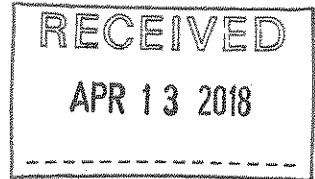


Richard Brown
120 Meetinghouse Way
Edgartown, MA 02539



April 11, 2018

Martha's Vineyard Commission
P.O. Box 1447
Oak Bluffs, MA 02557

Re; Edgartown Assessor's Map 28, Lot 240

Dear MVC and Others:

It has come to my attention that land in which I have a majority interest, if not full ownership, better described as Edgartown Map 28, Lot 240, herein referred to as "Lot 240", off of Meshaket Road, is now the subject of at least two development projects, and possibly others. Though I am not a participant in either project I can produce a 22 page title report, prepared by John Larsen, a title examiner, showing that I own this property.

On February 22, 2018, ADEC Meeting House Way Real Estate, LLC, purported to sell Lot 240, and the adjoining property (a 8.5 acre portion of Lot 46) , to MV Estates Inc., a Nevada Corp., and I was never notified about the Lot 240 sale (see Dukes Registry Book 1461, Page 394). MV Estates appears to have some common ownership with the abutting property owner, now owned by Meeting House Way LLC (Lot 47), deed recorded at Book 1442, Page 485, consisting of 54 acres. Both of these new development projects (lot 46 and 47) having been recently subdivided and are, or will be, subject to review by your Commission as a DRI. I understand the Edgartown Planning Board has already approved Lot 240, and the abutting 8 acres (lot 46), with the same Nevada owner, into 5 new Form A lots, without first obtaining your approval.

I have attached two recorded deeds showing my ownership of Lot 240, which predates any deeds claimed by ADEC, and I request that all Boards or Commissions, hereby cease to grant any more permits, and/or retract any permits that have previously been granted, until title ownership of Lot 240 is settled.

Sincerely,

A handwritten signature in cursive script that reads "Richard Brown".

Richard Brown

cc. Edgartown Planning Board
cc. Edgartown Sewer Commission
cc. Edgartown Water Commission
cc. Douglas Andersen, Meeting House Way
cc. MV Estates Inc.

RECEIVED

APR 13 2018

383 437

Seth O. Vincent

of Edgartown

County of Dukes County, Massachusetts

being ~~Married~~, for consideration paid, and in full consideration of \$500.00

grants to Richard A. Brown

of Edgartown, Massachusetts

with quitclaim covenants

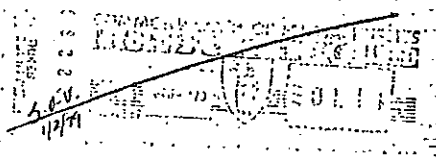
the land in County of Dukes County

(Description and encumbrances, if any)

Being all my right title and interest to any land in the County of Dukes County, that I may own, including: a lot or parcel of land situated in Edgartown, at a place known as, Crackatuxat Cove and bounded said Cove on the North side, the Atlantic Ocean on the South and on the East and West by land formerly of E.B. Vincent and others.

Except, my lots in Edgartown bounded by land of Lemont Jernegan, Estate of Arthur Bettencourt, Elmer Burnham, land formerly of Robert Burnham and the Vineyard Haven Road, being my dwelling house lots near Jernegan Avenue.

For references see: Deed from Lillian E. Vincent to Seth O. Vincent.



RECEIVED

APR 13 2018

363 438

Witness my hand and seal this 28th day of December 1978

Seth O. Vincent

Seth O. Vincent

The Commonwealth of Massachusetts

Dukes,

ss.

December 29, 1978

Then personally appeared the above named

Seth O. Vincent

and acknowledged the foregoing instrument to be his free act and deed, before me

Edgartown, Mass. Dec. 29 1978
at 2 o'clock and 45 minutes P M
Received and entered with Dukes County Deeds
book 363 Page 438

Penelope W. King
Notary Public — junior of the state

My Commission Expires Sept. 12 1980

Attest: Penelope W. King
Register

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No registrar of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

DN3956128

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

RECEIVED

APR 13 2018

I, ^{H.} Adelbert, Jernegan
 of (off) Lantern Lane, Vineyard Haven, County of Duke's County, Massachusetts,
 being ~~unmarried~~, for consideration paid, and in full consideration of \$1000.00 (one thousand
 dollars)
 grants to Richard A Brown of Meeting House Way, Edgartown, Massachusetts
 of (County of Duke's County)
 with quitclaim covenants
 the land in said town of Edgartown

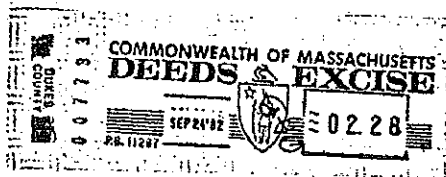
[Description and encumbrances, if any]

Being a lot of land, bounded and described as follows:

Northeasterly by Swimming Place Path;
 Southeasterly by Pease's Point Way;
 Southwesterly by Meeting House Way;
 Northwesterly by Meshacket Path;

Also, all other land in said Edgartown.

For my title, reference is made to the deed of Sherman G. Burnham
 and Melba G. Burnham to the GRANTOR dated August 25, 1944.



Witness by hand and seal this 24th day of SEPTEMBER, 19 82

John C. Linn
 WITNESS

Adelbert H. Jernegan

The Commonwealth of Massachusetts

Dukes

ss.

SEPTEMBER 24, 1982

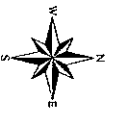
Then personally appeared the above named ADELBERT H. JERNEGAN
 and acknowledged the foregoing instrument to be his free act and deed, before me

John C. Linn
 Notary Public - Justice of the Peace

My commission expires MARCH 12, 19 87

Edgartown, Mass. Sept 24, 19 82
 at 4 o'clock and 05 minutes P.M.
 Received and entered with Dukes County Deeds
 book 395 Page 128

Attest: Beverly W. King
 Register



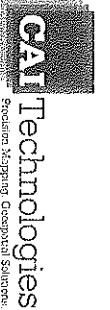
April 11, 2018

RECEIVED
APR 13 2018

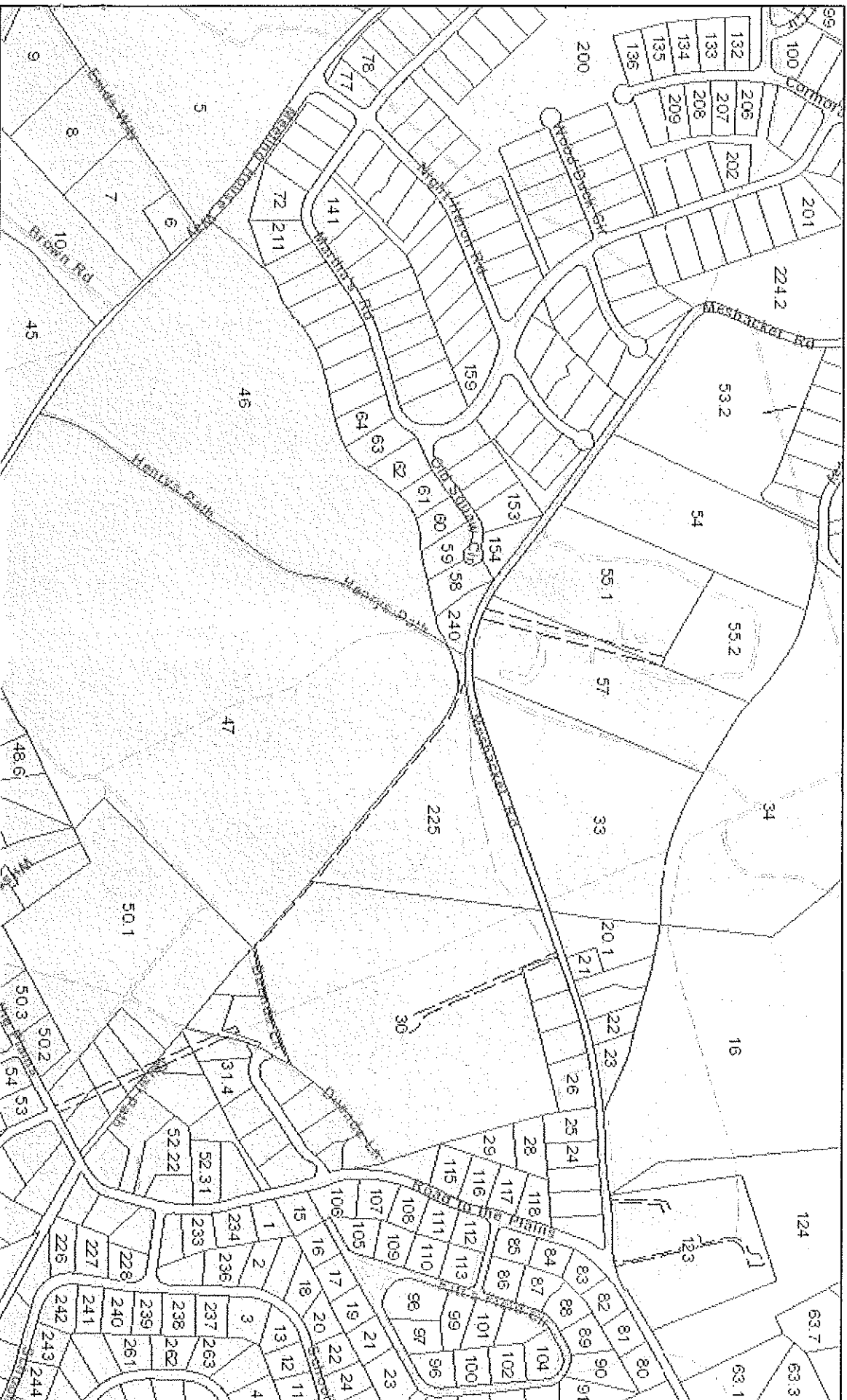
Edgartown, MA

1 inch = 537 Feet

0 537 1075 1613



www.cai-tech.com



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