

## **EXHIBIT A**

### **DESCRIPTION OF PREMISES**

The land and buildings located at 272 High Street, Newburyport, Essex County, Massachusetts and being shown as Lot 1 on a plan titled "272 High Street Subdivision" dated November 17, 1999, and prepared by Riverside Engineering Services, said plan being duly recorded with Essex South District Registry of Deeds in Plan Book 339, Plan 74. Lot 1 Contains 11,843 square feet, more or less, according to said plan. Meaning and intending hereby to convey the same premises as conveyed to Kemble Widmer II by Suzanne V. Armstrong by deed dated April 30, 2002 and recorded with the Essex County Registry of Deeds at Book 18651, page 314.  
Source: Essex South Registry of Deeds, Book 24960, Page 588.



EXHIBIT B

PHOTOGRAPHER'S AFFIDAVIT

Andrew Barr, being first duly sworn, states on oath as follows:

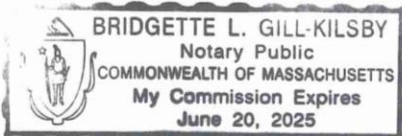
1. This affidavit is attached to a set of sixty-four (64) photographs printed from original 4x5 negatives developed from the film exposed by me on October 14, 15, and 16, 2019. Each photograph bears a letter-number symbol in the lower left hand corner on the reverse side, Historic New England negative numbers 56687-A to 56750-A.
2. Each such exposure was made with a Cambowide 4x5 technical camera with no filter, using Ilford HP5 400 film at normal exposure and shutter speed settings.
3. Each such negative was developed by William Harting of Plymouth, MA in a normal manner without manipulation. No negative was created by more than one exposure and each such negative was delivered to Historic New England for permanent safekeeping.
4. Manufacturers' specifications and recommendations were followed with respect to all photographic materials used, with respect to film exposure, negative developing, photograph printing, and with respect to the care and maintenance of all such materials and final products.

FURTHER AFFIANT SAYETH NOT.

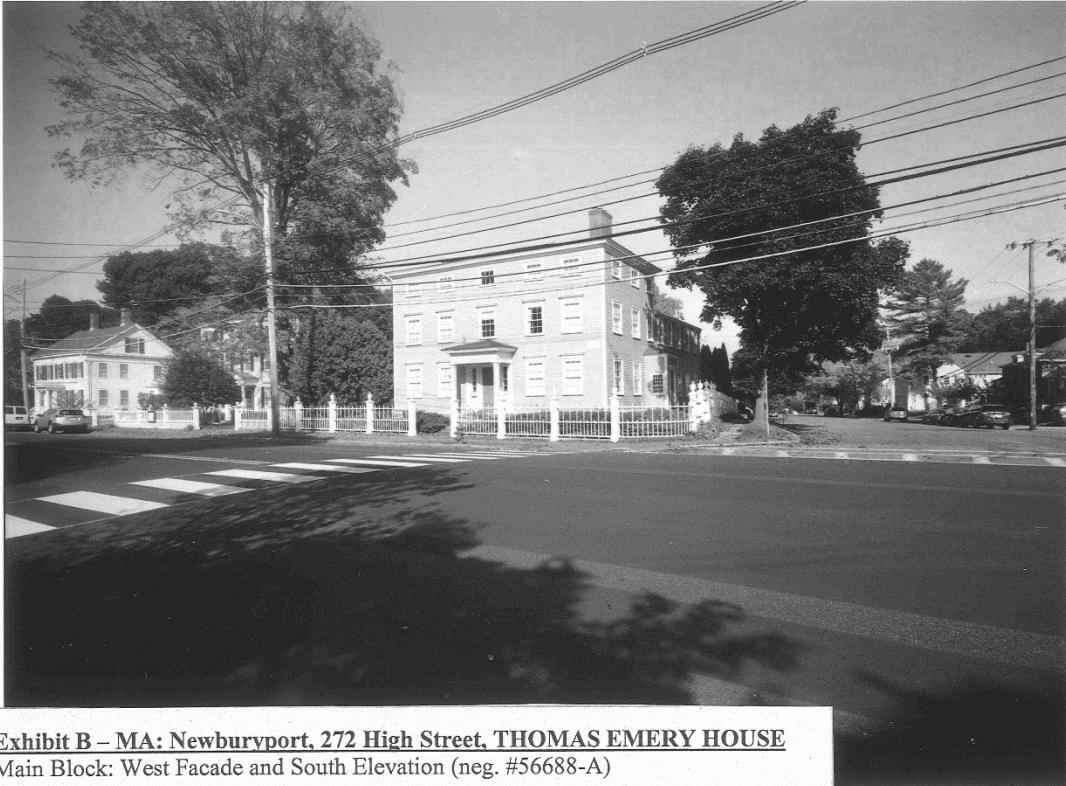
12-10-19  
Date

Andrew Barr  
Andrew Barr

On this 10 day of DECEMBER, 2019, before me, the undersigned notary public, personally appeared Andrew Barr, proved to me through satisfactory evidence of identification, which were MAD, 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.

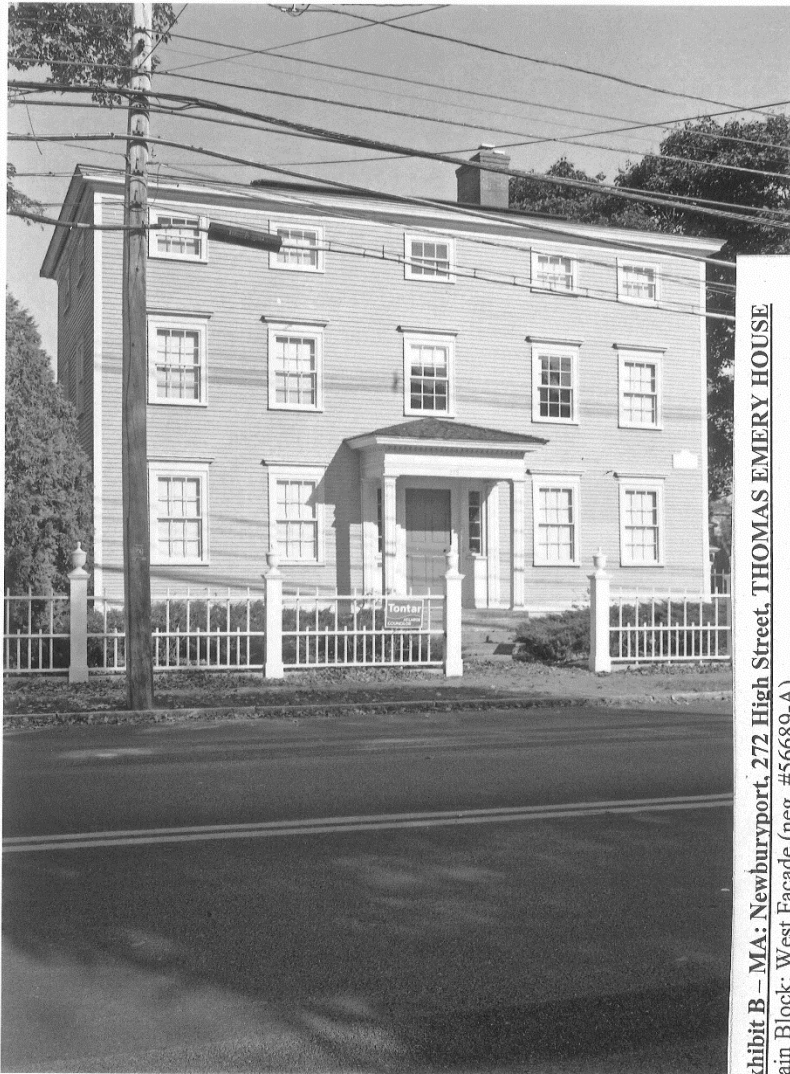


Bridgette L. Gill-Kilsby  
Notary Public Bridgette L. Gill-Kilsby  
My commission expires: June 20, 2025

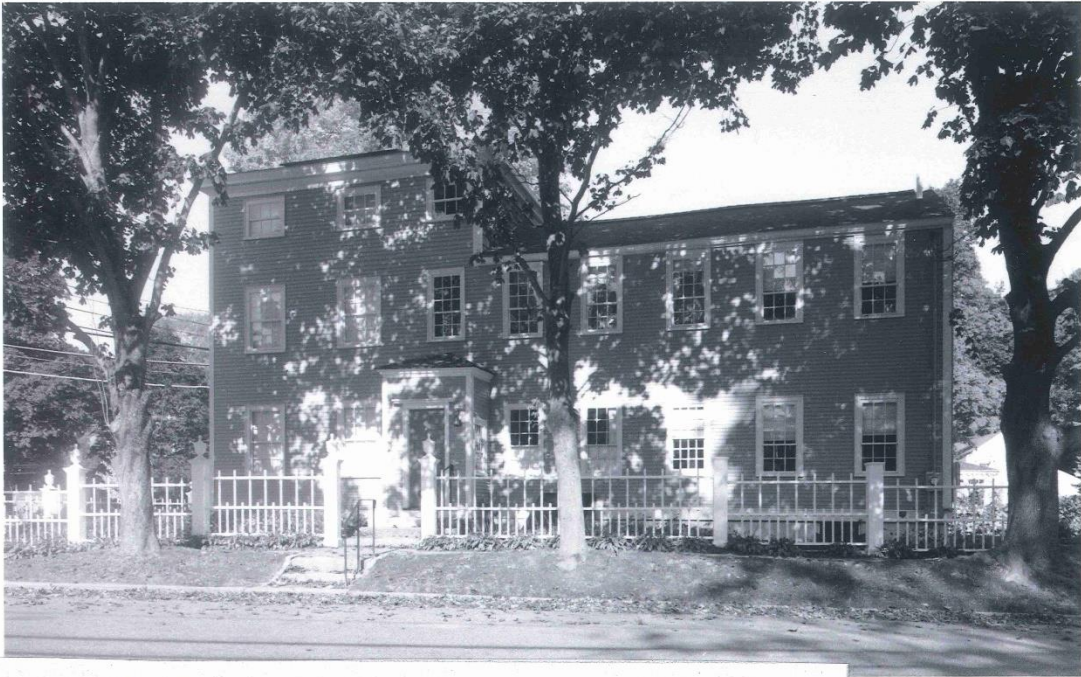


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: West Facade and South Elevation (neg. #56688-A)

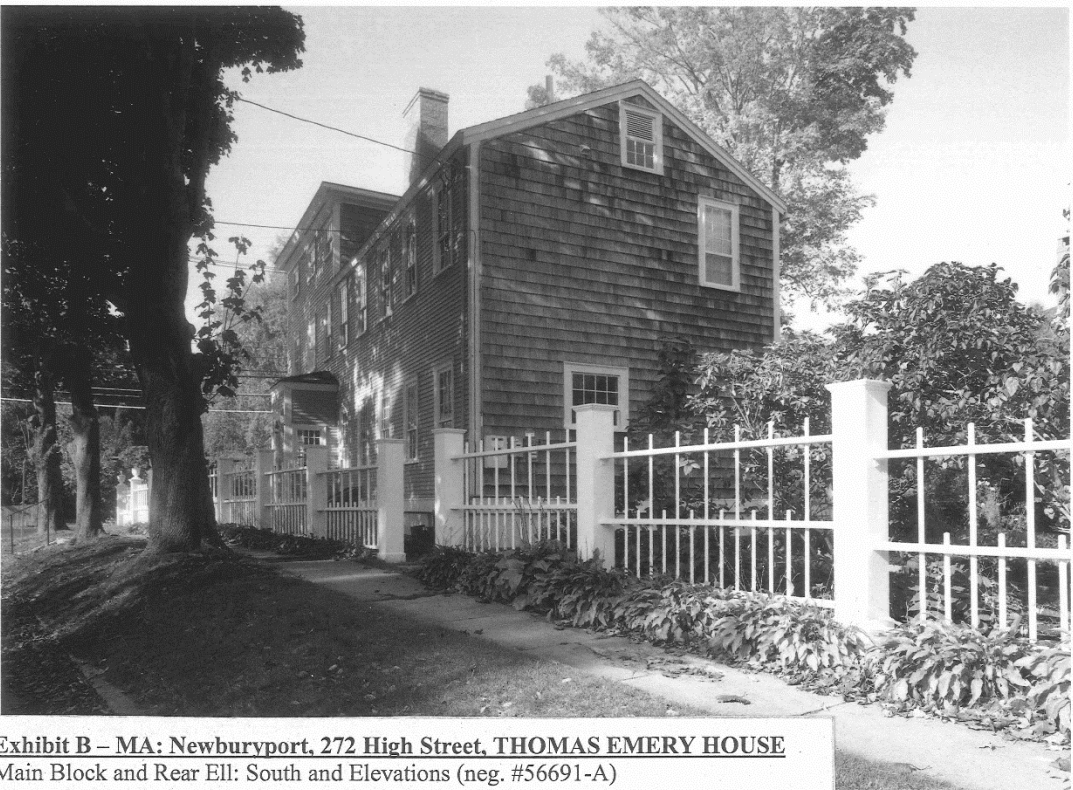




**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: West Facade (neg. #56689-A)

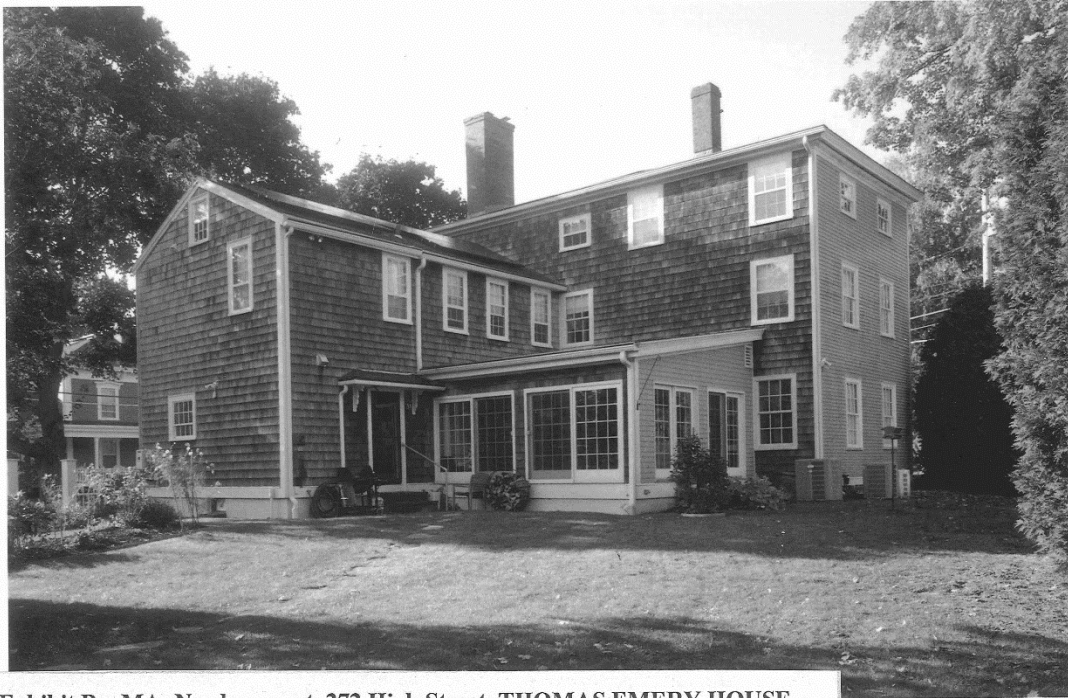


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block and Rear Ell: South Elevation (neg. #56690-A)

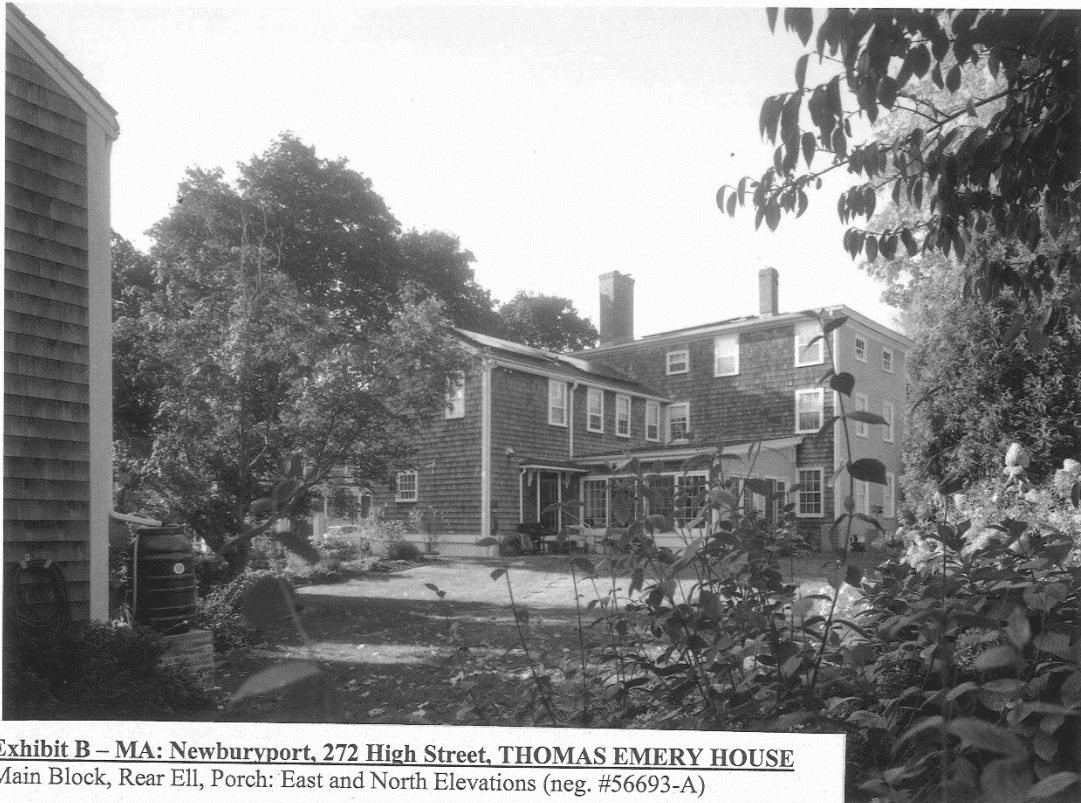


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block and Rear Ell: South and Elevations (neg. #56691-A)





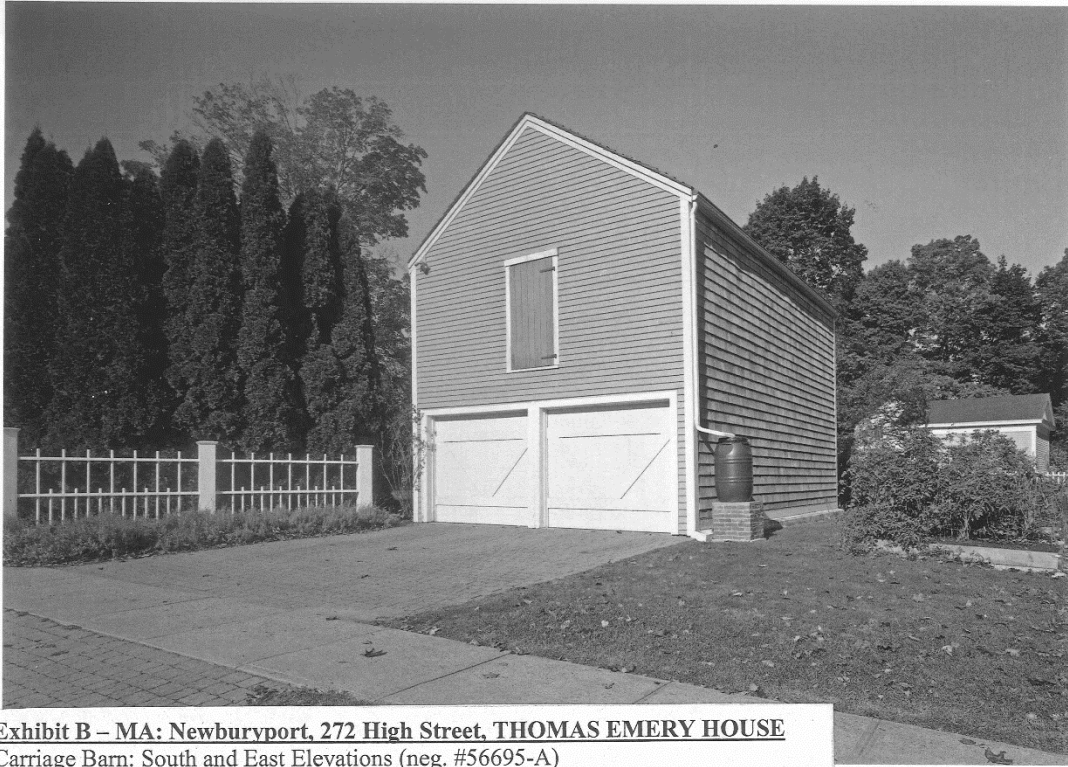
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block, Rear Ell, Porch: East and North Elevations (neg. #56692-A)



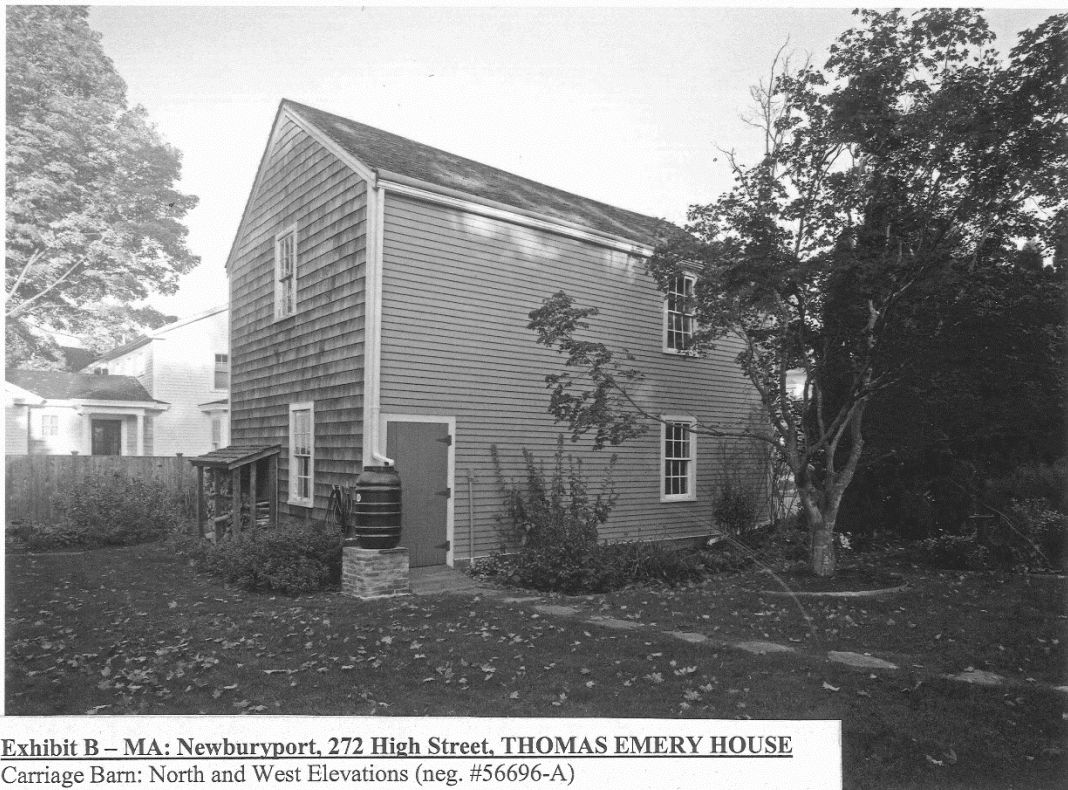
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block, Rear Ell, Porch: East and North Elevations (neg. #56693-A)



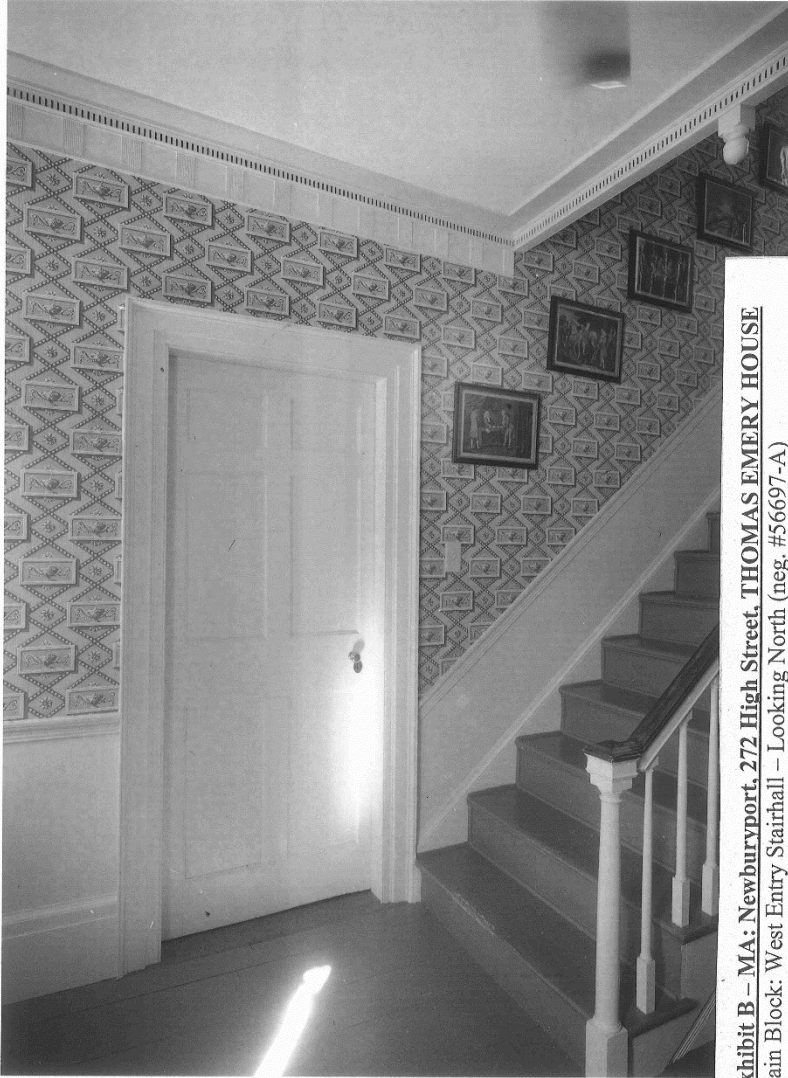
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block and Porch: East and North Elevations (neg. #56694-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Carriage Barn: South and East Elevations (neg. #56695-A)

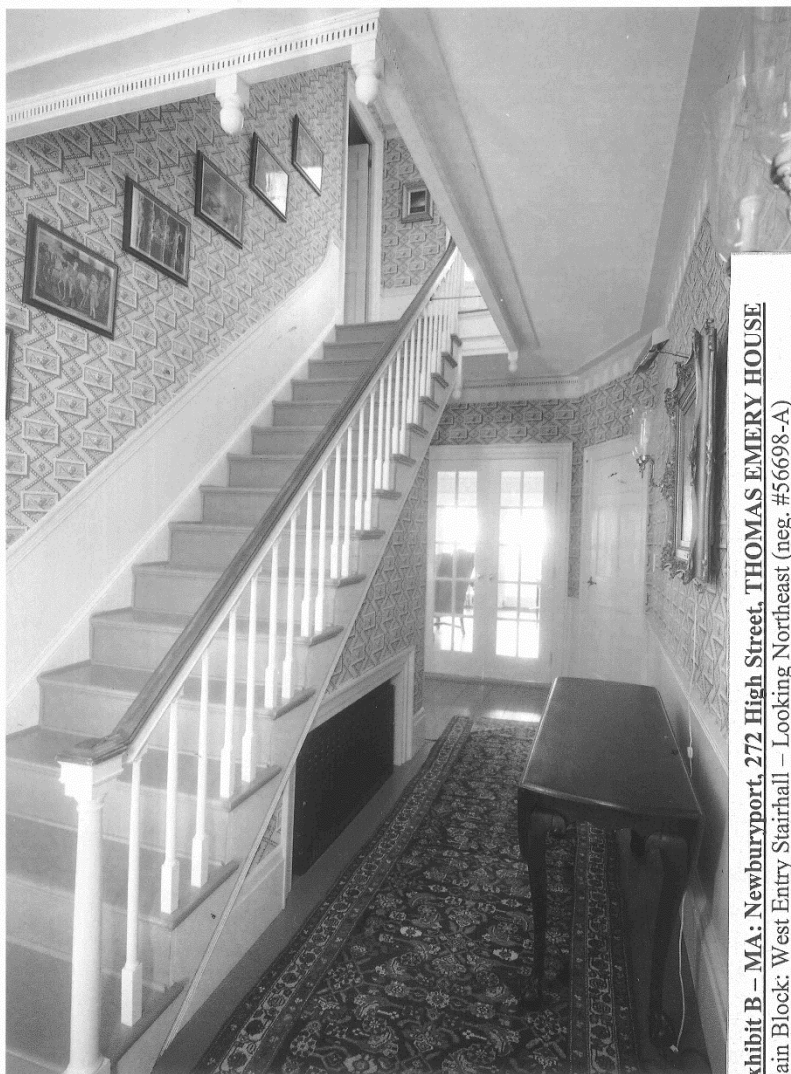


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Carriage Barn: North and West Elevations (neg. #56696-A)

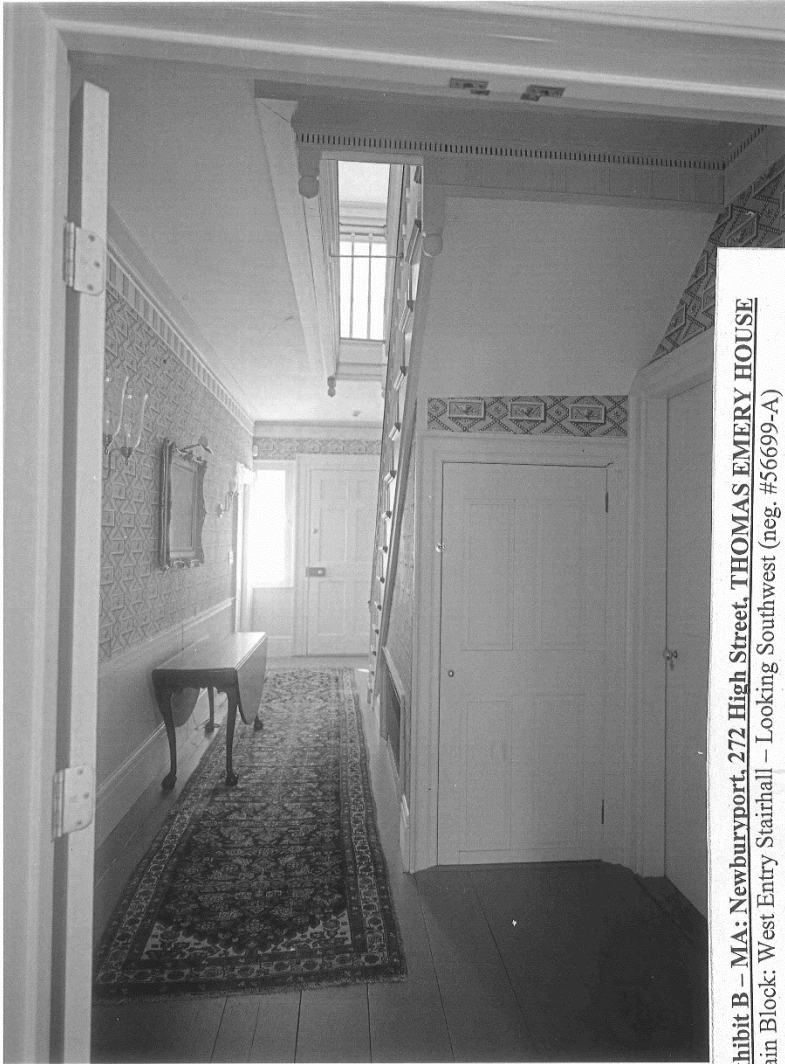


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: West Entry Stairhall – Looking North (neg. #56697-A)



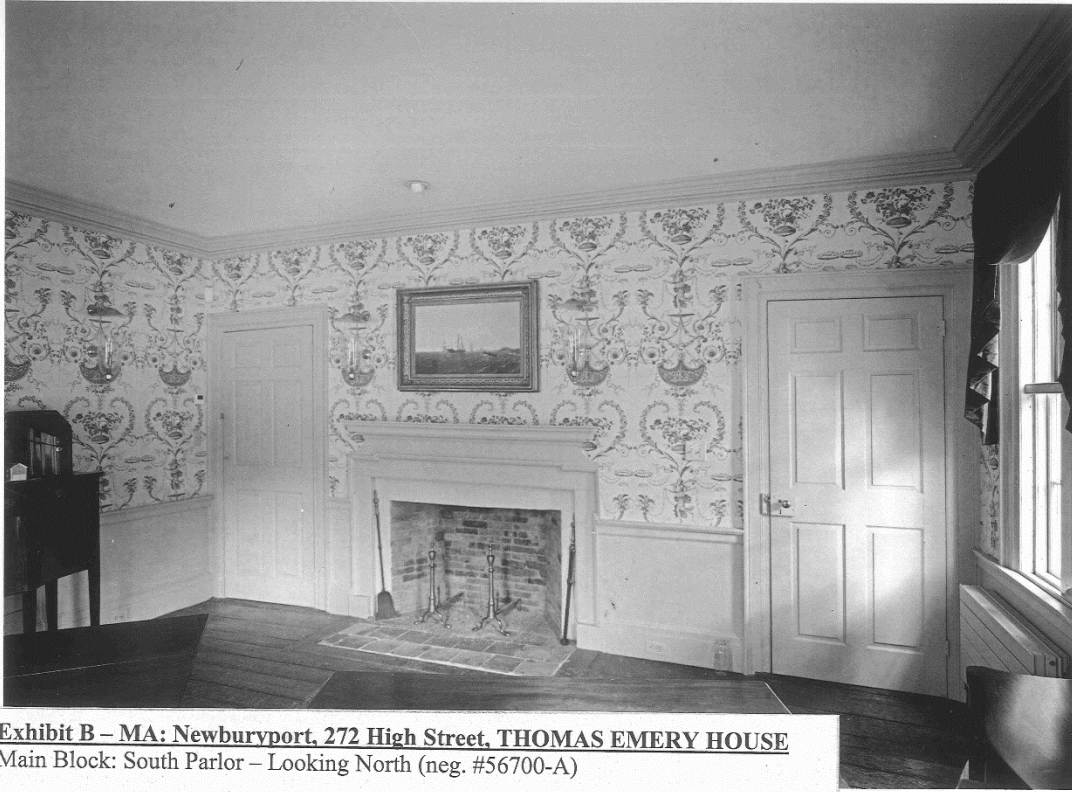


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: West Entry Stairhall – Looking Northeast (neg. #56698-A)

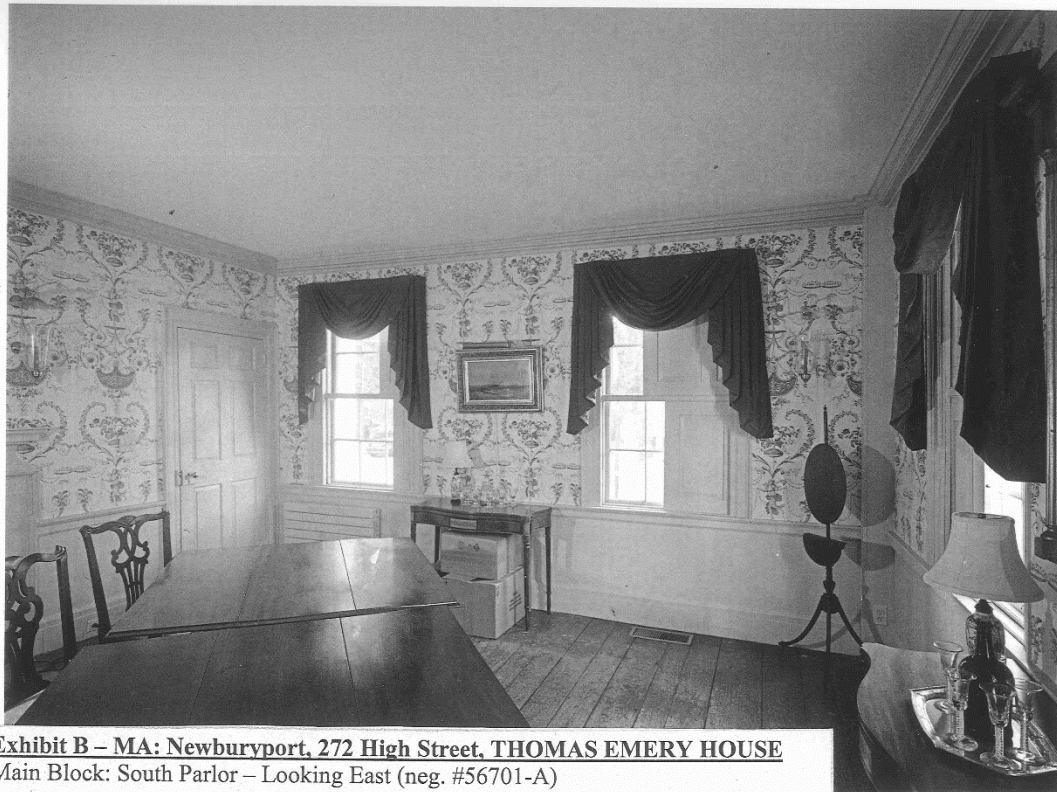


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: West Entry Stairhall – Looking Southwest (neg. #56699-A)

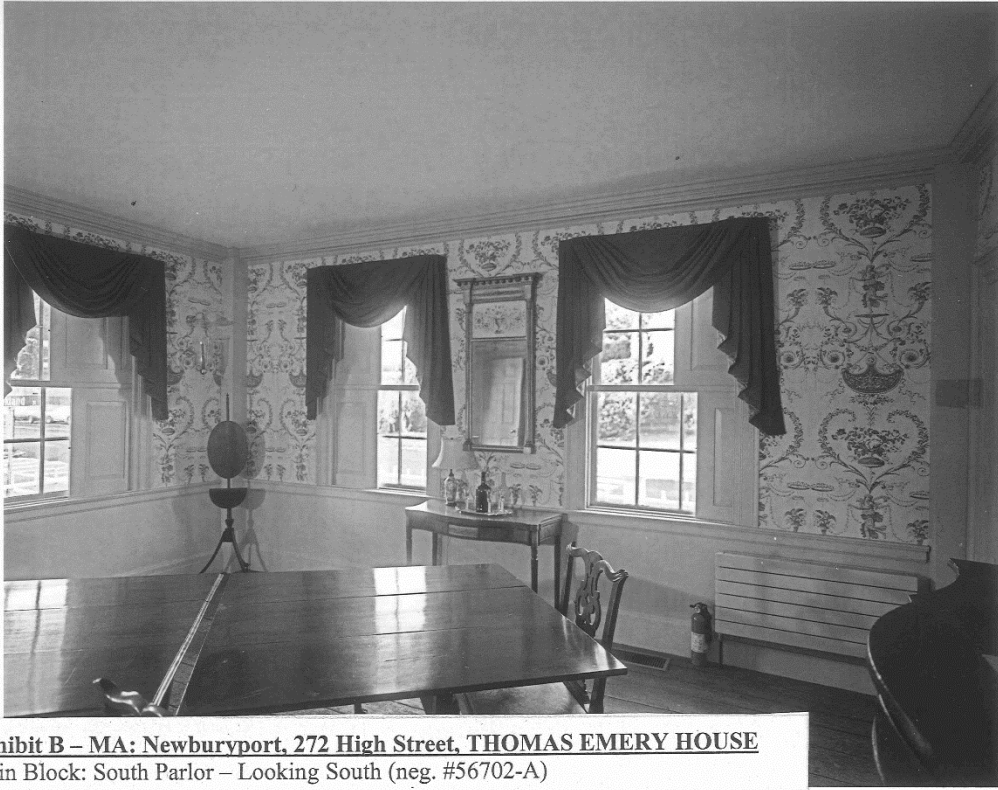




**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: South Parlor – Looking North (neg. #56700-A)



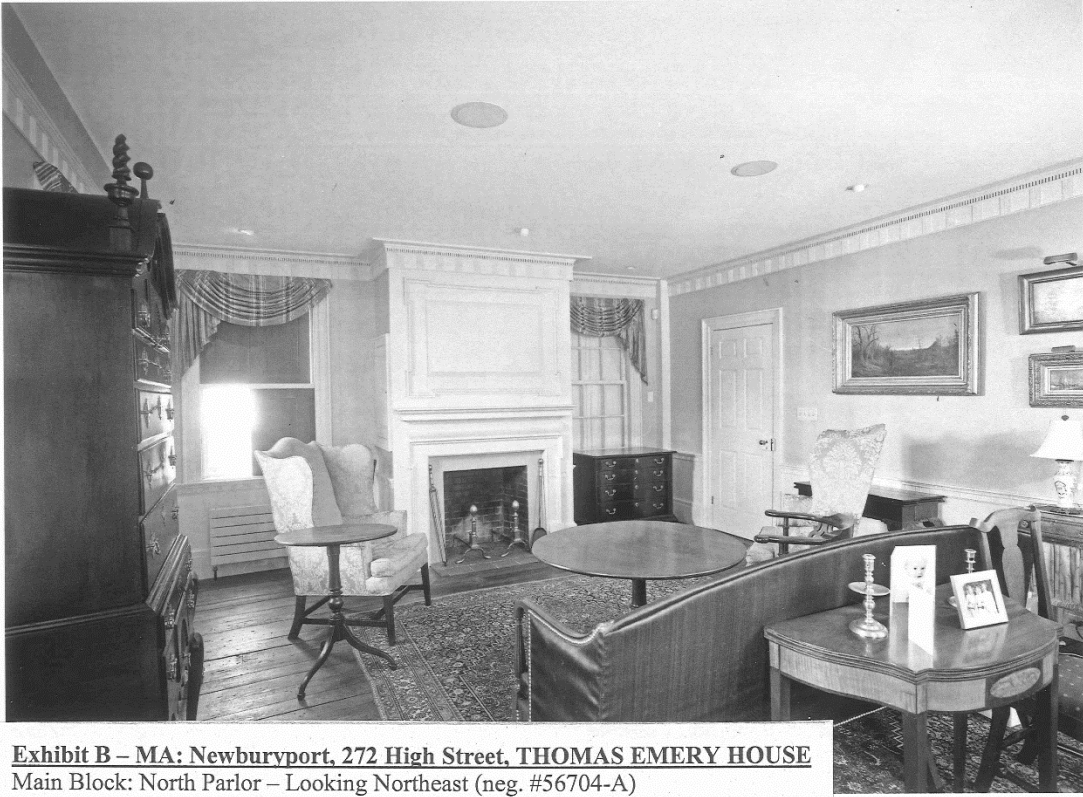
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: South Parlor – Looking East (neg. #56701-A)



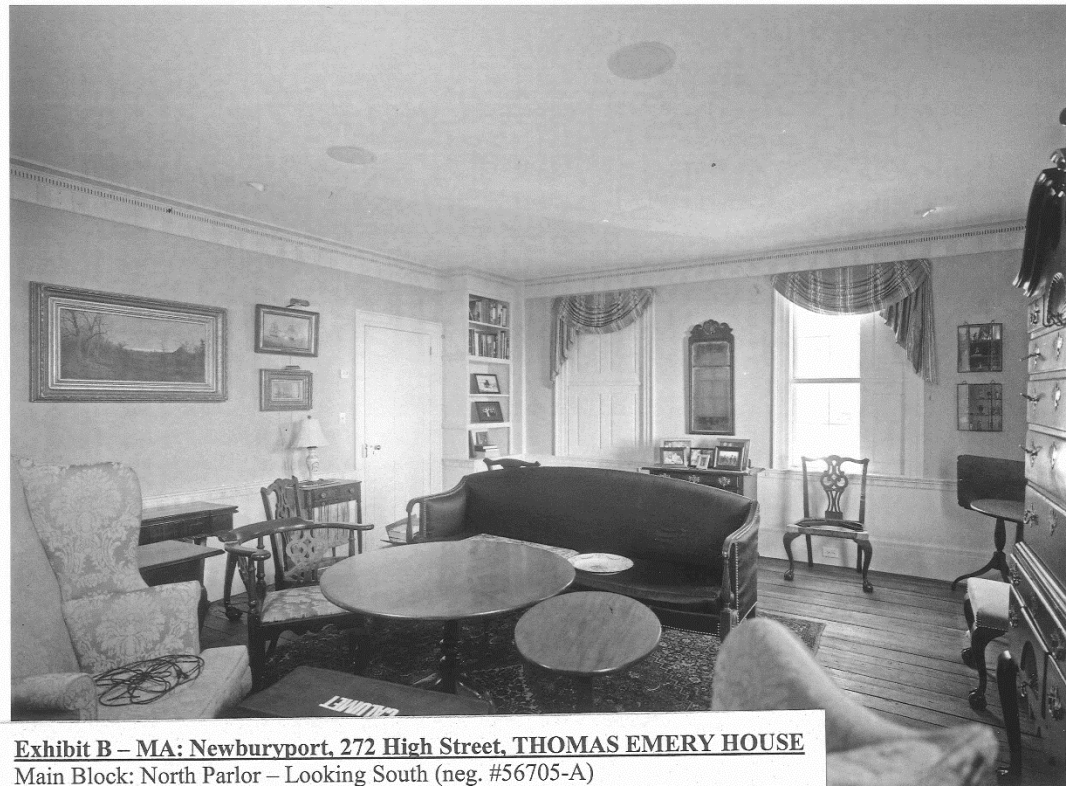
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: South Parlor – Looking South (neg. #56702-A)



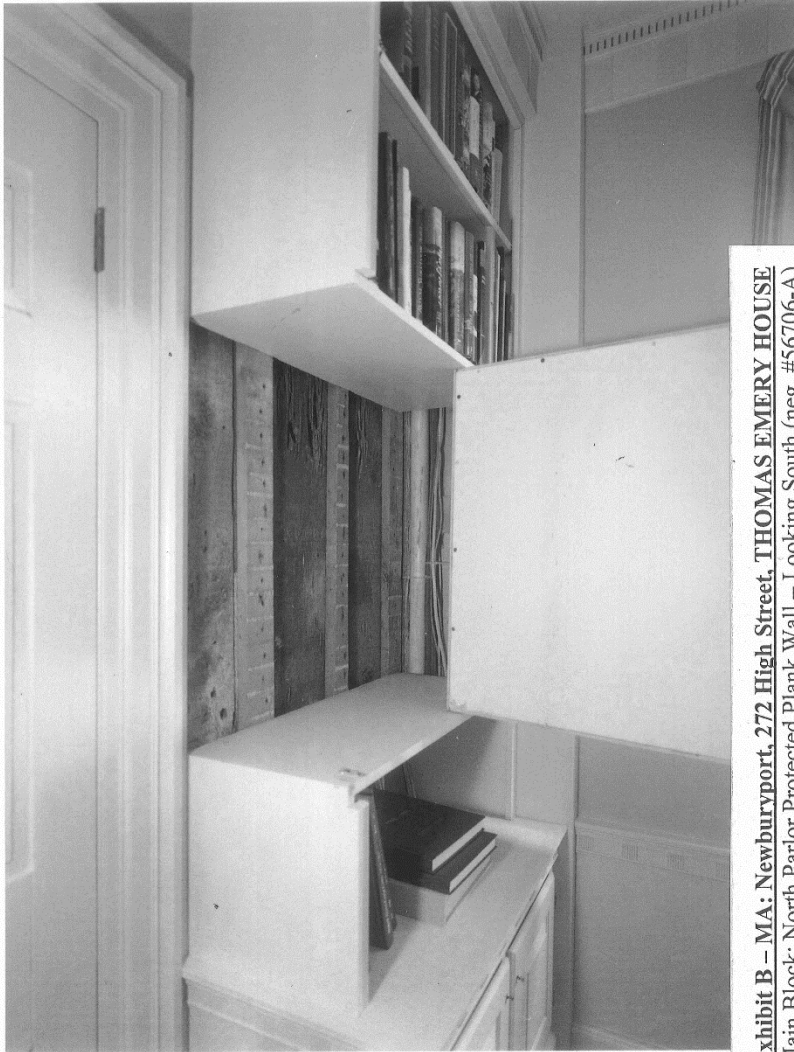
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: South Parlor Closet – Looking Northeast (neg. #56703-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: North Parlor – Looking Northeast (neg. #56704-A)

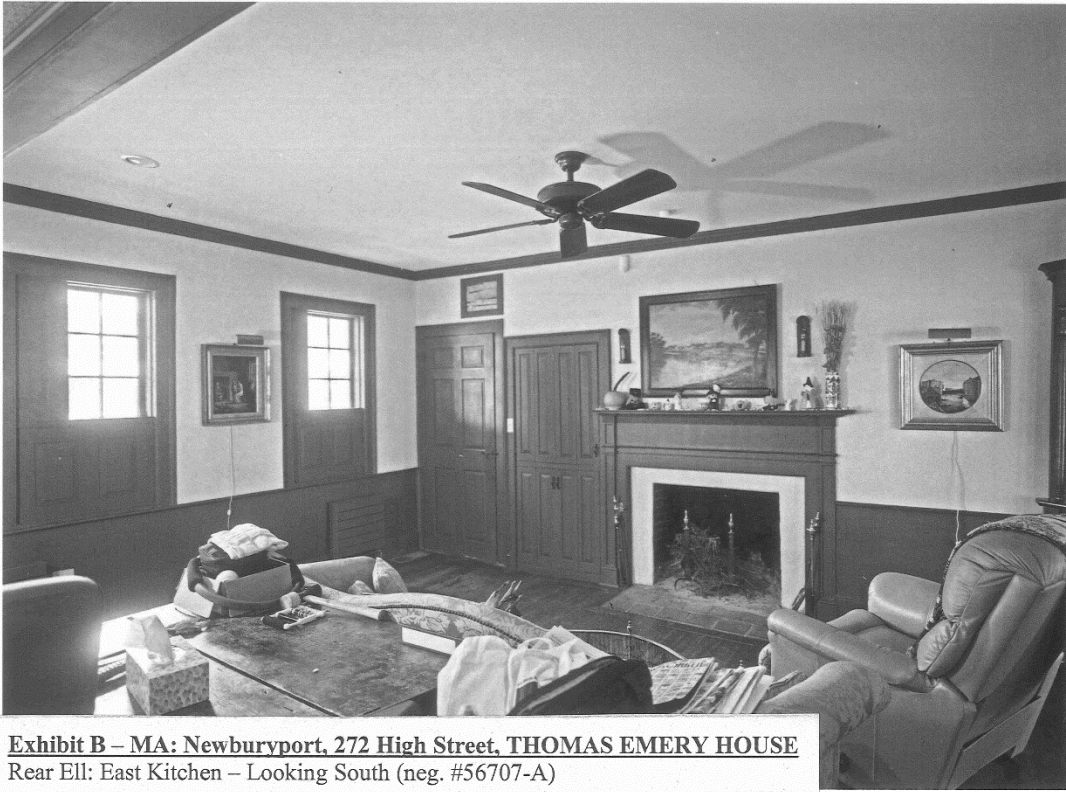


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: North Parlor – Looking South (neg. #56705-A)

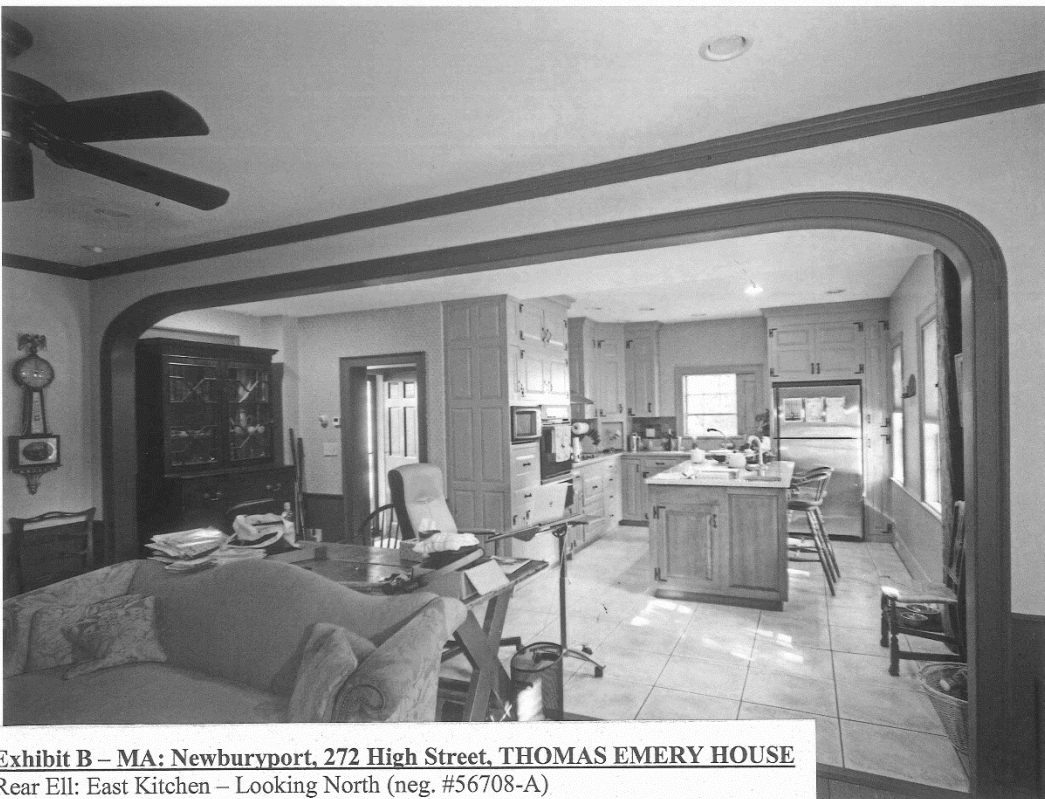


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: North Parlor Protected Plank Wall – Looking South (neg. #56706-A)

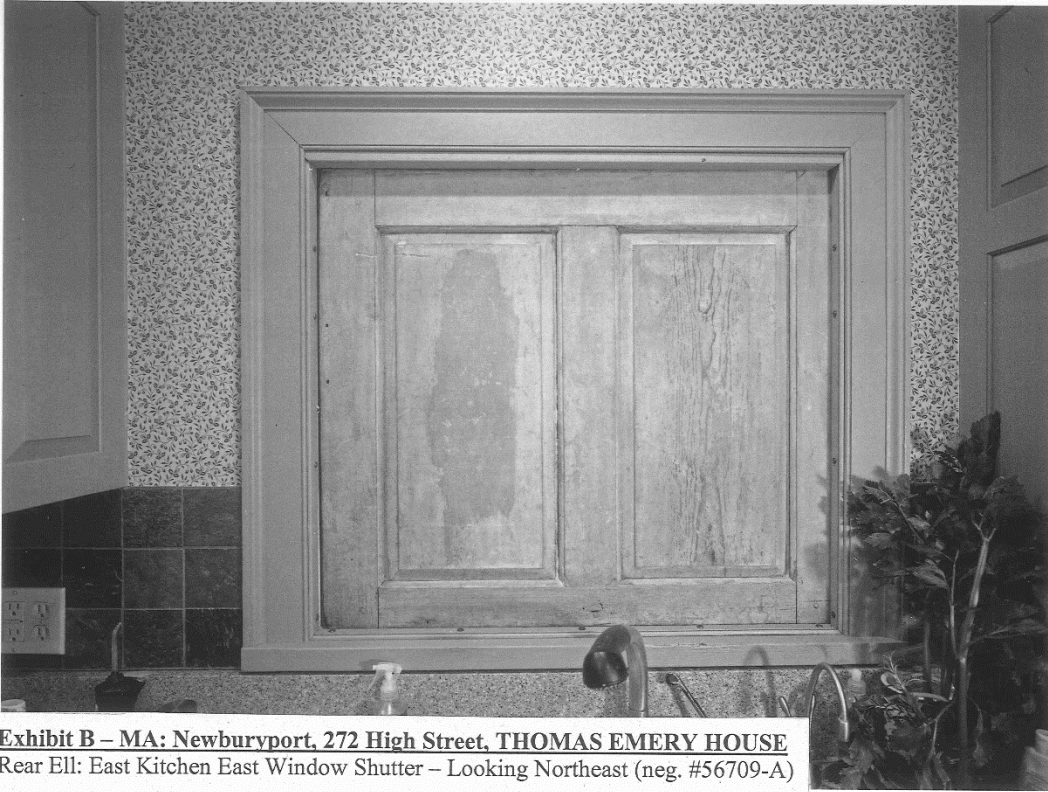




**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Rear Ell: East Kitchen – Looking South (neg. #56707-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Rear Ell: East Kitchen – Looking North (neg. #56708-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Rear Ell: East Kitchen East Window Shutter – Looking Northeast (neg. #56709-A)

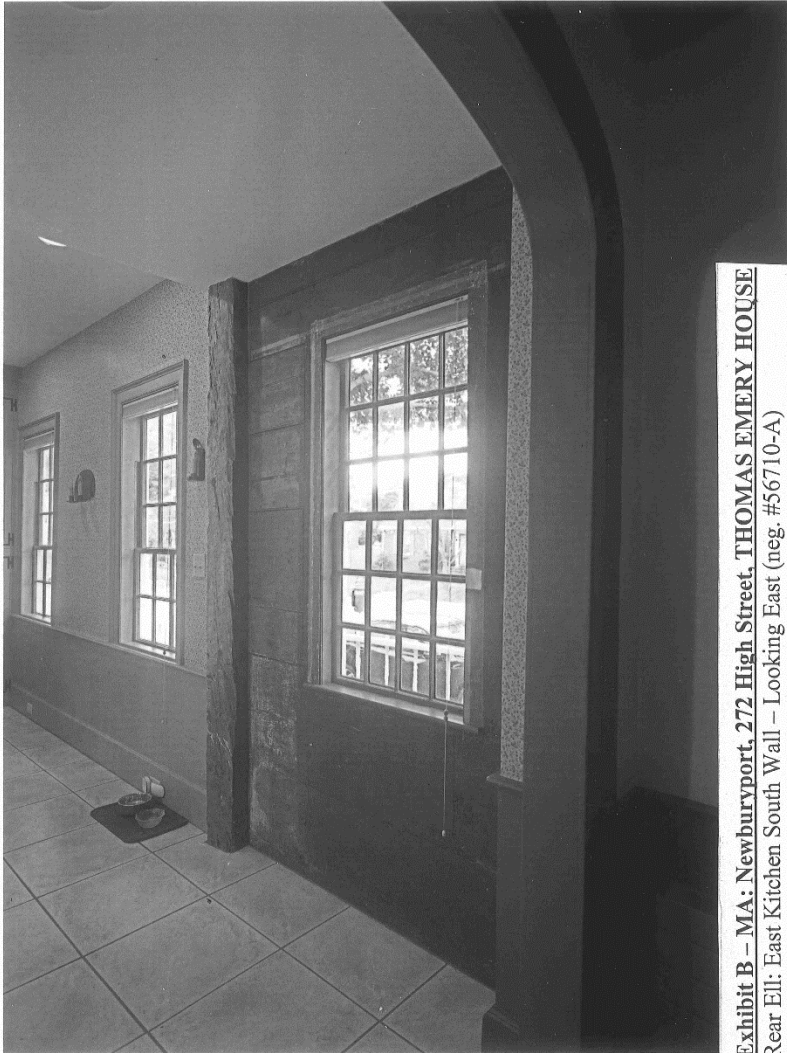
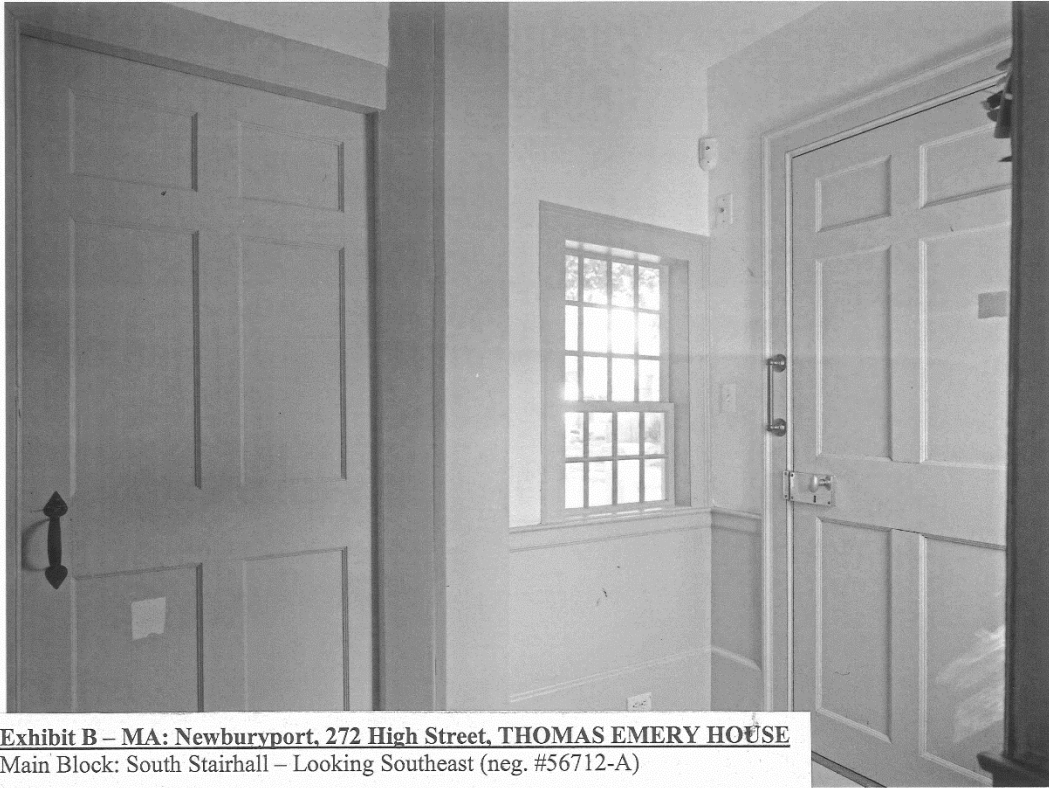


Exhibit B - MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE  
Rear Ell: East Kitchen South Wall - Looking East (neg. #56710-A)

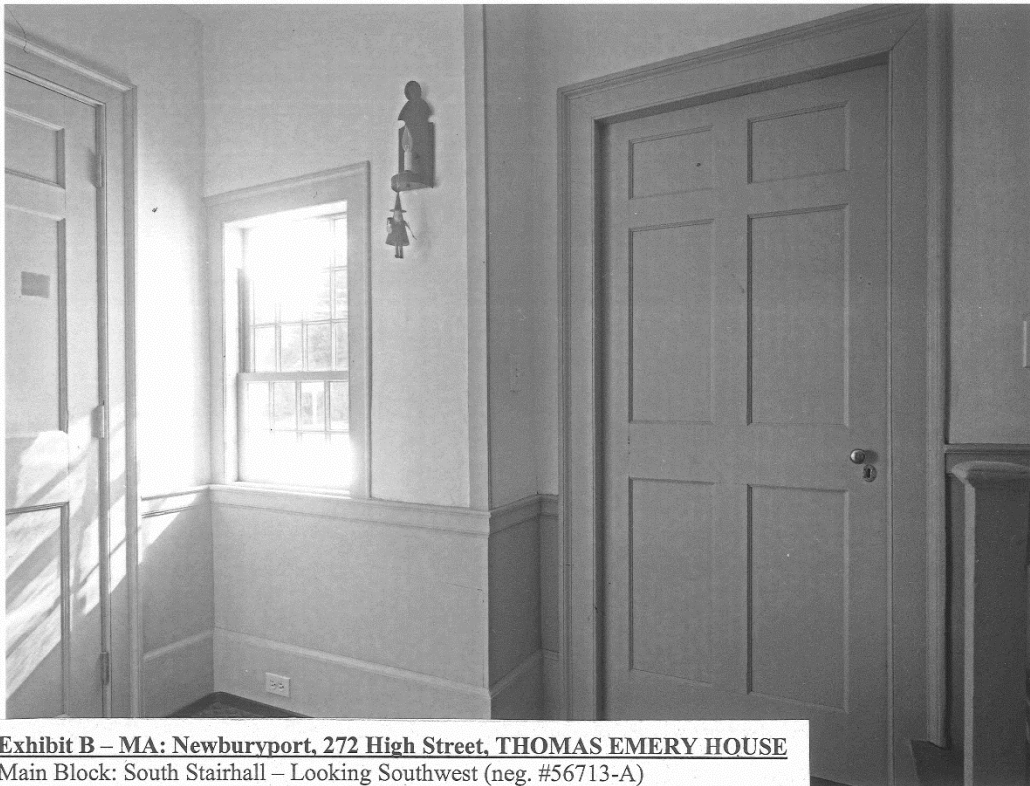




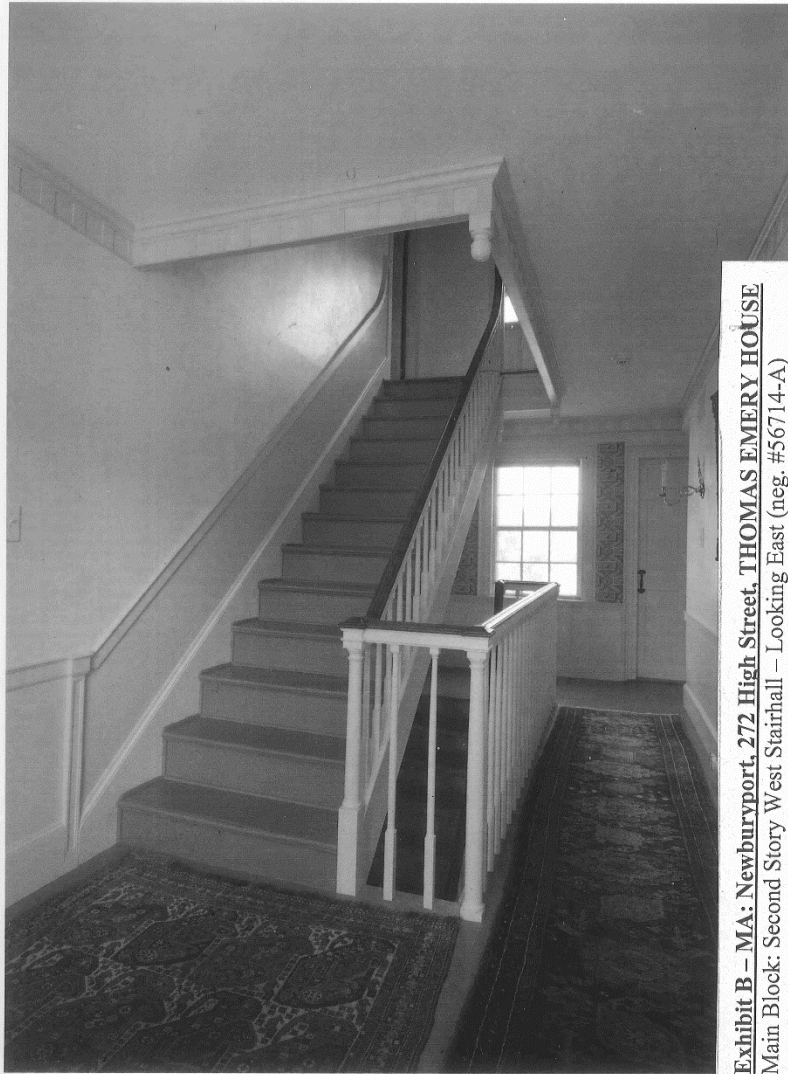
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: South Stairhall – Looking Northwest (neg. #56711-A)



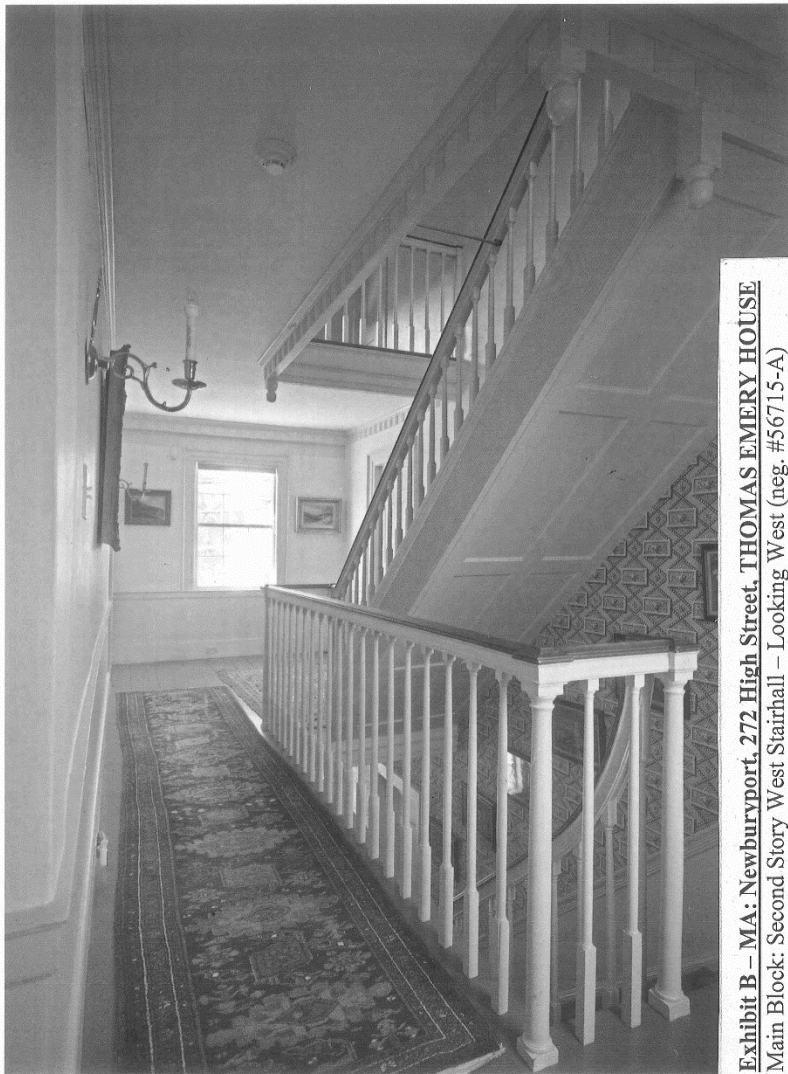
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: South Stairhall – Looking Southeast (neg. #56712-A)



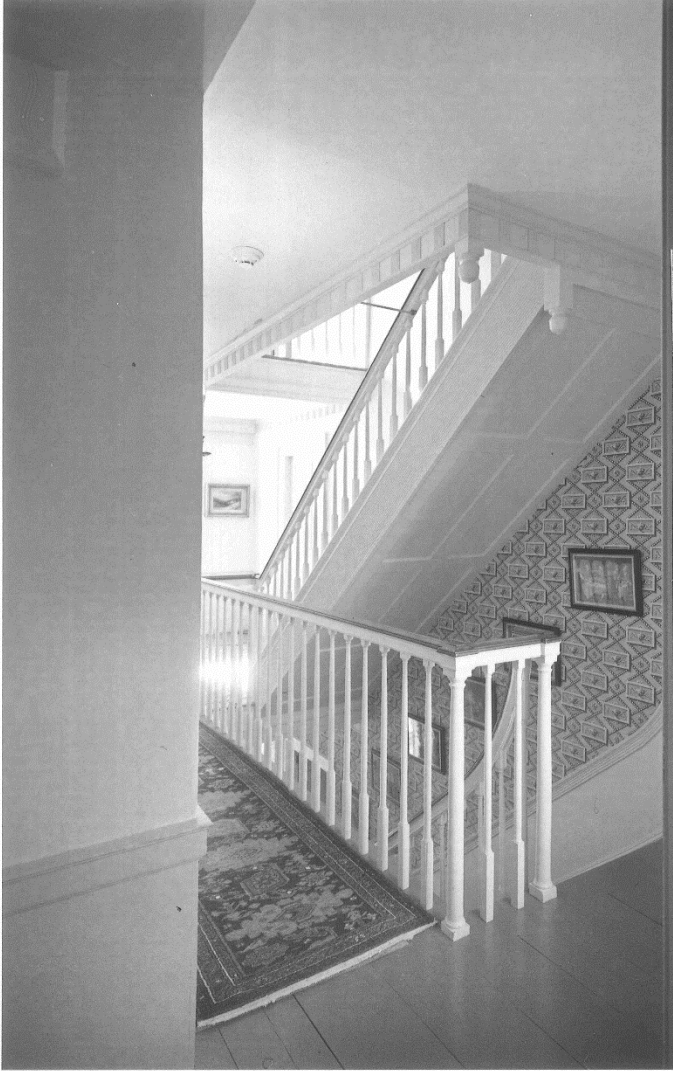
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: South Stairhall – Looking Southwest (neg. #56713-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Second Story West Stairhall – Looking East (neg. #56714-A)

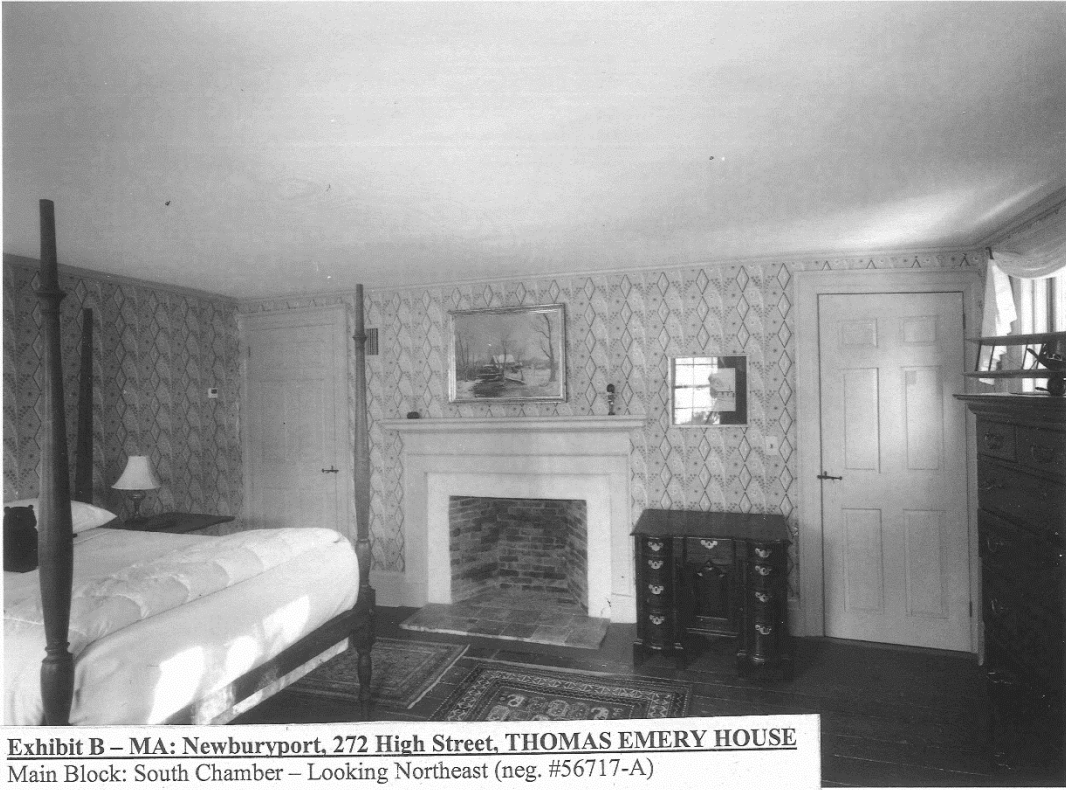


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Second Story West Stairhall – Looking West (neg. #56715-A)

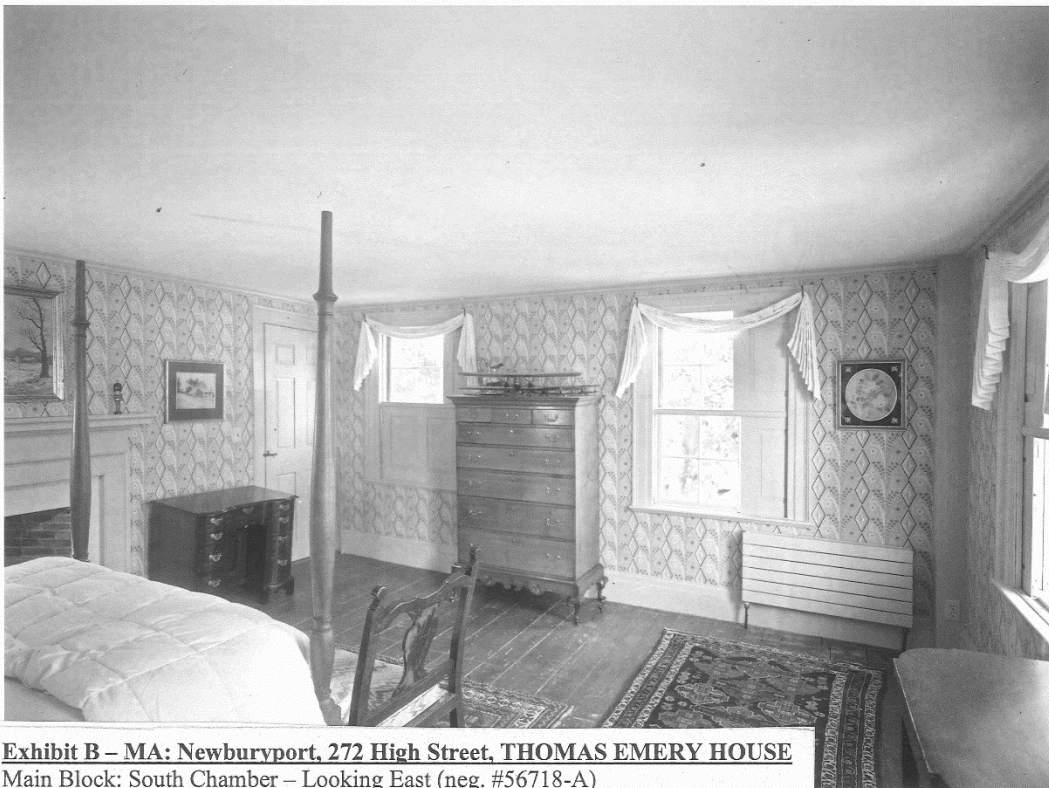


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Second Story West Stairhall – Looking Northwest (neg. #56716-A)

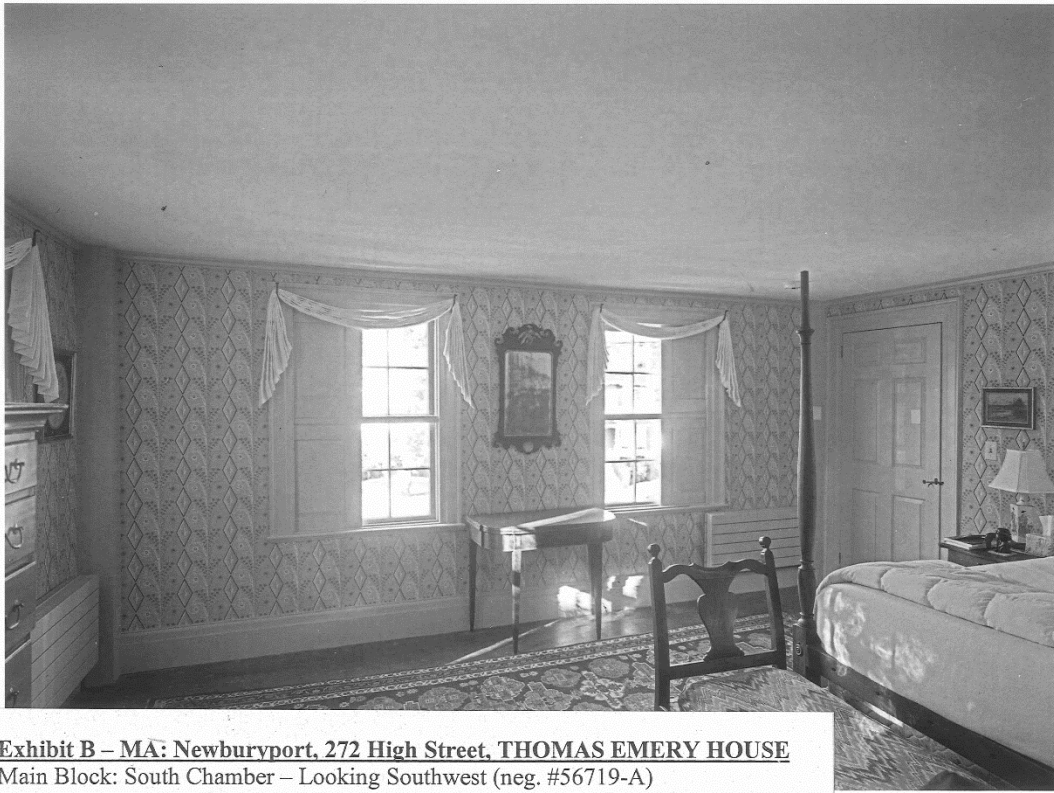




**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: South Chamber – Looking Northeast (neg. #56717-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: South Chamber – Looking East (neg. #56718-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: South Chamber – Looking Southwest (neg. #56719-A)

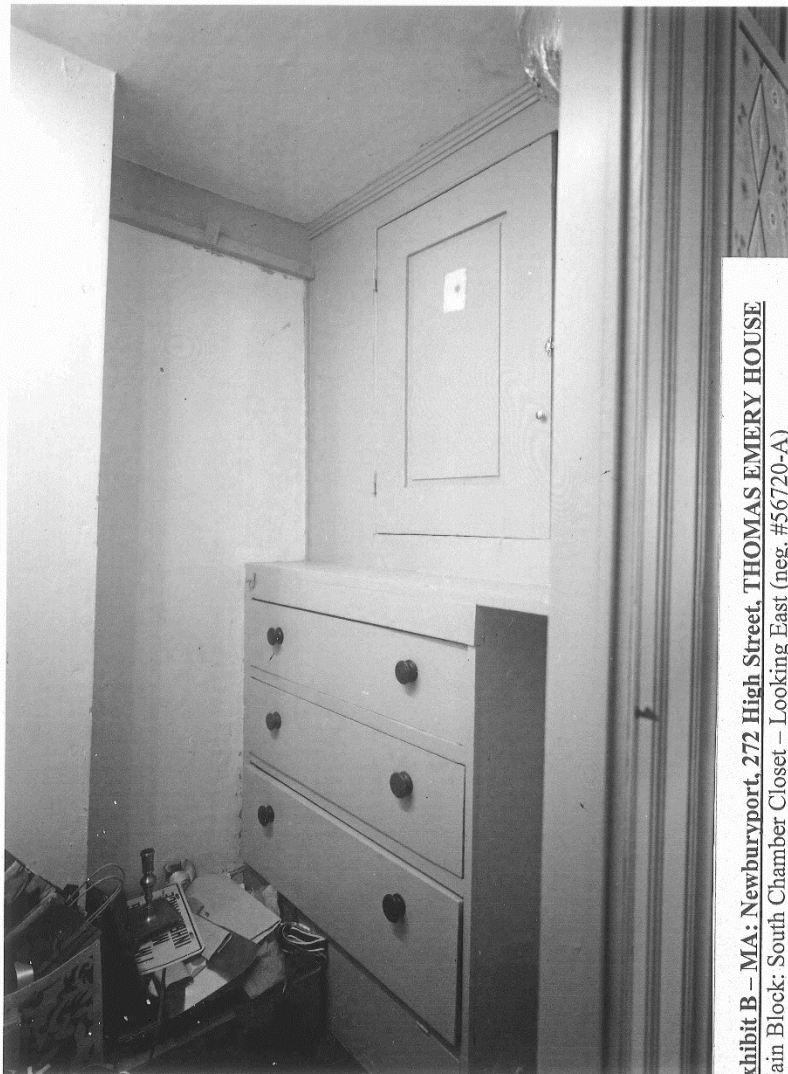
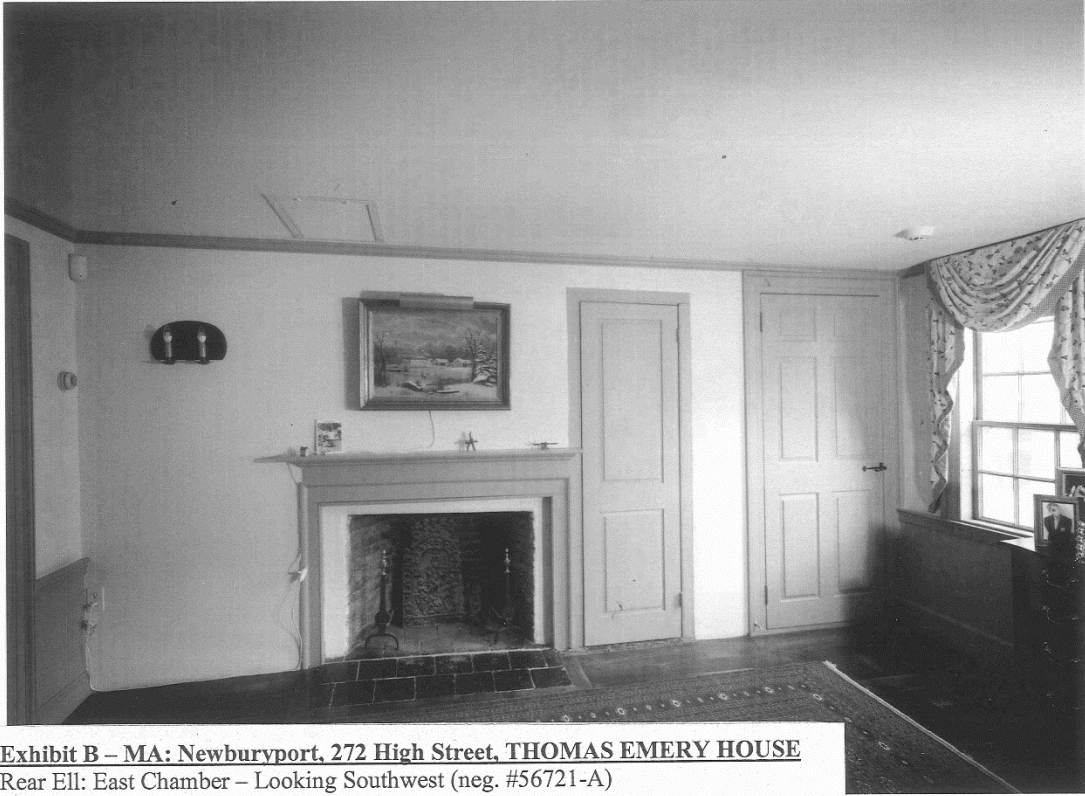
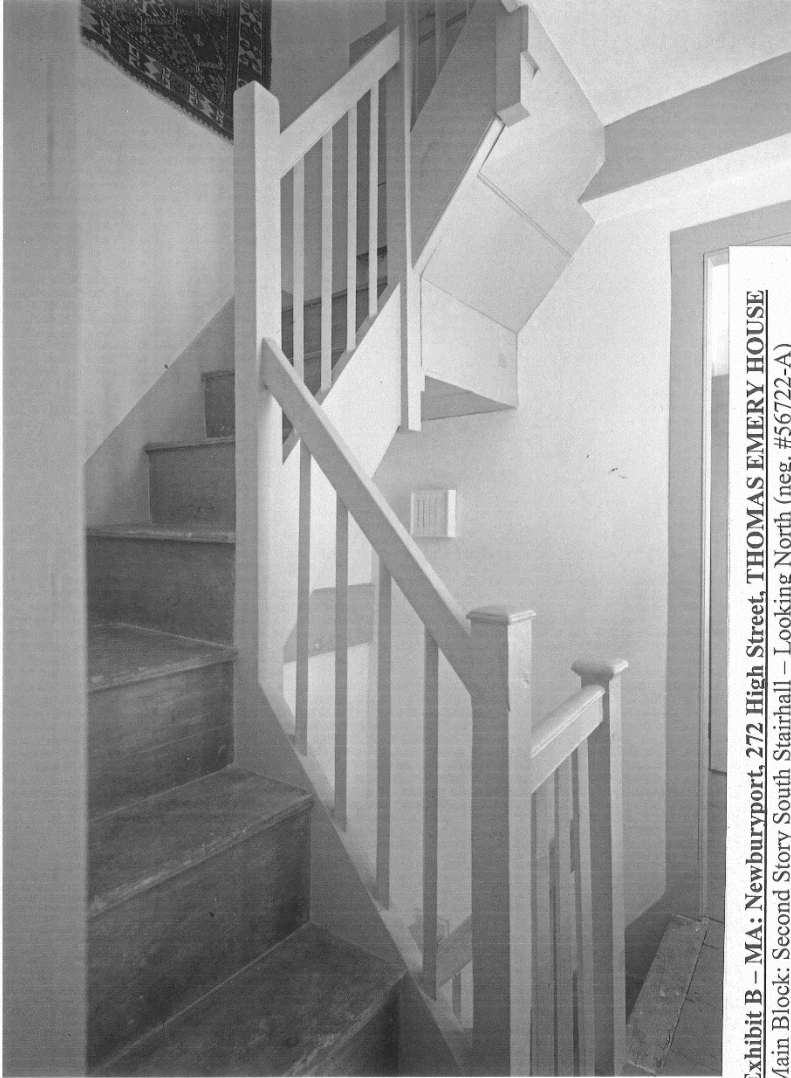


Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE  
Main Block: South Chamber Closet – Looking East (neg. #56720-A)

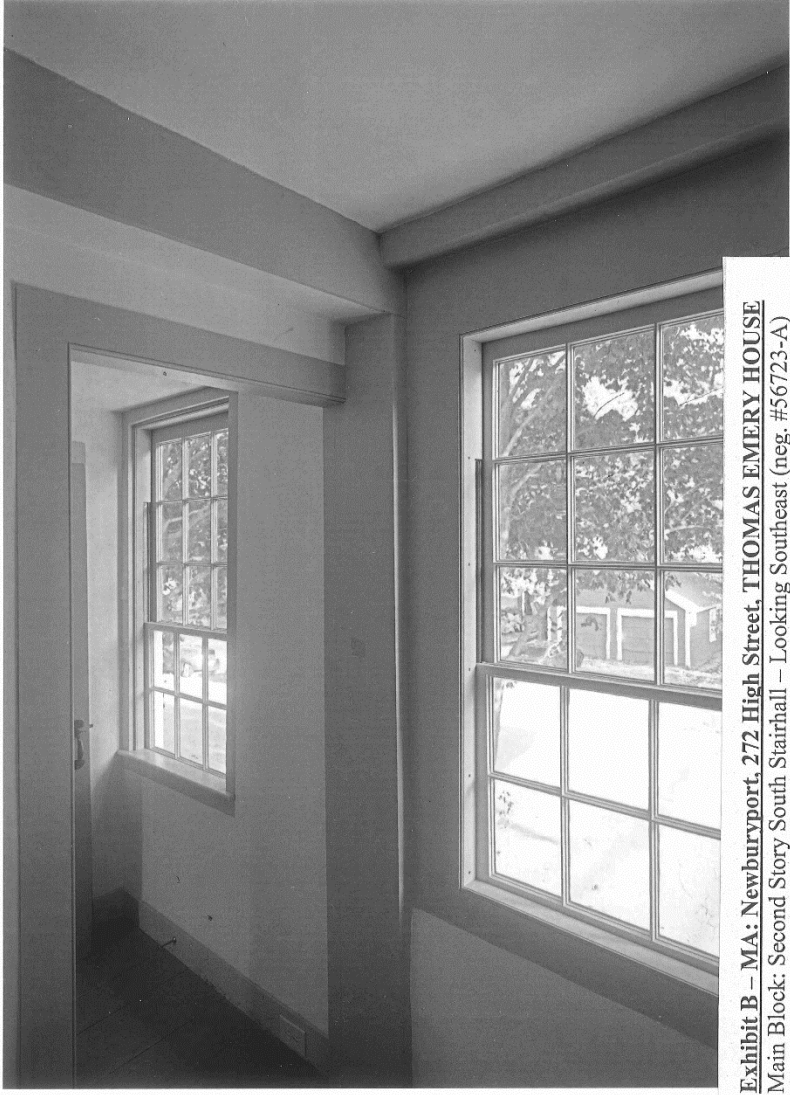




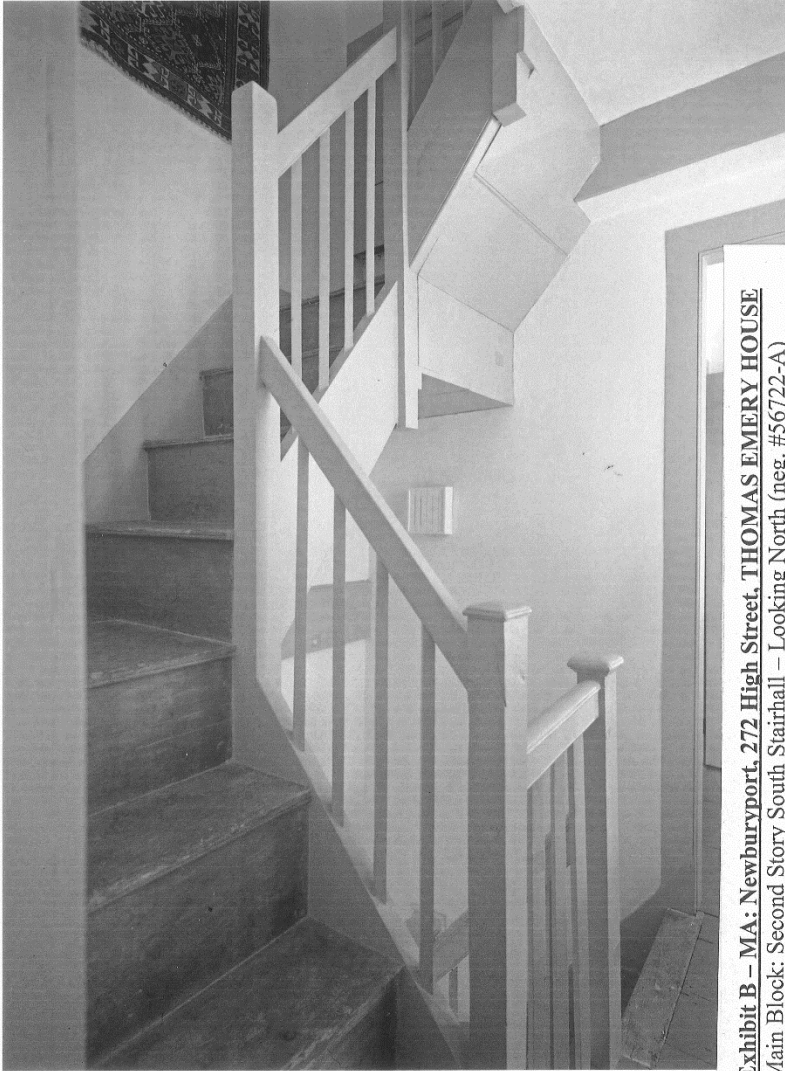
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Rear Ell: East Chamber – Looking Southwest (neg. #56721-A)



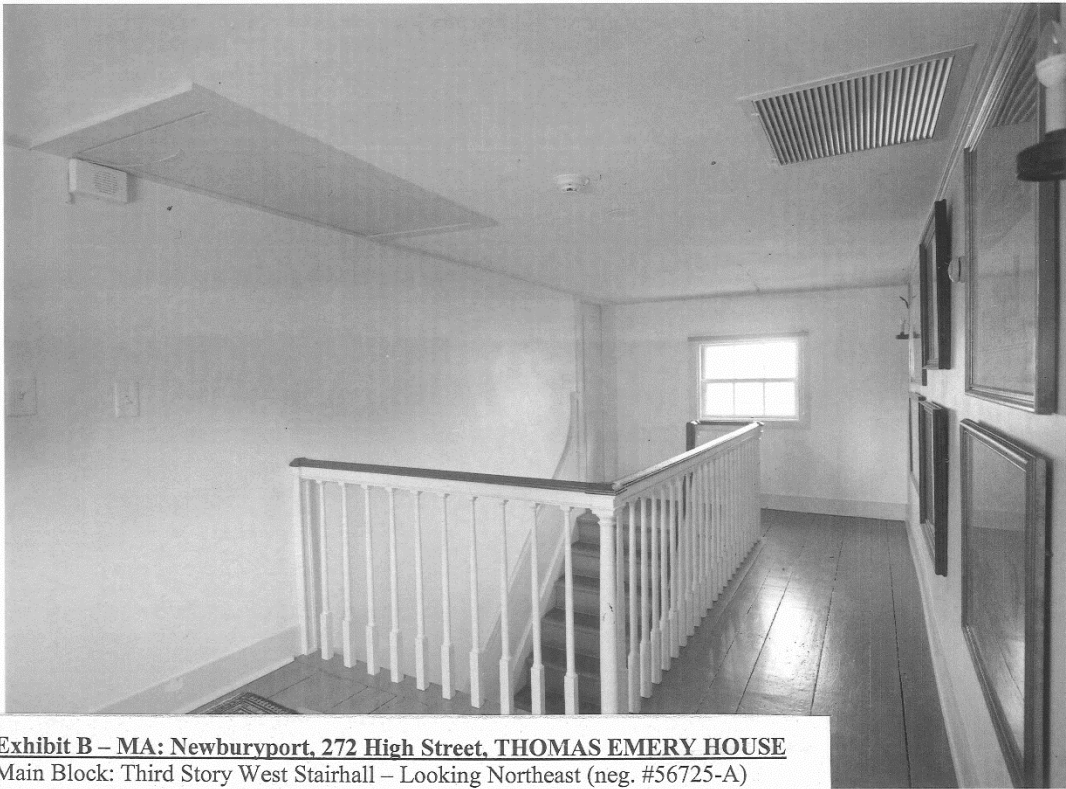
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Second Story South Stairhall – Looking North (neg. #56722-A)



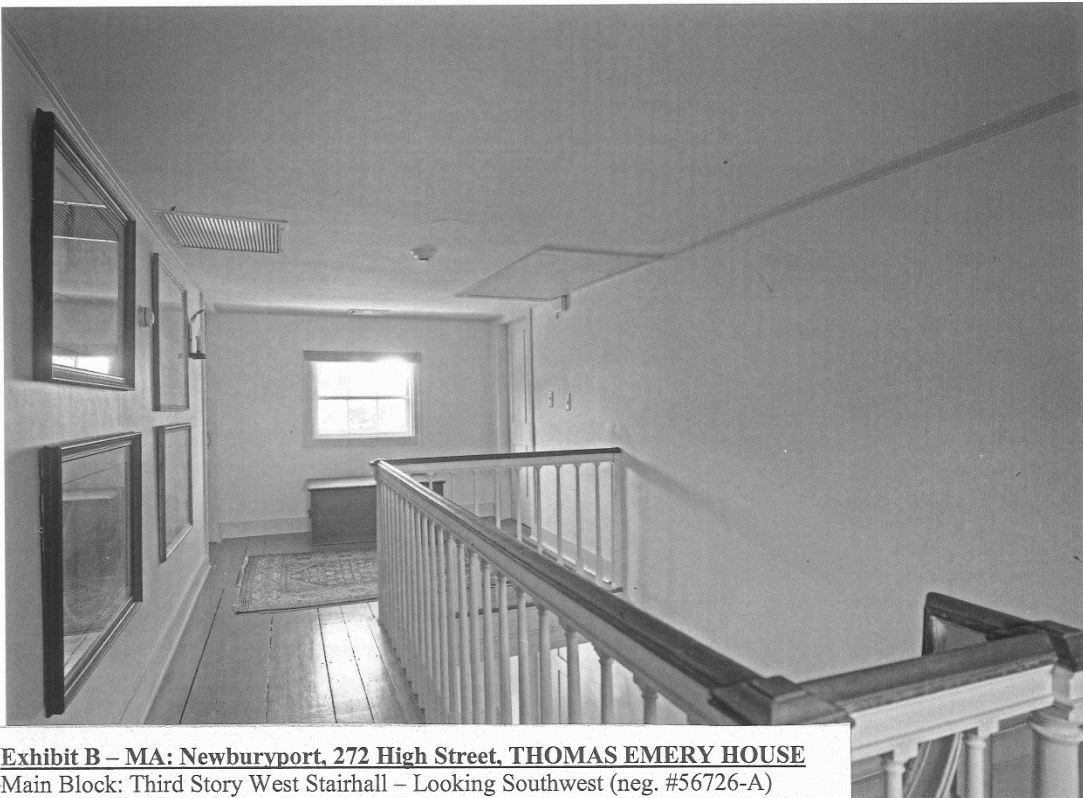
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Second Story South Stairhall – Looking Southeast (neg. #56723-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Second Story South Stairhall – Looking North (neg. #56722-A)

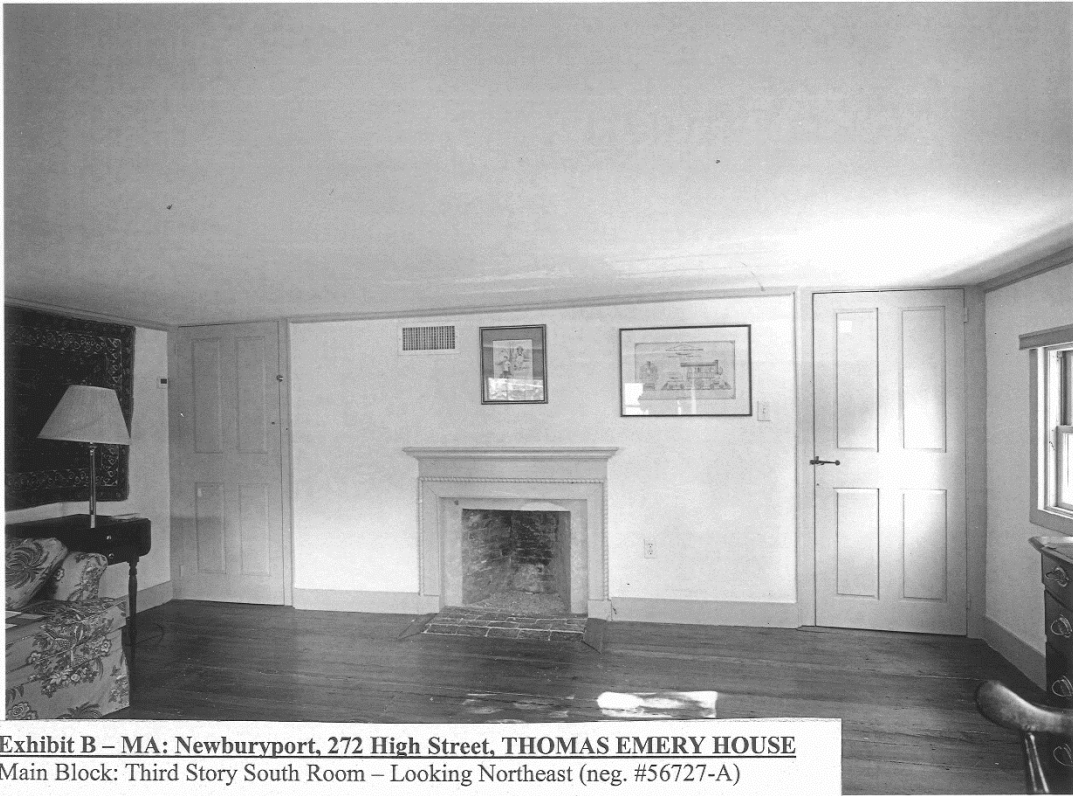


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Third Story West Stairhall – Looking Northeast (neg. #56725-A)

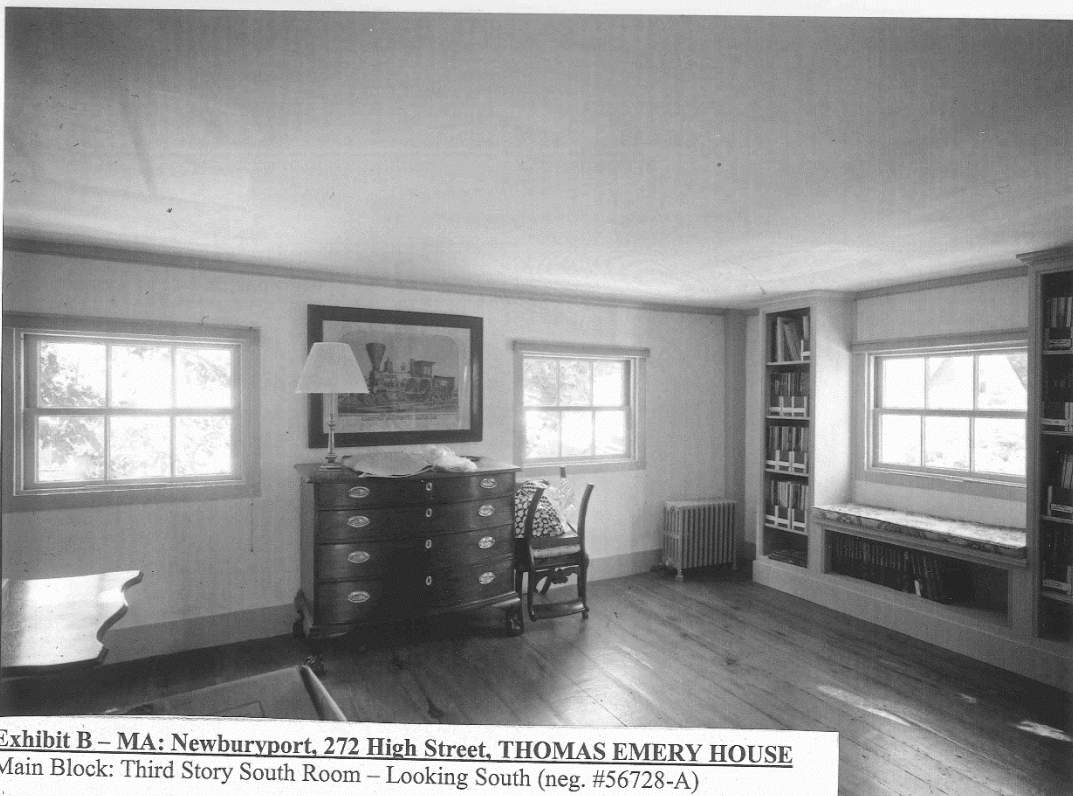


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Third Story West Stairhall – Looking Southwest (neg. #56726-A)

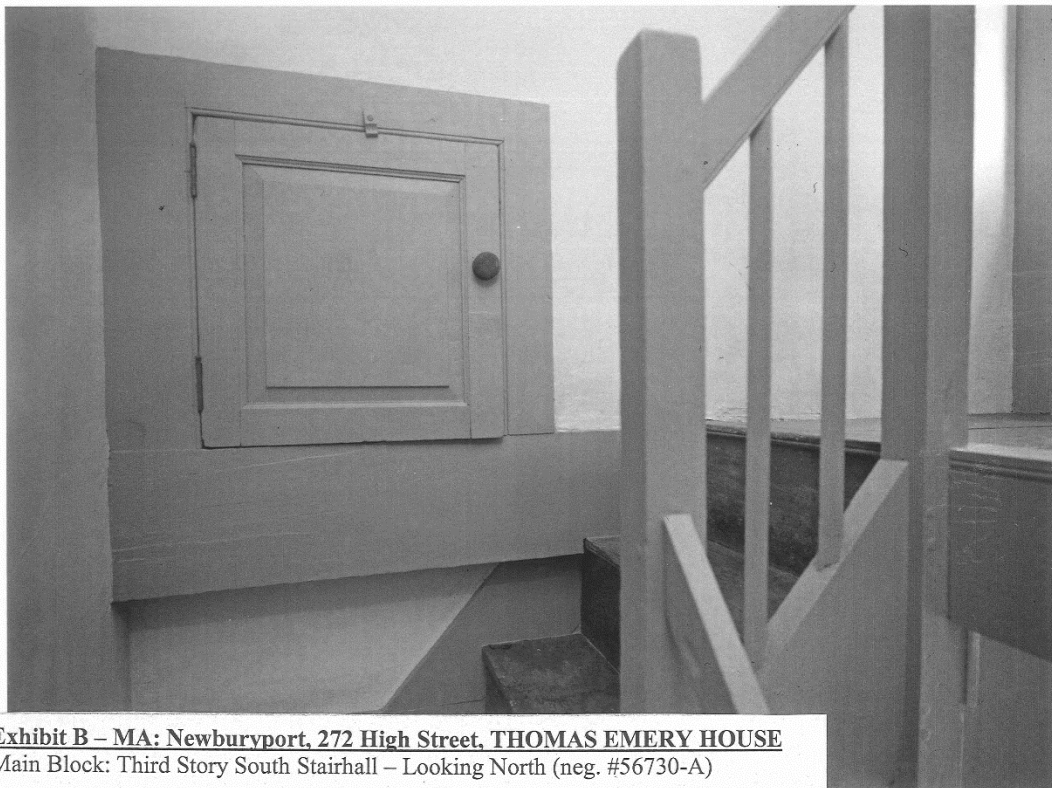
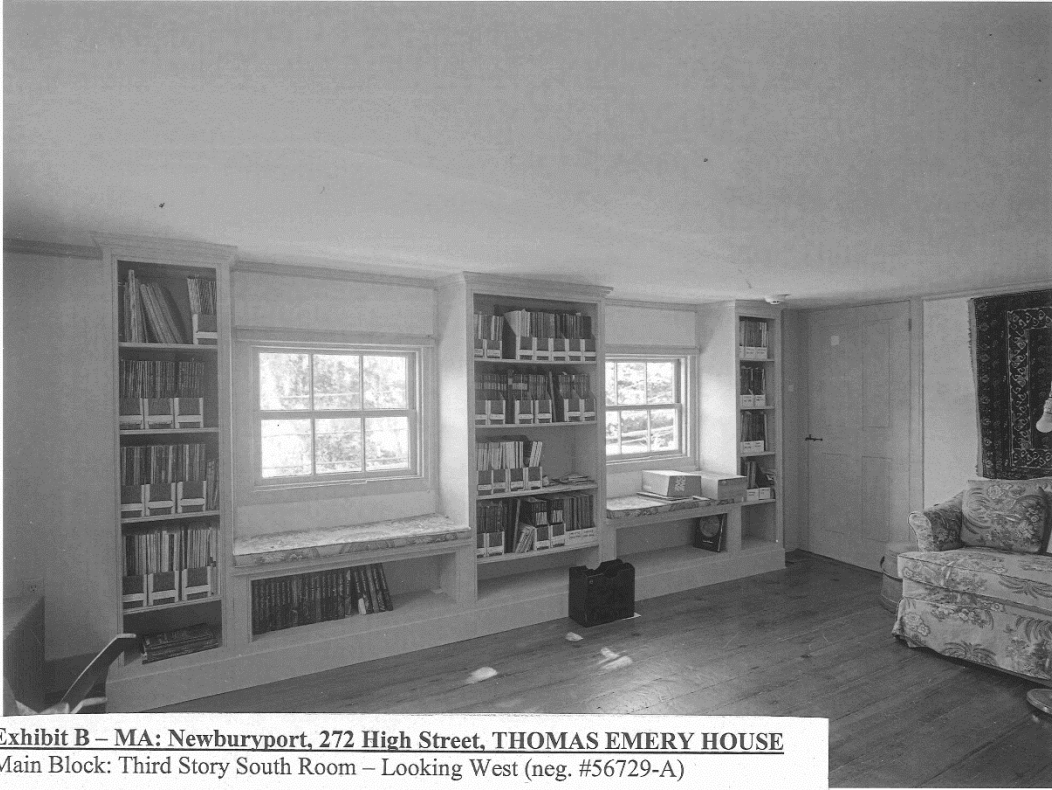


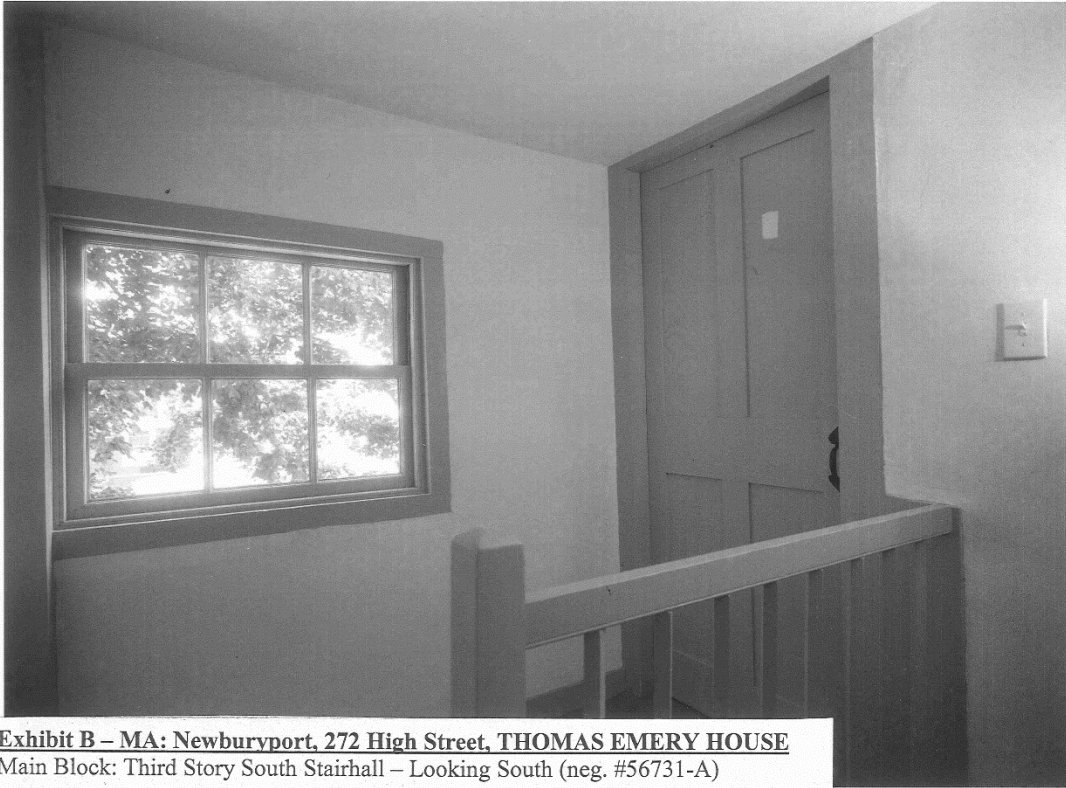


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Third Story South Room – Looking Northeast (neg. #56727-A)

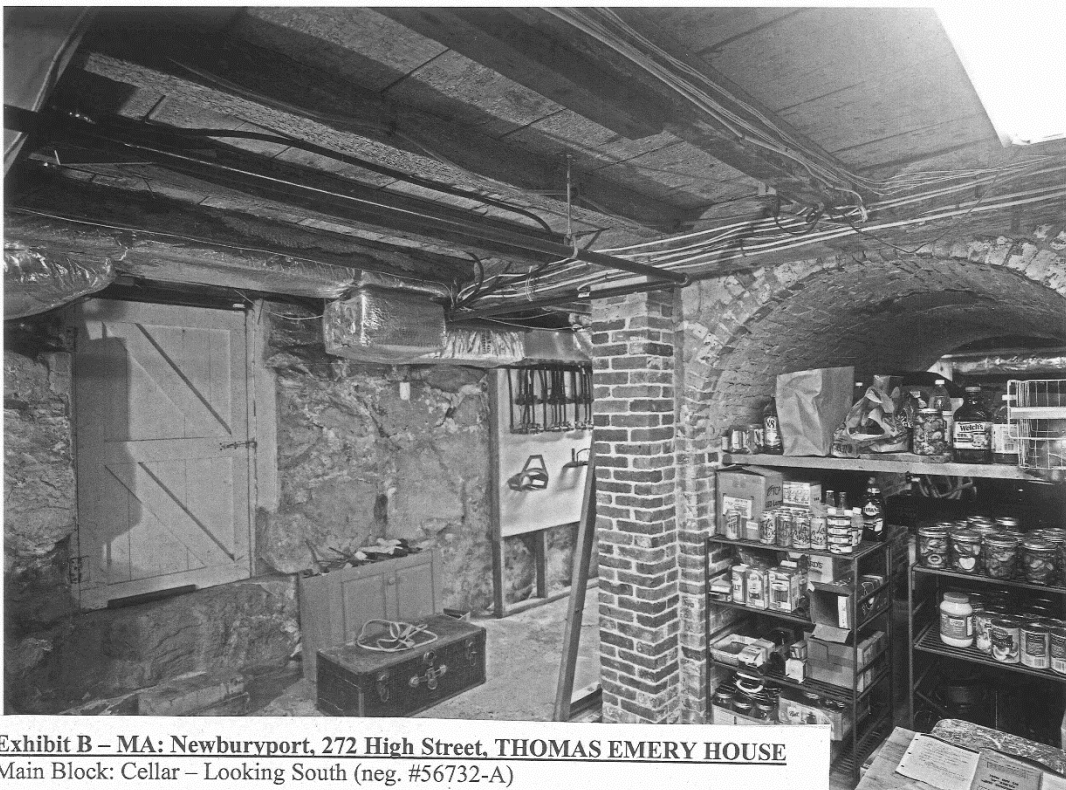


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Third Story South Room – Looking South (neg. #56728-A)



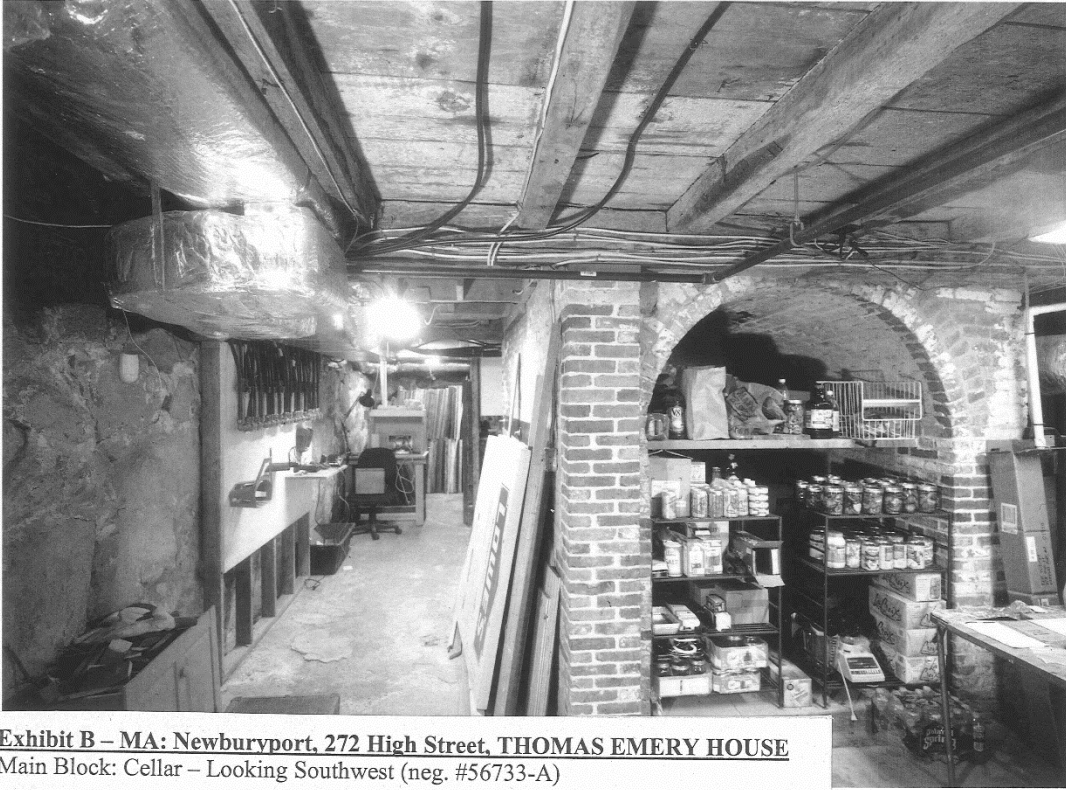


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Third Story South Stairhall – Looking South (neg. #56731-A)

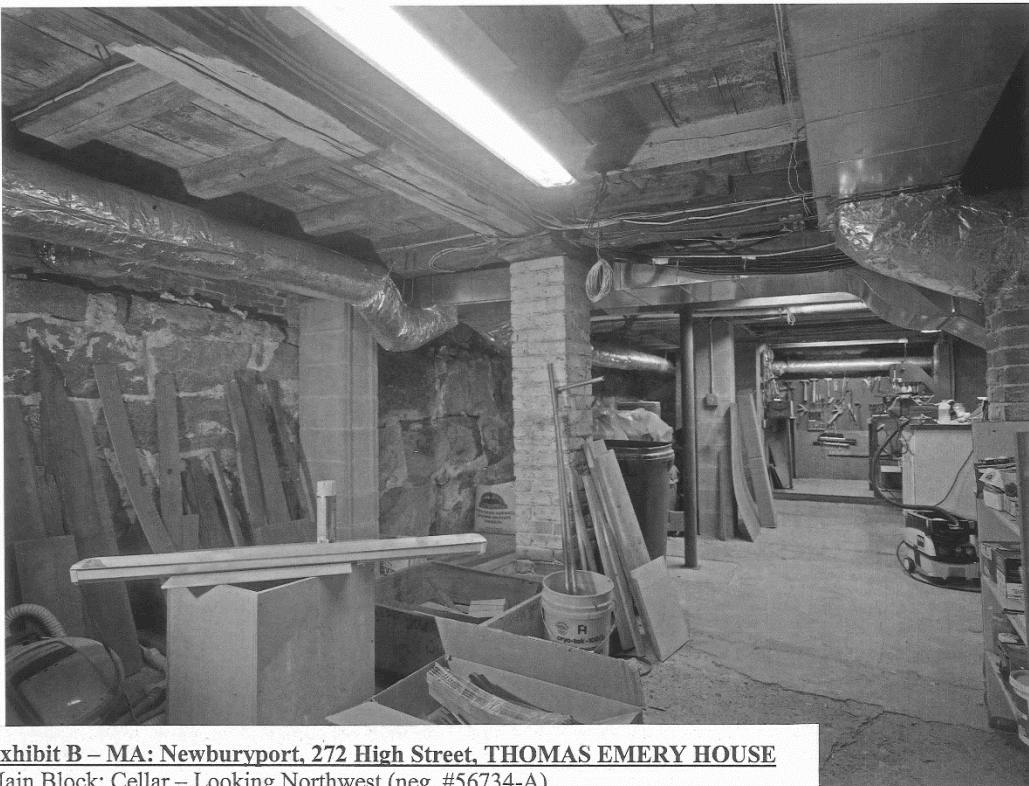


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Cellar – Looking South (neg. #56732-A)

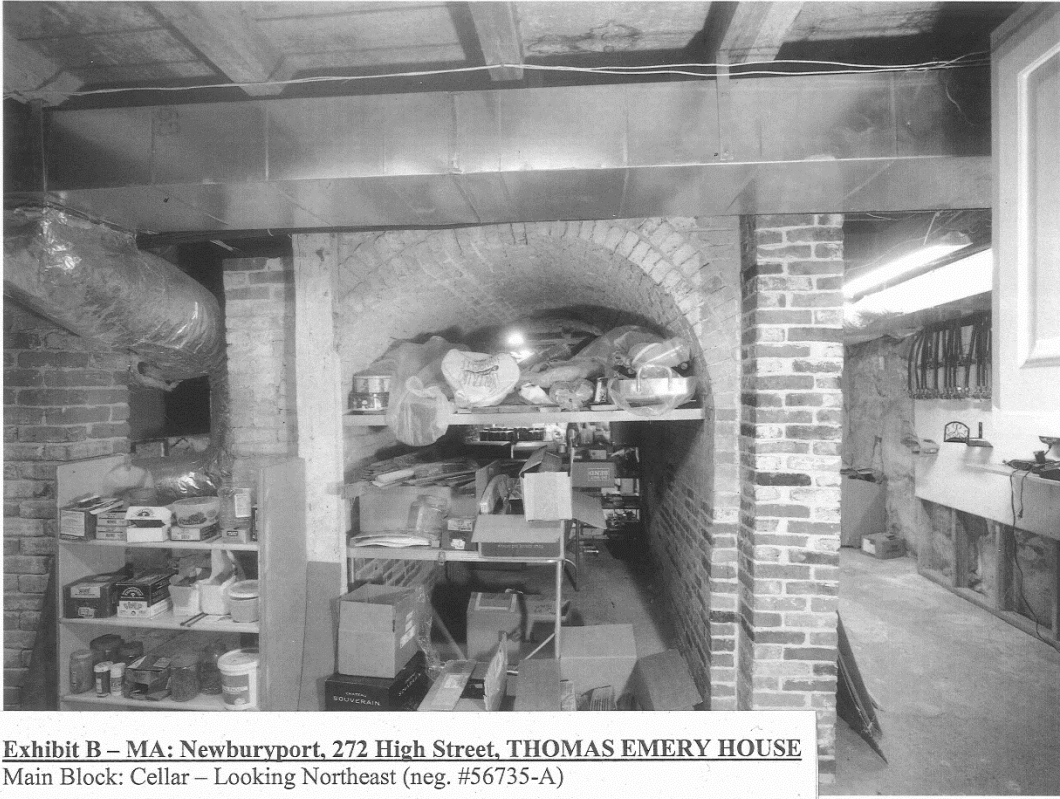




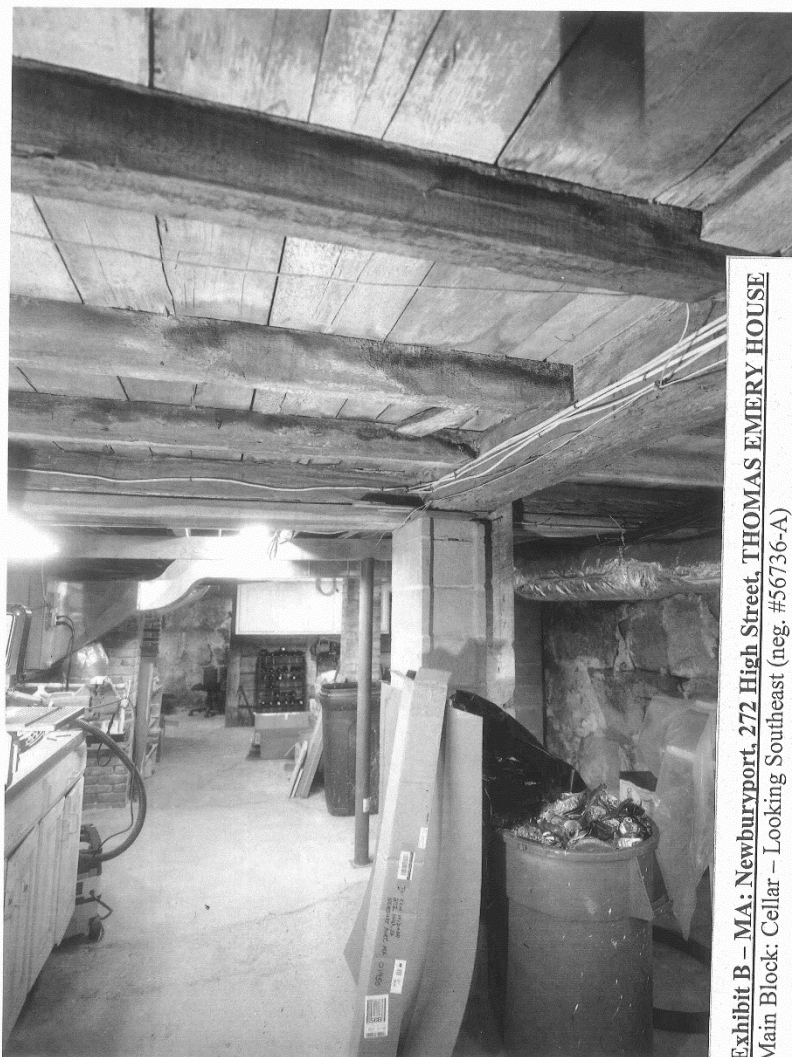
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Cellar – Looking Southwest (neg. #56733-A)



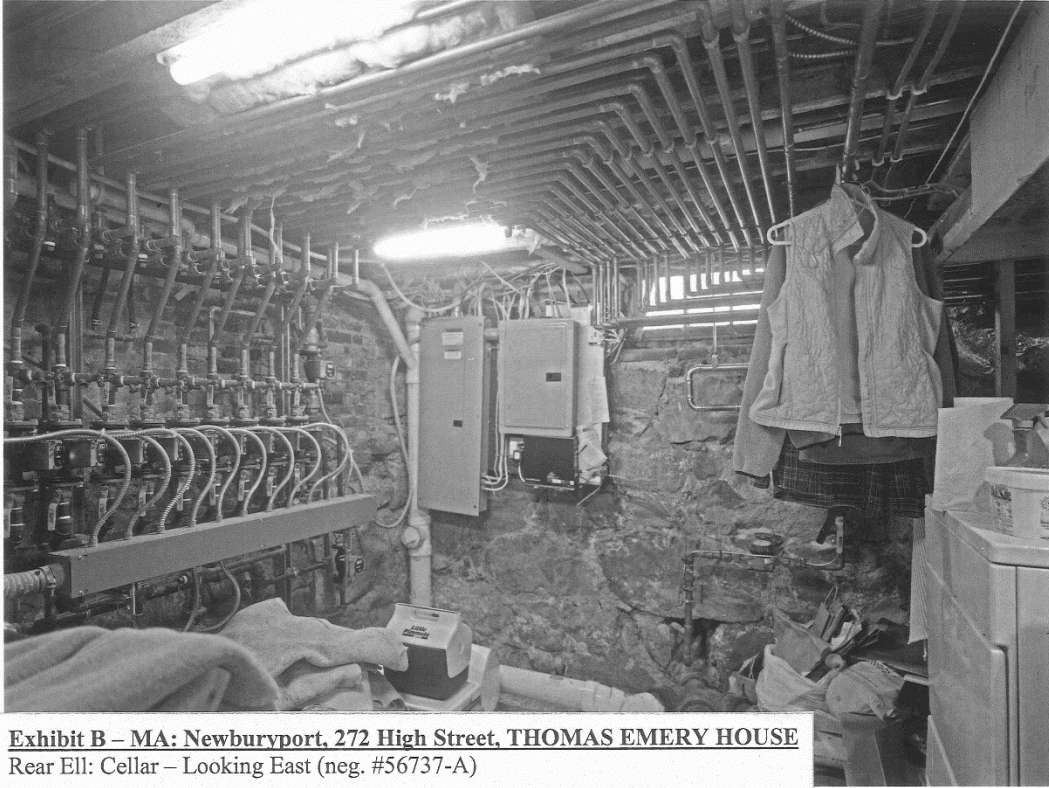
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Cellar – Looking Northwest (neg. #56734-A)



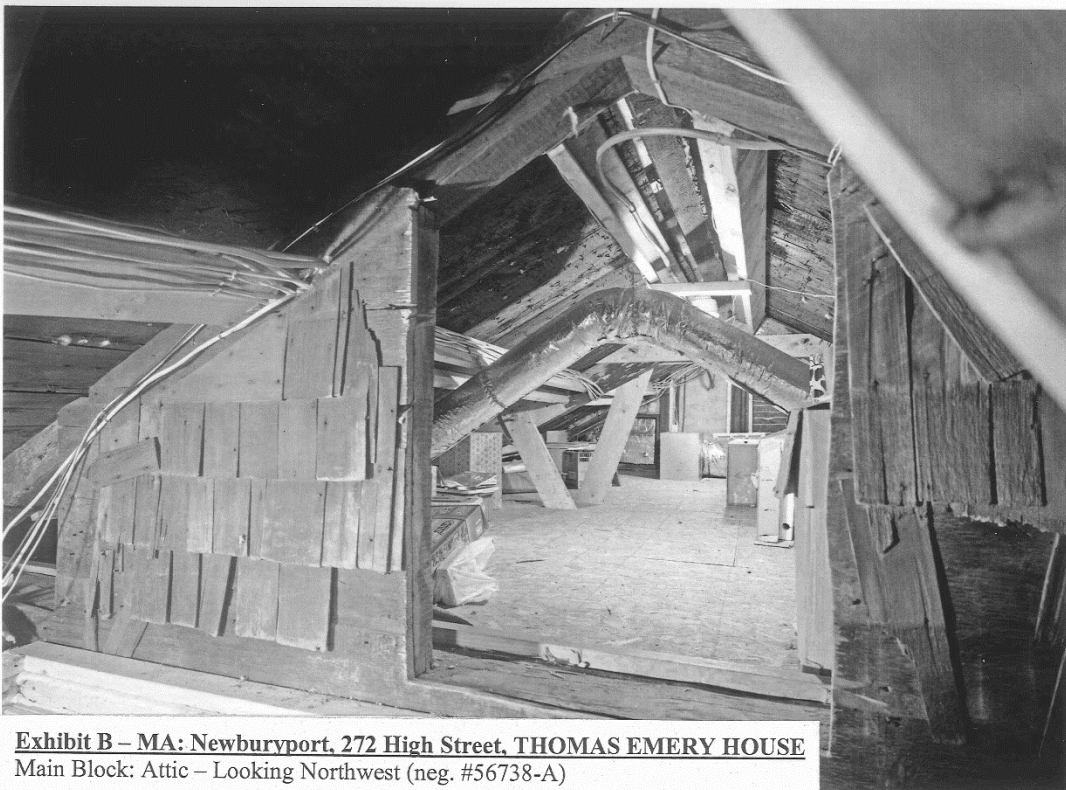
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Cellar – Looking Northeast (neg. #56735-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Cellar – Looking Southeast (neg. #56736-A)

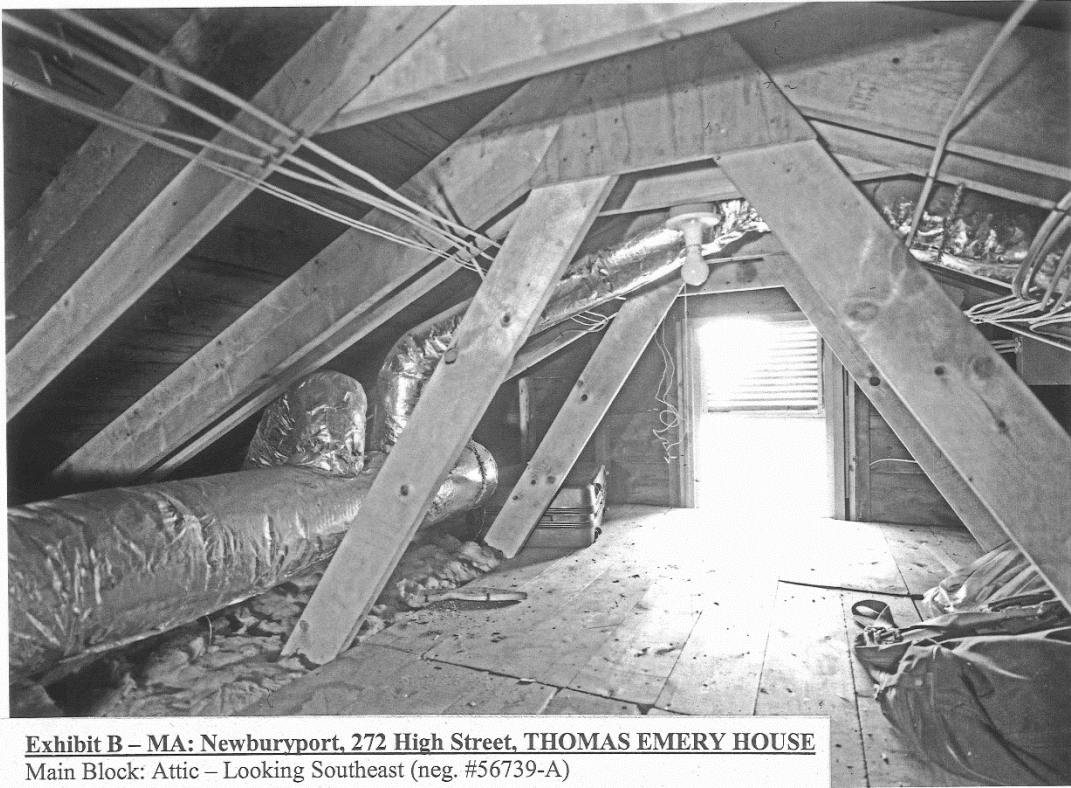


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Rear Ell: Cellar – Looking East (neg. #56737-A)

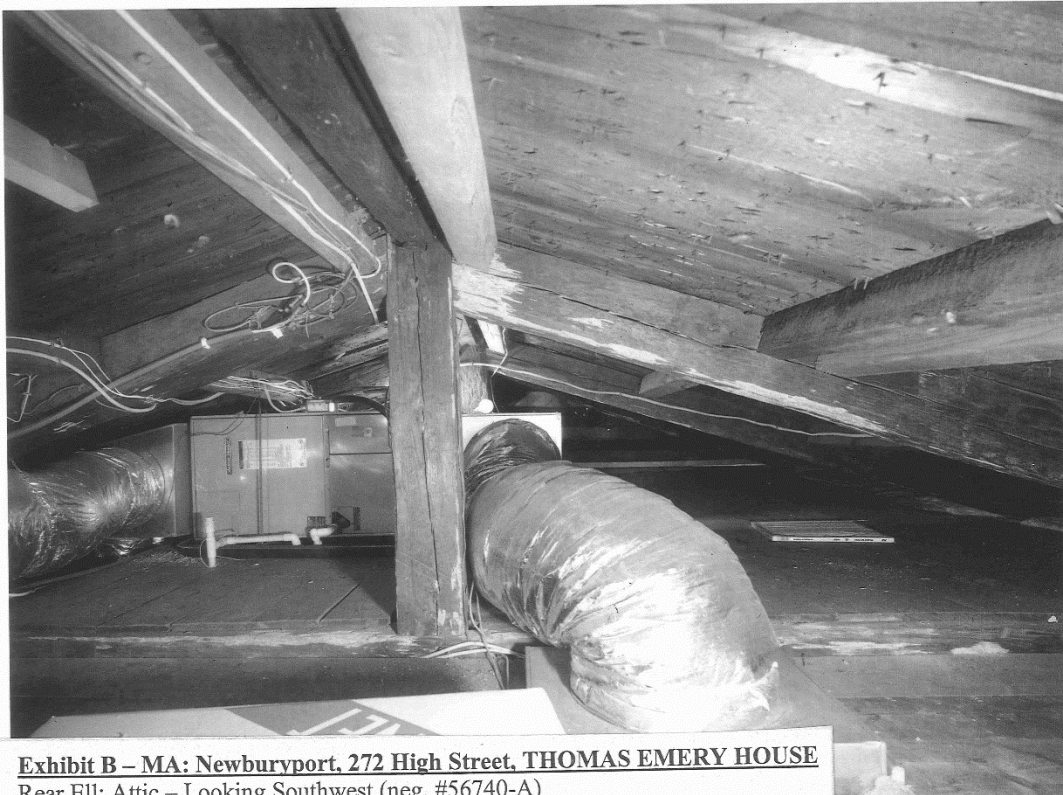


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Attic – Looking Northwest (neg. #56738-A)





**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Main Block: Attic – Looking Southeast (neg. #56739-A)

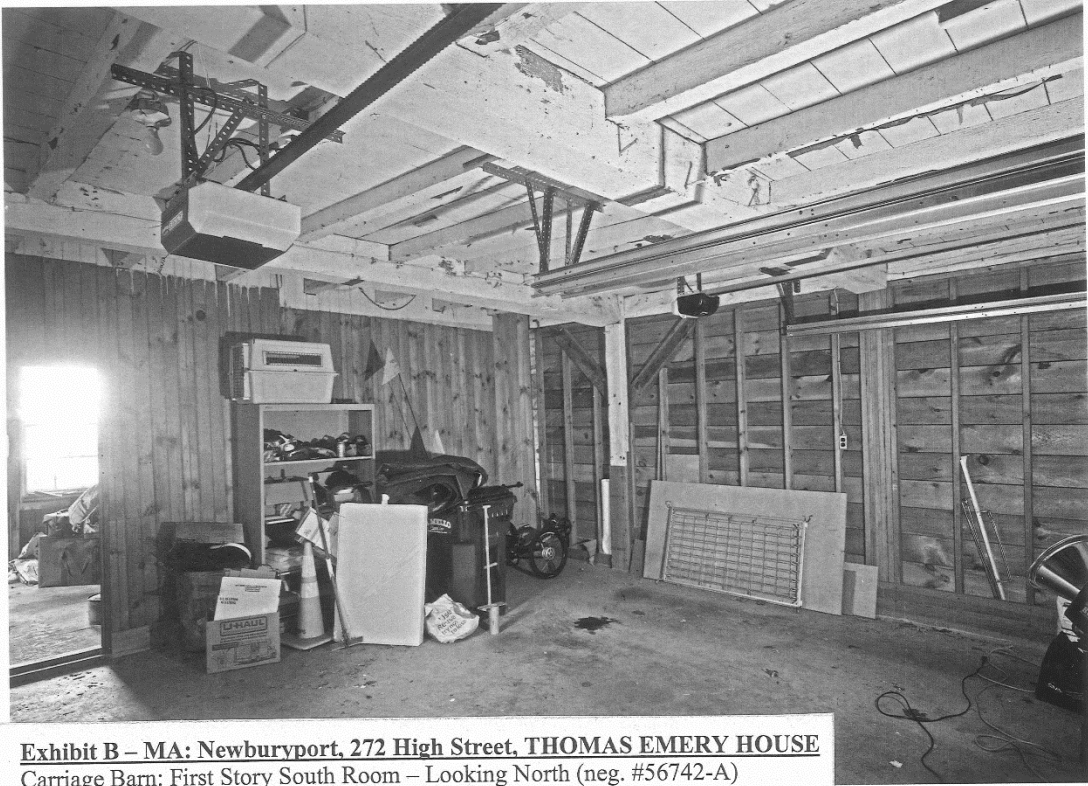


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Rear Ell: Attic – Looking Southwest (neg. #56740-A)

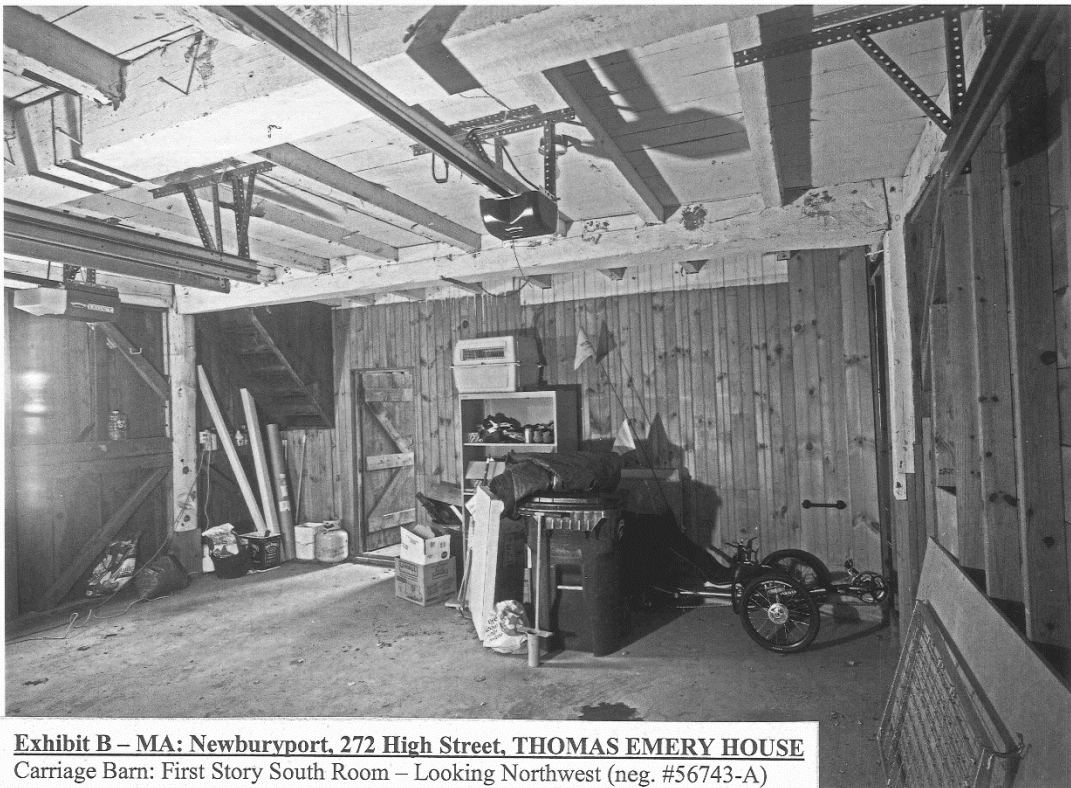




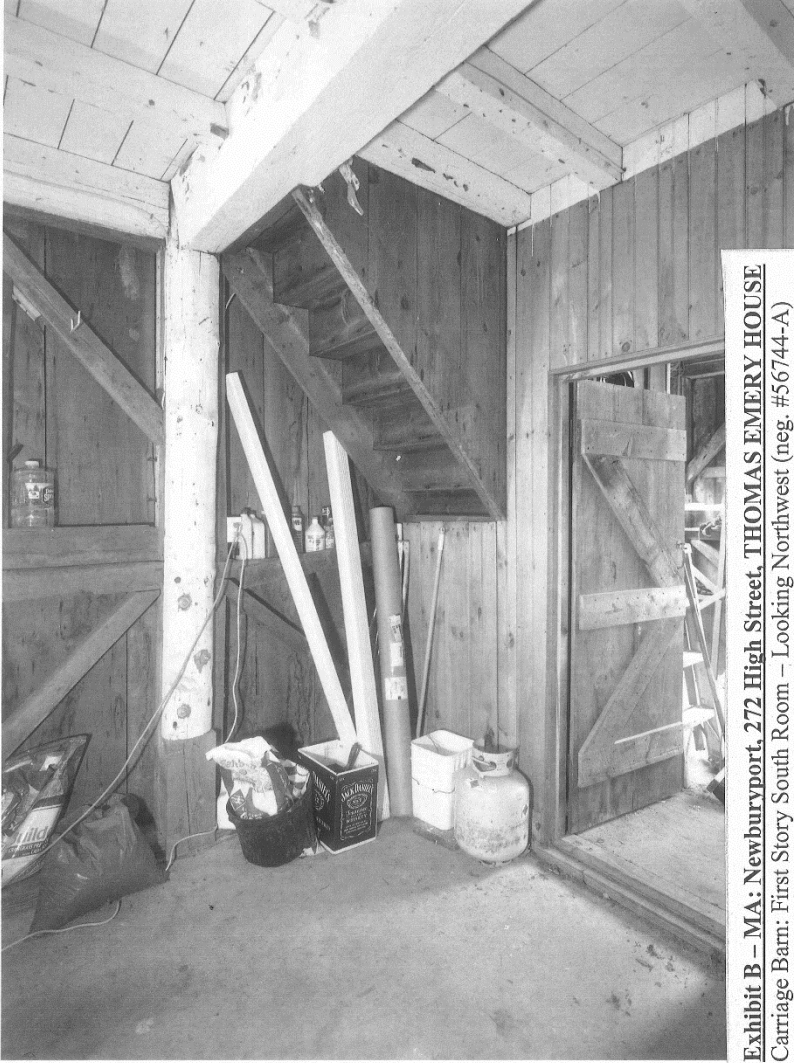
**Exhibit B - MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Rear Ell: Attic - Looking Northeast (neg. #56741-A)



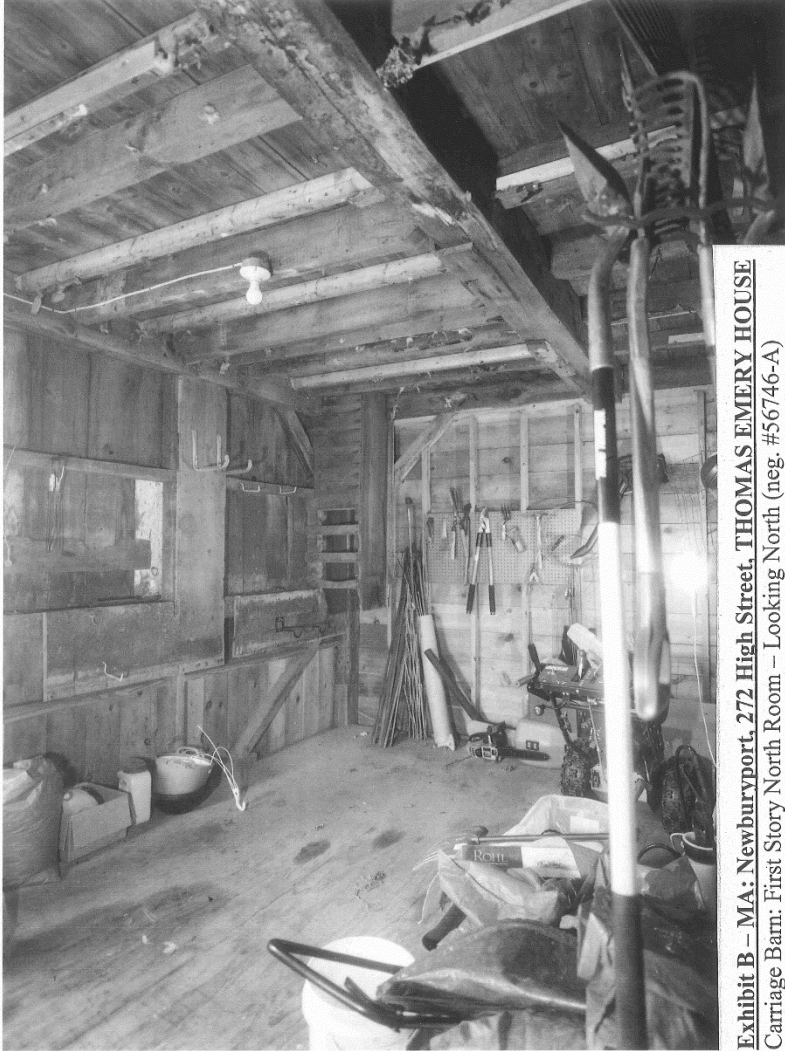
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Carriage Barn: First Story South Room – Looking North (neg. #56742-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Carriage Barn: First Story South Room – Looking Northwest (neg. #56743-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Carriage Barn: First Story South Room – Looking Northwest (neg. #56744-A)

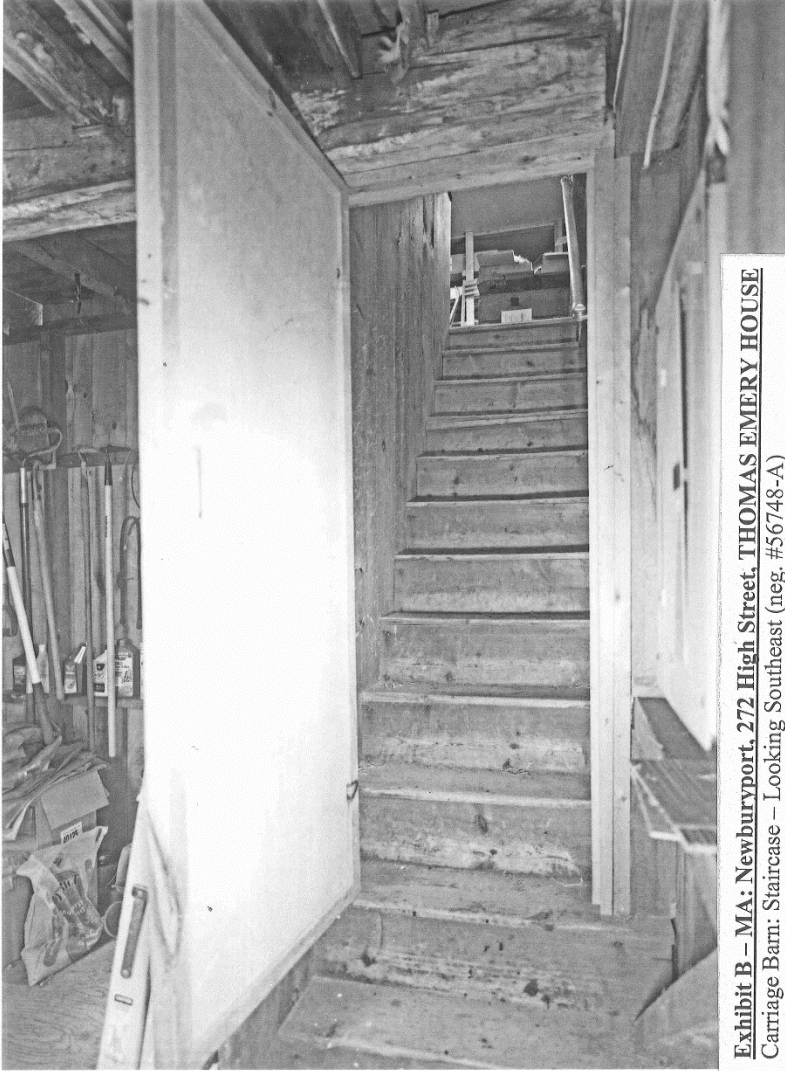


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Carriage Barn: First Story North Room – Looking North (neg. #56746-A)

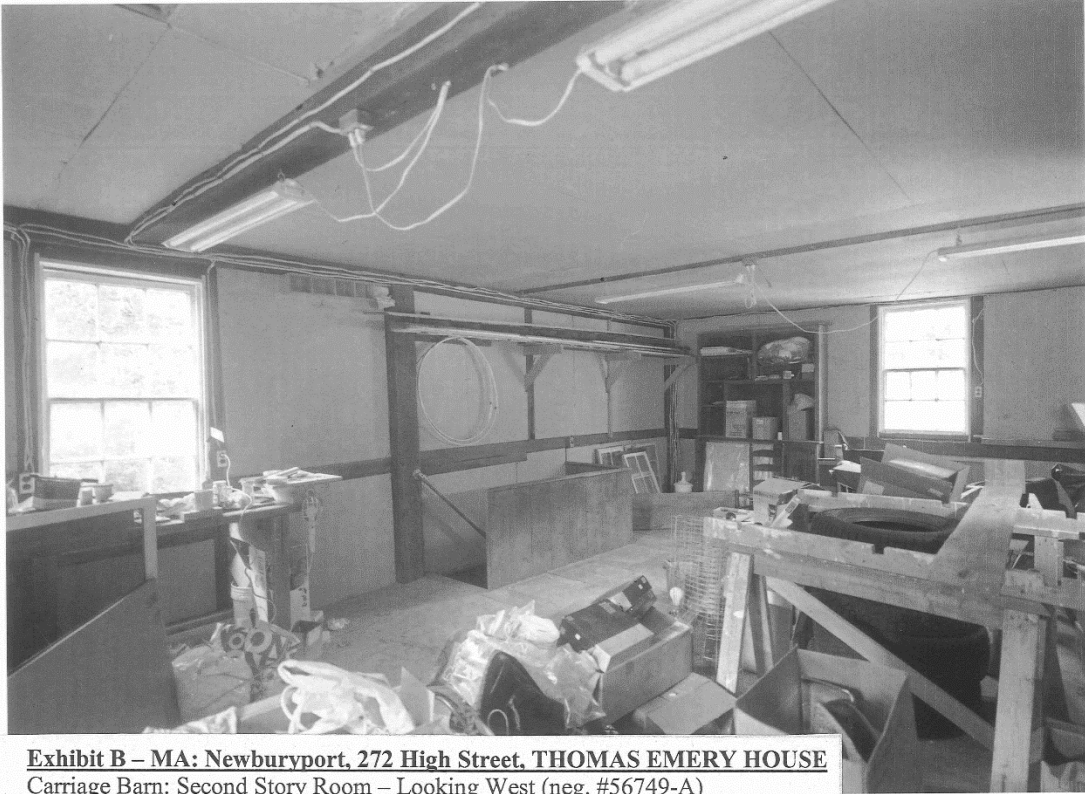


**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Carriage Barn: First Story North Room – Looking West (neg. #56747-A)

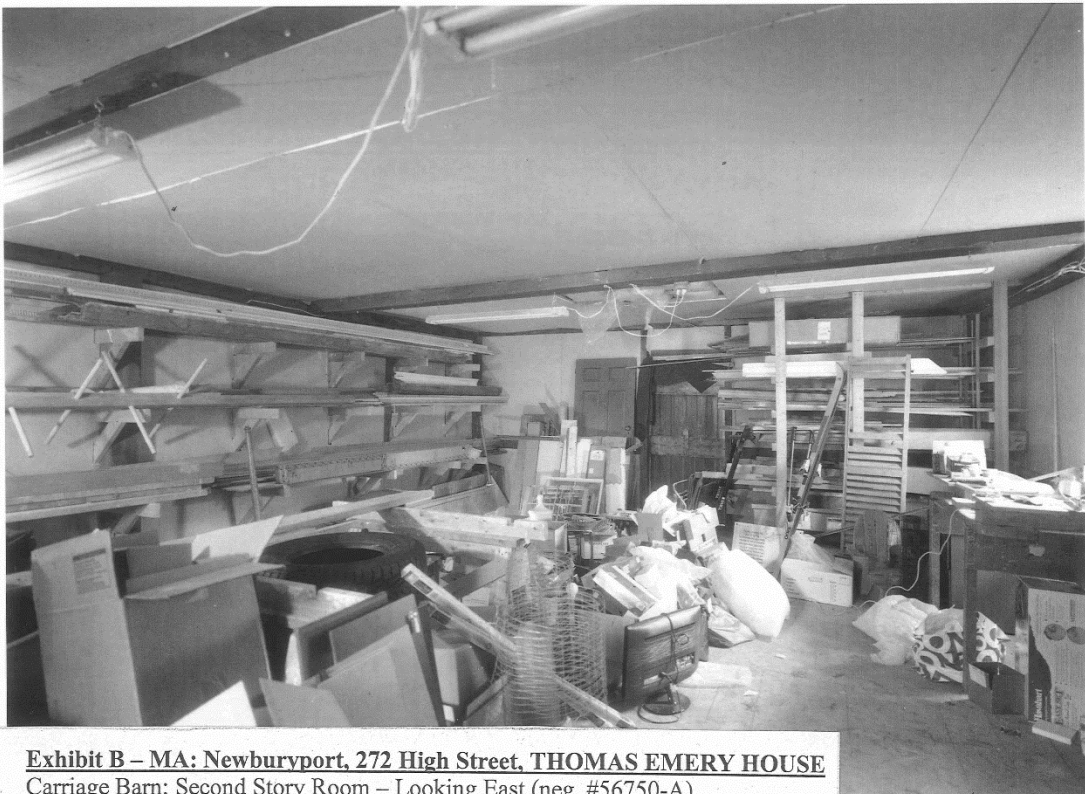




**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Carriage Barn: Staircase – Looking Southeast (neg. #56748-A)



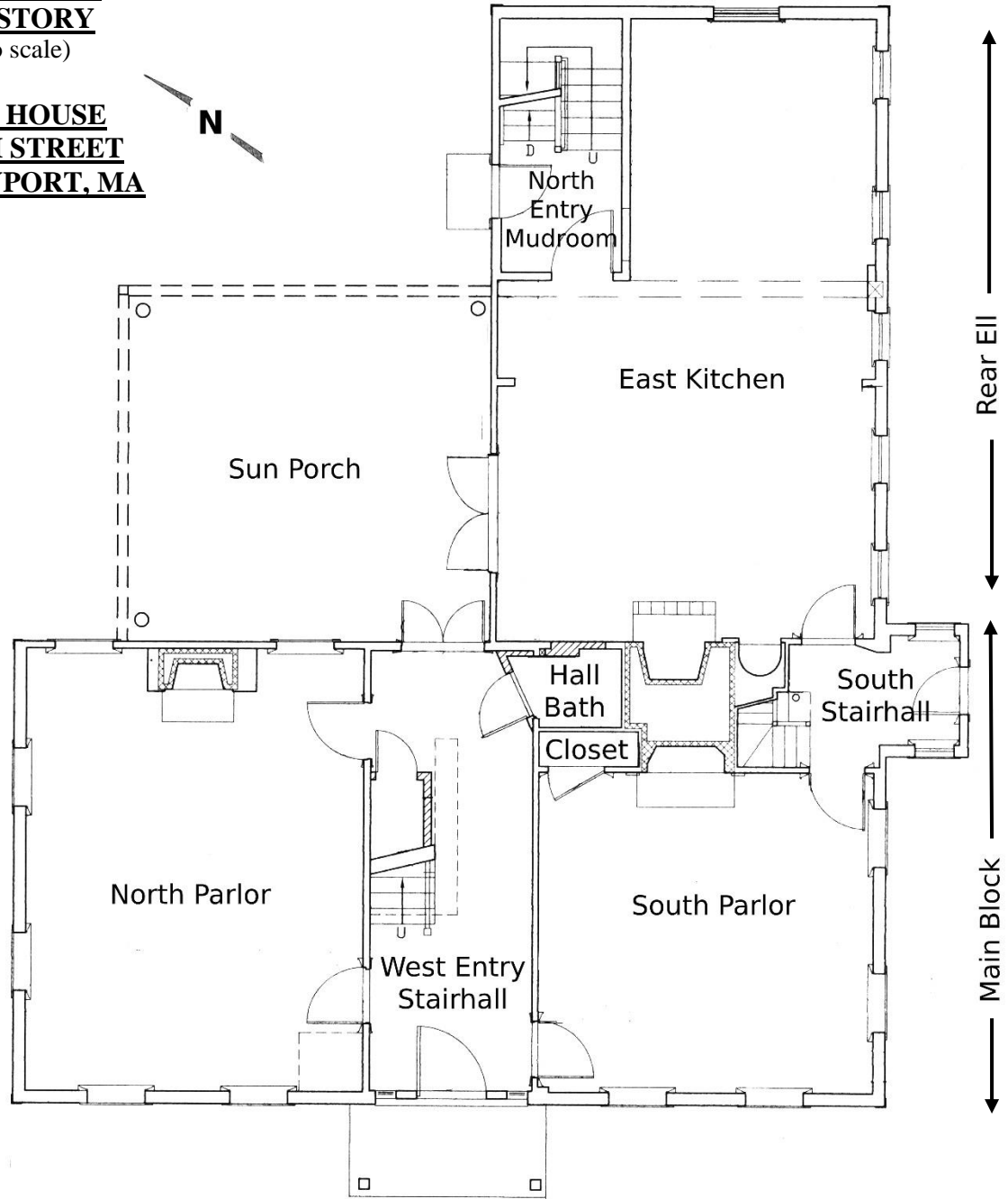
**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Carriage Barn: Second Story Room – Looking West (neg. #56749-A)



**Exhibit B – MA: Newburyport, 272 High Street, THOMAS EMERY HOUSE**  
Carriage Barn: Second Story Room – Looking East (neg. #56750-A)

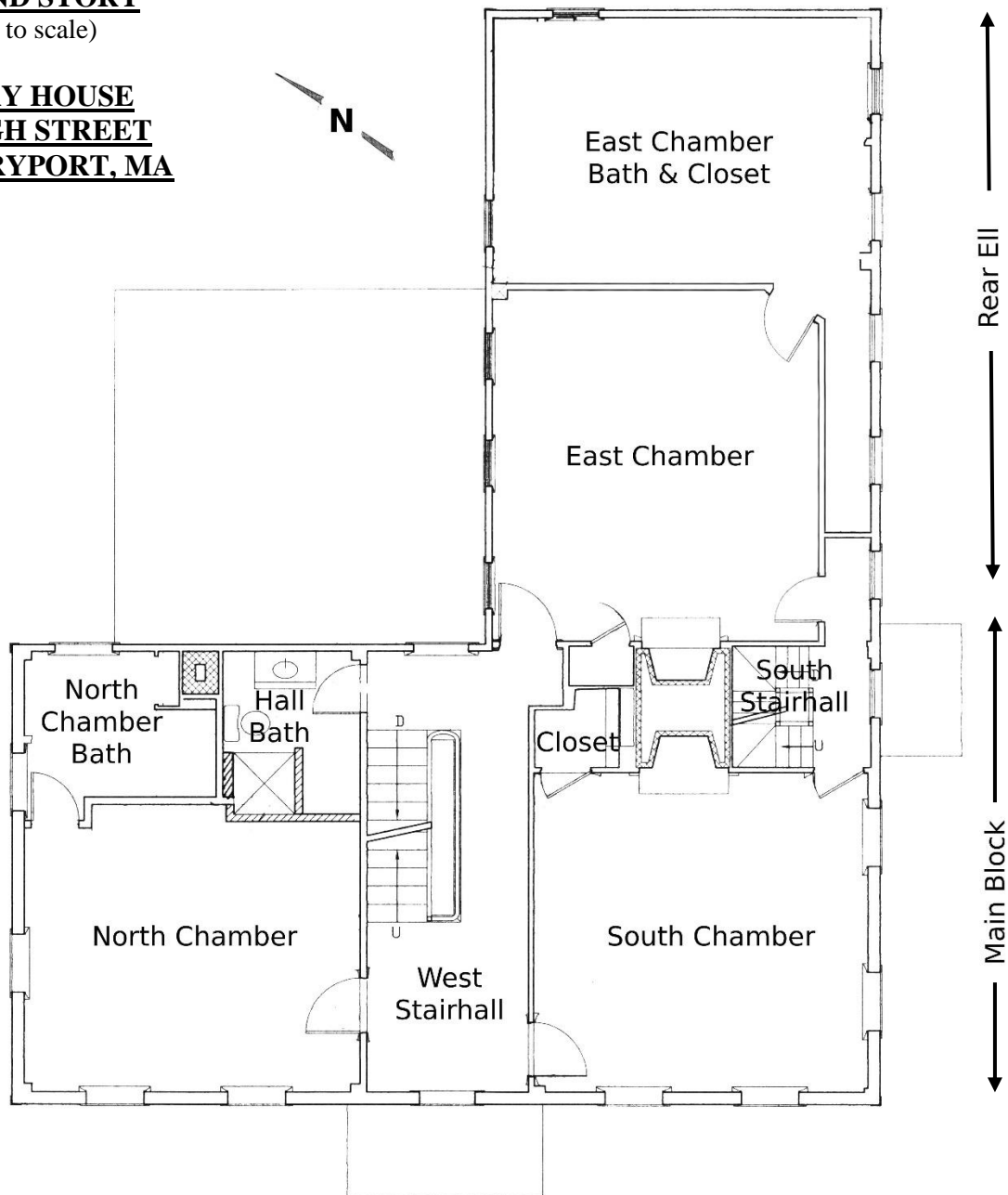
**EXHIBIT C**  
**FLOOR PLANS**  
**FIRST STORY**  
(Not to scale)

**EMERY HOUSE**  
**272 HIGH STREET**  
**NEWBURYPORT, MA**



**EXHIBIT C**  
**FLOOR PLANS**  
**SECOND STORY**  
(Not to scale)

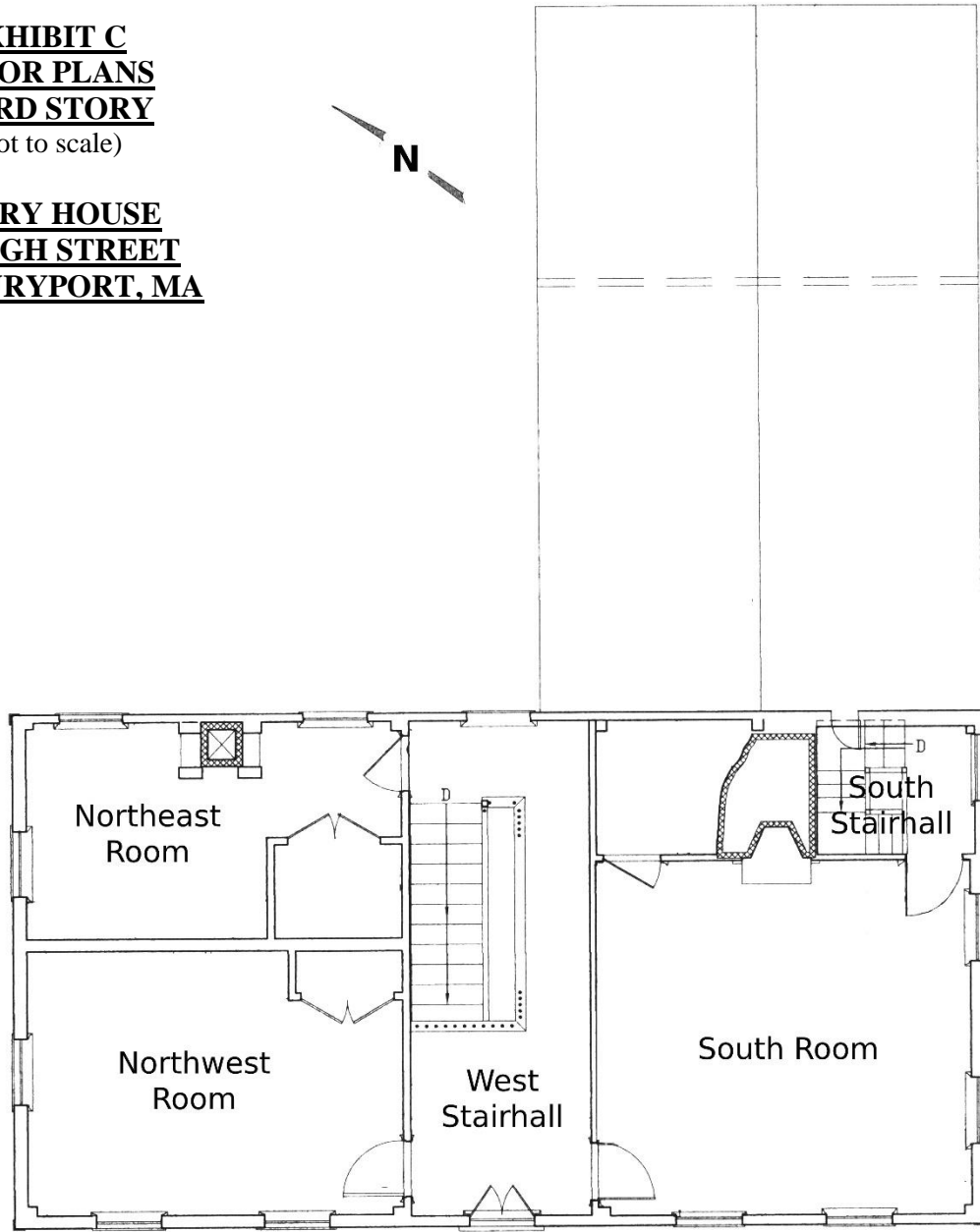
**EMERY HOUSE**  
**272 HIGH STREET**  
**NEWBURYPORT, MA**



**EXHIBIT C**  
**FLOOR PLANS**  
**THIRD STORY**

(Not to scale)

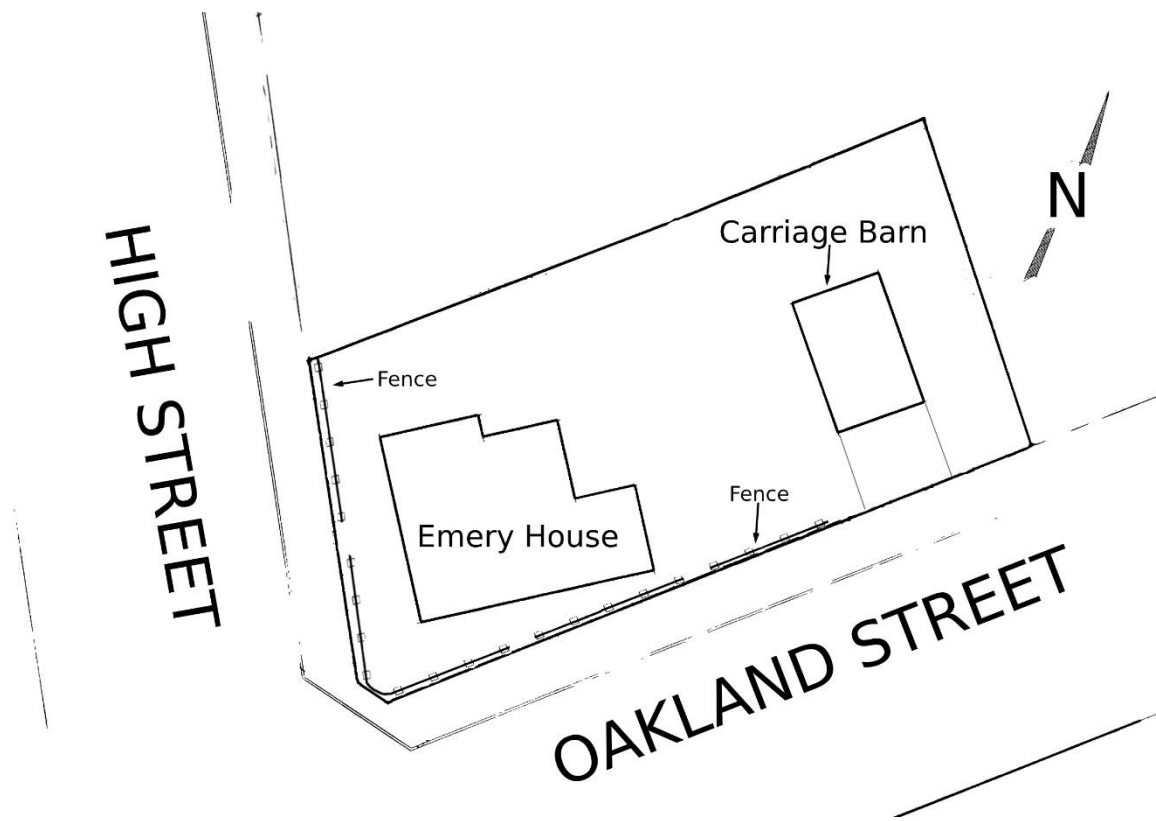
**EMERY HOUSE**  
**272 HIGH STREET**  
**NEWBURYPORT, MA**





**EXHIBIT D**  
**SITE PLAN**

**EMERY HOUSE**  
**272 HIGH STREET**  
**NEWBURYPORT, MA**



**EXHIBIT E**

**PRIOR LIENS**

Subject to a Preservation Restriction Agreement recorded in Book 25243, Page 420 at the Southern Essex District Registry of Deeds.