer(s).

I, the undersigned duly authorized officer of the seller entity or seller's attorney do hereby certify, under pains and penalties of perjury, that the information appearing in the above Part B, Seller's Affidavit, is true and complete.

Signature _____ Title _____

Print Name _____ Date _____

INFORMATION REQUIRED BY INTERNAL REVENUE SERVICE
FOR ALL REAL ESTATE TRANSACTIONS
NOTE: MUST BE SIGNED BY ALL SELLERS

- A. Name of Seller: Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust
- B. Mailing Address of Seller: 2 Fairgrounds Road
Nantucket, MA 02554
- C. Description of Real Estate Sold (Street Address, Short Description or Tax Section, Block and Lot): 16 Vesper Lane in the Town of Nantucket, Commonwealth of Massachusetts
- D. Is the Real Estate sold your principal residence? No.
- E. Is this an Exchange Transaction? No.
- F. Sale Price: \$2,799,872.64.
- G. I hereby certify under penalties of perjury that its taxpayer identification number (TIN) is: _____.

TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

INFORMATION REQUIRED BY INTERNAL REVENUE SERVICE
FOR ALL REAL ESTATE TRANSACTIONS
NOTE: MUST BE SIGNED BY ALL SELLERS

- A. Name of Seller: Town of Nantucket Affordable Housing Trust Fund, a Massachusetts municipal affordable housing trust
- B. Mailing Address of Seller: 2 Fairgrounds Road
Nantucket, MA 02554
- C. Description of Real Estate Sold (Street Address, Short Description or Tax Section, Block and Lot): 16 Vesper Lane in the Town of Nantucket, Commonwealth of Massachusetts
- D. Is the Real Estate sold your principal residence? No.
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TOWN OF NANTUCKET AFFORDABLE
HOUSING TRUST FUND
By its Board of Trustees

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