

LEGEND

- BK.2562/Pg.2783 BOOK NO./PAGE NO.
- N/F NOW OR FORMERLY
- RCD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- S.F. SQUARE FEET
- NET EDGE OF PAVEMENT
- NEW ENGLAND TELEPHONE
- EXISTING GAS
- EXISTING DRAIN
- OVERHEAD UTILITIES
- EXISTING SEWER
- SIGN
- WATER VALVE
- GUY POLE
- (189/3B) ASSESSORS MAP & PARCEL NUMBER
- PROPERTY LINE
- UTILITY POLE
- WATER SHUT OFF
- MONITOR WELL
- CATCH BASIN
- LIGHT
- POINT OF BEGINNING
- STORM DRAIN FLOW DIRECTION
- MANHOLE
- SEWER MANHOLE
- HANDICAP SYMBOL
- WATER SERVICE

LEGAL DESCRIPTION

BEGINNING AT A PK NAIL ON THE WESTERLY SIDELINE OF LAFAYETTE ROAD AT LAND NOW OR FORMERLY OF DANA & BARBARA NEWCOMB; THENCE PROCEEDING ALONG SAID LAND OF DANA & BARBARA NEWCOMB S 88°55'17" W A DISTANCE OF 127.25 FEET TO AN IRON ROD AT LAND NOW OR FORMERLY OF NARCISSUS REAL ESTATE, LLC; THENCE PROCEEDING ALONG SAID LAND OF NARCISSUS REAL ESTATE, LLC S 89°43'00" W A DISTANCE OF 64.49 FEET TO A POINT; THENCE PROCEEDING ALONG SAID LAND OF NARCISSUS REAL ESTATE, LLC S 89°43'00" W A DISTANCE OF 173.81 FEET TO A POINT AT LAND NOW OR FORMERLY OF BOSTON AND MAINE RAILROAD; THENCE TURNING AND PROCEEDING ALONG SAID LAND OF BOSTON AND MAINE RAILROAD N 23°13'37" E A DISTANCE OF 294.27 FEET TO A POINT AT LAND NOW OR FORMERLY OF FOSS (NH)QRS 16-3, INC.; THENCE TURNING AND PROCEEDING ALONG SAID LAND OF FOSS (NH)QRS 16-3, INC. S 71°36'03" E A DISTANCE OF 287.34 FEET TO A POINT ON THE SAID WESTERLY SIDELINE OF LAFAYETTE ROAD; THENCE TURNING AND PROCEEDING ALONG THE SAID WESTERLY SIDELINE OF LAFAYETTE ROAD S 18°23'57" W A DISTANCE OF 105.30 FEET TO A POINT; THENCE PROCEEDING ALONG THE SAID WESTERLY SIDELINE OF LAFAYETTE ROAD S 17°35'57" E A DISTANCE OF 32.70 FEET TO A POINT; THENCE PROCEEDING ALONG THE SAID WESTERLY SIDELINE OF LAFAYETTE ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 298.50 FEET, AN ARC LENGTH OF 30.43 FEET TO A PK NAIL AT THE POINT OF BEGINNING.

THE PROPERTY IS THE SAME AS DESCRIBED ON EXHIBIT A IN TITLE COMMITMENT NO. 2053835.

EASEMENTS & RESTRICTIONS

LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE NO. 2053835, DATED DECEMBER 1, 2005 WAS EXAMINED AS PART OF THIS SURVEY. EXCEPTIONS CONTAINED IN SCHEDULE B2 OF THAT COMMITMENT WHICH AFFECT THE SUBJECT PROPERTY ARE AS FOLLOWS:

- RESTRICTION, WHICH SHALL RUN WITH THE LAND, THAT THE GRANTEE, HIS HEIRS AND ASSIGNS, WILL NOT BLOCK OFF THE BROOK WHICH RUNS THROUGH THE ABOVE DESCRIBED PREMISES AND THAT SHOULD THE BROOK OR ANY PART THEREOF BE COVERED, THE GRANTEE, HIS HEIRS AND ASSIGNS SHALL PROVIDE NECESSARY AND AMPLE DRAINAGE, AS SET FORTH IN DEED RECORDED IN SAID REGISTRY AT BOOK 1809, PAGE 471, SCHEDULE B - ITEM #5. (NO EVIDENCE OF BROOK RUNNING THROUGH PREMISES, THEREFORE RESTRICTION IS NOT PLOTTED.)
- NOTICE OF LEASE BETWEEN JOSEPH J. LORUSSO II AND BROOKS DRUG STORES, INC. DATED OCTOBER 26, 1987 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 2716, PAGE 2850. SCHEDULE B - ITEM #7.
- NOTICE OF GROUNDWATER MANAGEMENT PERMIT RECORDED IN SAID REGISTRY AT BOOK 3243, PAGE 831. SCHEDULE B - ITEM #8.
- NOTICE OF GROUNDWATER MANAGEMENT PERMIT RECORDED IN SAID REGISTRY AT BOOK 3965, PAGE 1158. SCHEDULE B - ITEM #9.
- ALL MATTERS SHOWN ON PLANS RECORDED IN SAID REGISTRY AT BOOK 1809, PAGE 473 AND BOOK 1809, PAGE 474, SCHEDULE B - ITEM #10. (MATTERS SHOWN ON THESE PLANS DATED OCTOBER & DECEMBER 1961 DO NOT EXIST ON SITE TODAY, THEREFORE ARE NOT PLOTTED.)

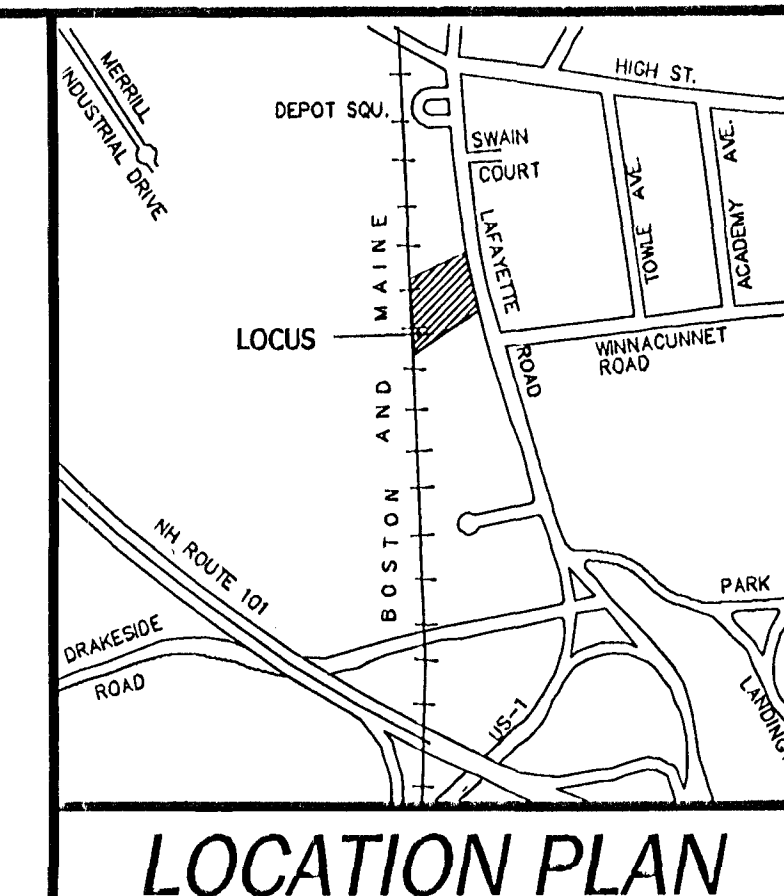
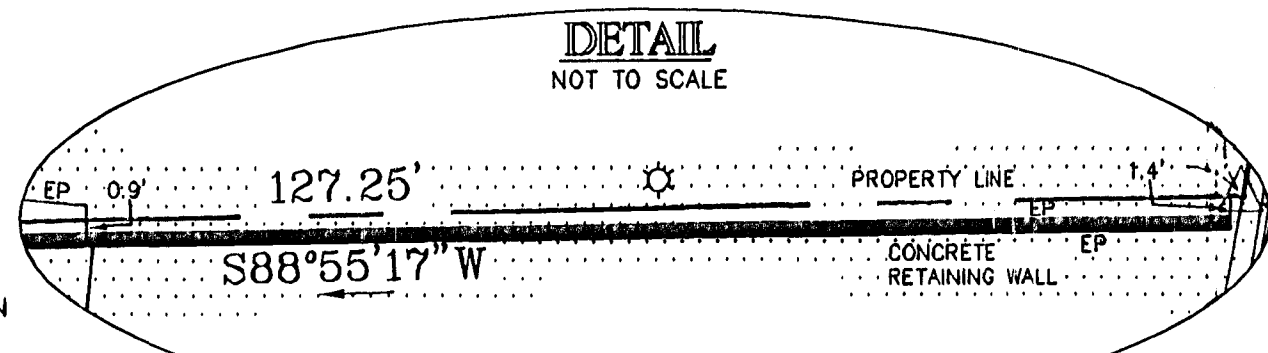
SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY TO LINEAR RETAIL PROPERTIES, LLC, LAWYERS TITLE INSURANCE CORPORATION, LERNER & HOLMES PC, AND THEIR LENDERS, SUCCESSORS AND/OR ASSIGNS, THAT THE SURVEY ENTITLED "ALTA / ACSM LAND TITLE SURVEY, TAX MAP 175 LOT 1 PROPERTY OF JOSEPH LORUSSO II, 356 LAFAYETTE ROAD, COUNTY OF ROCKINGHAM, HAMPTON, NEW HAMPSHIRE" PREPARED BY AMES MSC, DATED JANUARY 20, 2006, WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREIN ARE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE SIZE, LOCATION AND TYPE OF THE BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY, EXCEPT AS SHOWN OTHERWISE; THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR USE AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "FLOOD INSURANCE RATE MAP ROCKINGHAM COUNTY, NEW HAMPSHIRE PANEL 430 OF 681, MAP NUMBER 3301500430E WITH AN EFFECTIVE DATE OF MAY 17, 2006". THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, INCLUDES ITEMS 1-4, 6-11 AND 13 ON TABLE A THEREOF, AND MEETS THE "ACCURACY STANDARDS FOR ALTA-ACSM LAND TITLE SURVEYS" AS ADOPTED BY ALTA, ACSM AND NSPS IN 1999.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676: 18, III AND IV AND 672:14, "I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

A COPY OF THIS PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.

DETAIL
NOT TO SCALE

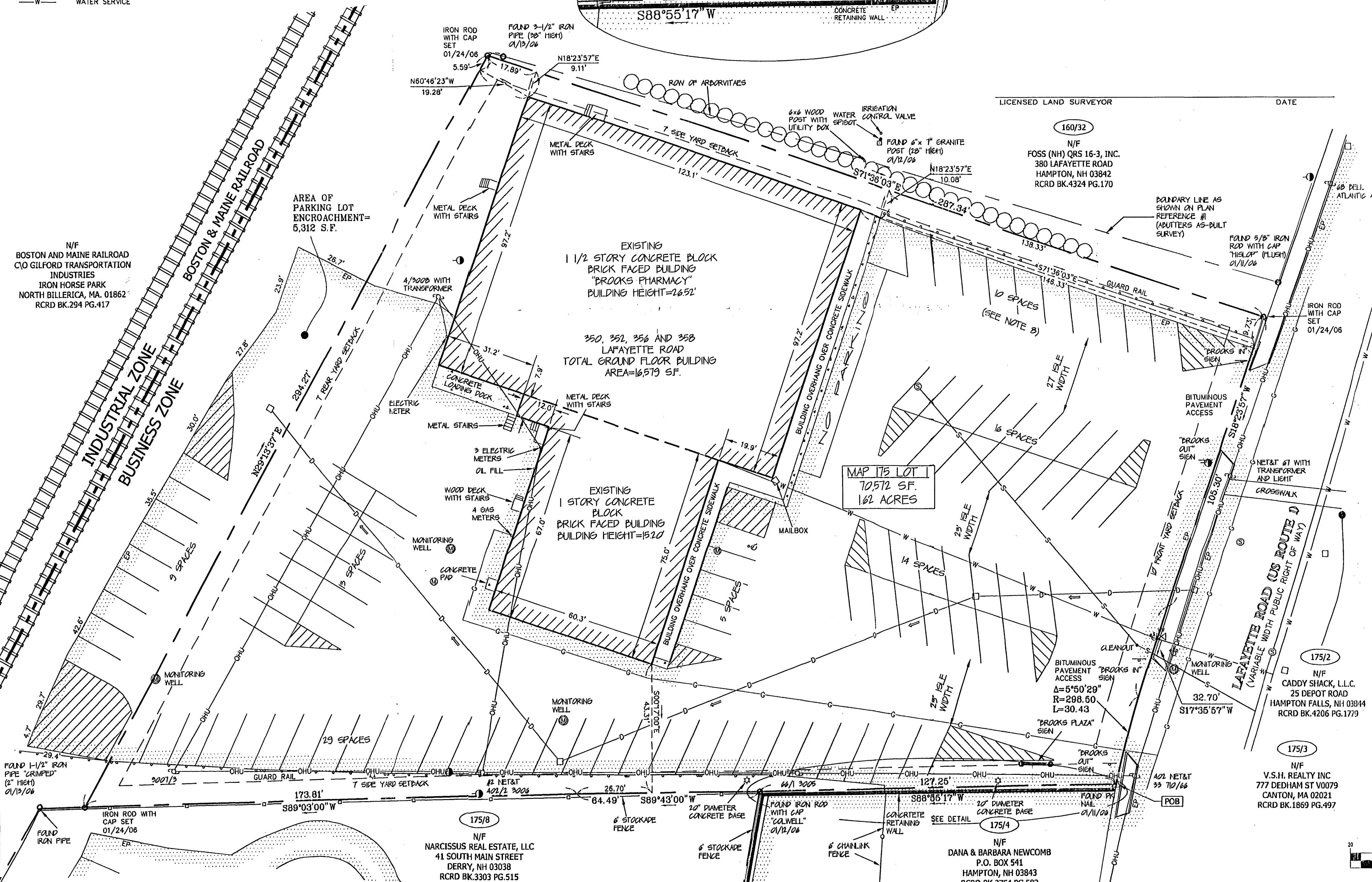


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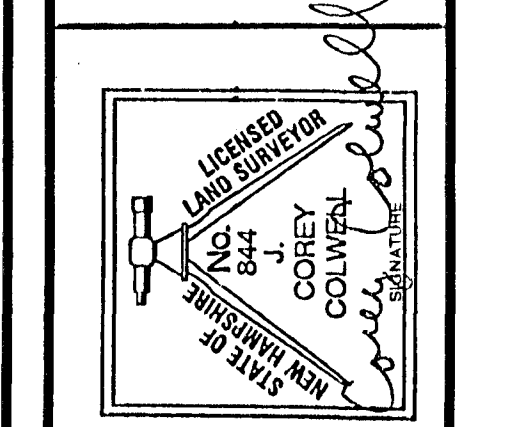
- THE PARCEL IS LOCATED IN THE BUSINESS (B) ZONE.
 - THE PARCEL IS AS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 175 AS LOT 1.
 - THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
 - OWNER OF RECORD:
- | | |
|-----------------------|--|
| JOSEPH LORUSSO II | |
| PO BOX 90 | |
| 50 WALPOLE, MA 02071 | |
| RCRD. BK.2329 PG.1669 | |
- ZONING REQUIREMENTS:
- | REQUIRED | PROVIDED |
|--------------------------|-------------|
| MINIMUM LOT SIZE: | 10,000 S.F. |
| MINIMUM FRONTAGE: | 100' |
| MINIMUM SETBACKS: | |
| FRONT YARD: | 10' |
| SIDE YARD: | 7' |
| REAR YARD: | 7' |
| MINIMUM WIDTH: | 100' |
| MAXIMUM COVERAGE: | 85% |
| MAXIMUM BUILDING HEIGHT: | 50' |
- TOTAL PARCEL AREA: 70,572 S.F. 1.62 ACRES
 - EXISTING FEATURES WERE LOCATED UNDER SNOW COVER. EXACT LOCATION OF ALL EXISTING FEATURES NEEDS TO BE VERIFIED IN THE SPRING.
 - THERE ARE 69'10" x 19' ANGLED PARKING SPACES AND 29' x 18' HORIZONTAL PARKING SPACES ON SITE. 60 SPACES ARE REQUIRED PURSUANT TO ARTICLE VI SECTION 6.3.4 OF THE HAMPTON ZONING ORDINANCE.
 - ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY.
 - THERE ARE NO FLASHING OR ROTATING SIGNS VISIBLE ON THE PROPERTY.

PLAN REFERENCES:

- "AS-BUILT LAND TITLE SURVEY FOR LAND OWNED BY FOSS MANUFACTURING CO., INC FOR LAND KNOWN AS MAP 143/LOT 20, MAP 160/LOTS 15, 16, 22, 31 & 32, MAP 189/LOT 6 ALONG LAFAYETTE ROAD, DRAKESIDE ROAD, MERRILL INDUSTRIAL DRIVE & ROUTE 51 LOCATED IN HAMPTON, N.H. COUNTY OF ROCKINGHAM", BY: KNIGHT HILL LAND SURVEYING SERVICES DATED: DECEMBER 11, 1995 WITH REVISION OF JULY, 1998. RCRD PLAN #D-26503.
- "ALTA / ACSM LAND TITLE SURVEY FOR OLDE HAMPTON VILLAGE REALTY TRUST 340 LAFAYETTE ROAD / US ROUTE #1, COUNTY OF ROCKINGHAM, HAMPTON, N.H.", BY: MILLETTE, SPRAGUE & COLWELL, INC. DATED: MAY 21, 1998. NOT RECORDED.
- "PLAN OF LAND IN HAMPTON, N.H. OWNED BY WHEATON J. LANE SHOWING PROPOSED CONVEYANCE TO FOSS REALTY, INC.", BY: ROBERT G. GOODWIN DATED: NOV. 1977. RCRD PLAN D-7494.
- "SUBDIVISION OF LAND ALAN GRAY HAMPTON, N.H.", BY: PARKER SURVEY ASSOC. INC. DATED: MAY 1972. RCRD PLAN 1216.
- "MAP OF LOTS ON C.S. TOPPAN ESTATE-REVISED, HAMPTON N. HAMP", BY: LEACH & HUNTER DATED: FEB. 1951. RCRD PLAN 01554.
- "PLAN OF LAND FOR ALAN GRAY HAMPTON N.H.", BY: PARKER SURVEY ASSOC. INC. DATED: APRIL 1971. RCRD PLAN C-2336.
- "LAND AT 356 LAFAYETTE ROAD, HAMPTON, N.H. FOR WHEATON J. LANE", BY: CHESTER A. LEACH DATED: DECEMBER 1961. RCRD PLAN 23411 N.R.
- "LAND IN HAMPTON, N.H. FOR WHEATON J. LANE", BY: CHESTER A. LEACH DATED: OCTOBER 1961 CORRECTED DECEMBER 1961 RCRD PLAN 23412 N.R.
- "RIGHT OF WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 2400+05 TO STATION 2452+85", BY: OFFICE OF VALUATION ENGINEER DATED: JUNE 30 1914. NOT RECORDED.



TAX MAP 175 LOT 1
PROPERTY OF
JOSEPH LORUSSO II
356 LAFAYETTE ROAD
COUNTY OF ROCKINGHAM
NEW HAMPSHIRE
HAMPTON



REV.	DATE	DESCRIPTION
REV.1	02/10/06	REVISION #1
REV.2	02/10/06	REVISION #2
REV.3	02/10/06	REVISION #3
REV.4	02/10/06	REVISION #4
REV.5	02/10/06	REVISION #5
REV.6	02/10/06	REVISION #6
REV.7	02/10/06	REVISION #7
REV.8	02/10/06	REVISION #8
REV.9	02/10/06	REVISION #9
REV.10	02/10/06	REVISION #10
REV.11	02/10/06	REVISION #11
REV.12	02/10/06	REVISION #12
REV.13	02/10/06	REVISION #13
REV.14	02/10/06	REVISION #14
REV.15	02/10/06	REVISION #15
REV.16	02/10/06	REVISION #16
REV.17	02/10/06	REVISION #17
REV.18	02/10/06	REVISION #18
REV.19	02/10/06	REVISION #19
REV.20	02/10/06	REVISION #20

ALTA / ACSM LAND TITLE SURVEY

AMES MSC
ARCHITECTS & ENGINEERS

JOHN HART MANSION
403 THE HILL
P.O. BOX 427
PORTSMOUTH, NH 03802-0427
PHONE: 603-431-2222
FAX: 603-431-0910
WWW.AMESMSC.COM

DATE: JANUARY 20, 2006

PROJECT NO. 05817
SCALE: 1" = 20'