

To whom it may concern:

During the summer of 2018, my neighbor Mike Mulhern, was selling his property at 93 Bagdad Road. During that time the title company, on behalf of the purchaser, discovered an issue with the driveway. With how the title company described the situation it turned out that I actually "owned" part of the driveway going past 91 Bagdad, and the last part belonging to 93 Bagdad Road. I worked with Mike to have the title company create a deed so that 93 Bagdad Rd has ownership of the whole driveway. I also signed an agreement with Mike and Greg (the purchaser and now owner of 93 Bagdad Rd) of how we would divide expenses related to the care and upkeep of the driveway. At no point during our discussions did we talk about it being made into a roadway. I had one small child at the time, and am working on more, so being tucked back away from the main roadway, with our extended driveway is a huge reason why we bought our property in 2016. For this to be considered, anything more than a driveway is just plain false and at no point during our discussion in 2018, and all the meetings we had on this issue, did Mike or his wife ever mention this being done for any other reason except to correct property line issues discovered by the title company.

V/r

A handwritten signature in black ink, appearing to read 'Juan P. Nieves', with a long horizontal flourish extending to the right.

1st Lieutenant Juan P. Nieves US Army (ret)

Owner-95 Bagdad Rd Durham NH 03824