1. THESE PARCELS ARE LOCATED IN THE COMMERCIAL DISTRICT (C).

ZONE REQUIREMENTS;	
LAND AREA	120,000 S.F.
CONTINUOUS FRONTAGE	300'
MINIMUM YARD DIMENSIONS FRONT	75'
SIDE & REAR	30'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	30%

2. THESE PARCELS ARE SHOWN ON THE NEWINGTON ASSESSOR'S MAP #27 AS LOTS 17, 18 & 20.

3. THESE PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.

4. OWNER OF RECORD: HRE PROPERTIES
(FORMERLY HUBBARD REAL ESTATE INVESTMENTS SEE RCRD 2870–0872)
530 FIFTH AVENUE
NEW YORK, NEW YORK 10036
SOURCE OF TITLE: RCRD 2349–1133 (LOTS 3, 4 & 5 LESS A PORTION OF LOT 5 DESCRIBED IN RCRD 2401–192)
RCRD 2401–190 (PROPERTY ADDED TO LOT 5)
RCRD 2404 –1207 (LOTS 1 & 2, LOT 2 HAS BEEN CONSOLIDATED WITH LOTS 1 & 3 SEE PLAN REF. No. 2)

5. TOTAL PARCEL AREA: 622,439 S.F. (14.29 Ac.)
LOT 1: 134,962 S.F. LOT 3: 256,449 S.F.
3.10 Ac. 5.89 Ac.
LOT 4: 113,642 S.F. LOT 5: 117,386 S.F.
2.61 Ac. 2.69 Ac.

6. EASEMENTS AND COVENANTS:
A. LOTS 1–5 HAVE "THE RIGHT TO USE WEST PARK DRIVE AS SHOWN ON SAID PLAN FOR ACCESS & EGRESS TO THE PREMISES AS WELL AS FOR THE PURPOSE OF PROVIDING AND/OR CONNECTING USUAL UTILITIES", SEE RCRD BK. 2404, PG. 1207.

B. LOTS 1 – 5 ARE SUBJECT TO A 100' ± WIDE EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AS SHOWN. SEE RCRD 1280–018 AND 1790–44. ALSO SEE RCRD 2515–0976 FOR AGREEMENT AND CONSENT TO JOINT USE BETWEEN PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND HRE PROPERTIES REGARDING THE CONSTRUCTION AND MAINTENANCE OF THE SEWER LINE LOCATED WITHIN THE 100'± WIDE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE EASEMENT CROSSING THESE PARCELS.

C. LOTS 1–5 ARE SUBJECT TO A 20' WIDE EASEMENT TO N.E.T. & T. CO. AS SHOWN. SEE RCRD BK. 2371, PG. 1543.

EASEMENTS AND COVENANTS CONTINUED:
D. LOT 1 IS SUBJECT TO AN EASEMENT TO THE ROCKINGHAM COUNTY LIGHT AND POWER COMPANY AND ITS SUCCESSORS TO TRIM ANY AND ALL BRANCHES AND TREES WHICH MAY INTERFERE WITH THE WIRES RUNNING BETWEEN THEIR POLES LOCATED ALONG THE WESTERLY SIDE OF WOODBURY AVENUE. SEE RCRD 589–479.

E. LOT 3 IS SUBJECT TO A RESTRICTIVE COVENANT DECRIBED IN RCRD 2933–1750 AS IT MAY STILL BE IN EFFECT.

F. A 20' WIDE EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH. SEE RCRD 2371–1543.

G. PARKING EASEMENT ON LOT 6 AS SHOWN ON PLAN REFERENCE #1 FOR LOTS 3, 4 AND 5. SEE RCRD 2390–0156 ITEM #6.
PARKING EASEMENT ON ALL PARKING SPACES WITHIN 300' OF LOT 5. SEE RCRD 2390–156 ITEM #6.

H. VARIABLE WIDTH RIGHT OF WAY. SEE RCRD 2390–156 ITEM #6.
SEE ALSO RCRD 2324–229 AND 2349–1136.

I. SUBJECT TO AND WITH THE BENEFIT OF RIGHTS, EASEMENTS, RESTRICTIONS AND PROVISIONS OF A CERTAIN AGREEMENT DESCRIBED IN RCRD 2390–0158 ITEM #4 AND 2401–0192.

J. A 25' WIDE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE AND TELEGRAPH EASEMENT. SEE RCRD 2927–1966 AND 2936–2931.

K. END OF VARIABLE WIDTH RIGHT OF WAY. SEE RCRD 2390–156 ITEM #6.

L. EASEMENTS REFERRED TO BY THE COMMONWEALTH LAND TITLE INSURANCE COMPANY FOR COMMITMENT FOR TITLE INSURANCE. COMMITMENT #941096–BOS FILE #H–941096, SHCEDULE B– SECTION 2 AS ITEMS 1,3,4 AND 5 SHOWN AS BK. 1395 PG 340, 342, 344 AND BK 788 PG 86 ARE NON–LOCUS AND DO NOT ENCUMBER LOTS 2, 3, 4 AND 5 AS SHOWN ON THIS PLAN

7. PARKING REQUIREMENTS:
LOT 1 – RESTAURANT USE
1 PARKING SPACE/3 RESTAURANT SEATS
=120 PARKING SPACES REQUIRED
=140 PARKING SPACES PROVIDED

LOT 2 – OFFICE USE
1 PARKING SPACE/200 SQUARE FEET
=228 PARKING SPACES REQUIRED
=249 PARKING SPACES PROVIDED

LOT 3 – RETAIL USE
1 PARKING SPACE/250 SQUARE FEET
=201 PARKING SPACES REQUIRED
=295 PARKING SPACES PROVIDED

PLAN REFERENCES:

1. "SUBDIVISION PLAN NEWINGTON PARK WEST NEWINGTON PARK ASSOCIATES NEWINGTON, NEW HAMPSHIRE" DATED 7/10/74 BY MCKENNA ASSOCIATES SEE RCRD PLAN D–5861

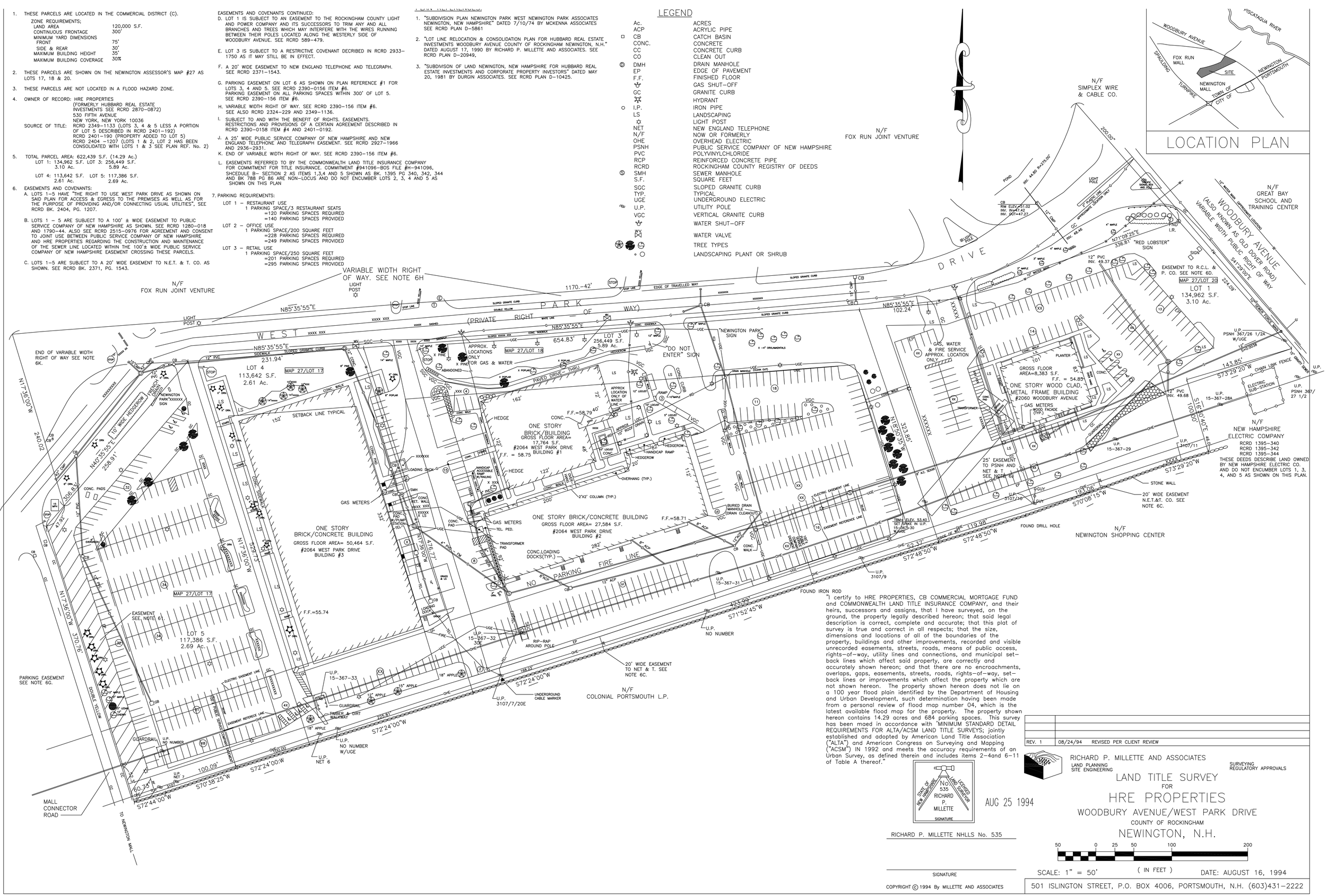
2. "LOT LINE RELOCATION & CONSOLIDATION PLAN FOR HUBBARD REAL ESTATE INVESTMENTS WOODBURY AVENUE COUNTY OF ROCKINGHAM NEWINGTON, N.H." DATED AUGUST 17, 1990 BY RICHARD P. MILLETTE AND ASSOCIATES. SEE RCRD PLAN D–20949,

3. "SUBDIVISION OF LAND NEWINGTON, NEW HAMPSHIRE FOR HUBBARD REAL ESTATE INVESTMENTS AND CORPORATE PROPERTY INVESTORS" DATED MAY 20, 1981 BY DURGIN ASSOCIATES. SEE RCRD PLAN D–10425.

LEGEND

Ac.	ACRES
ACP	ACRYLIC PIPE
□ CB	CATCH BASIN
CONC.	CONCRETE
CC	CONCRETE CURB
CO	CLEAN OUT
Ⓓ DMH	DRAIN MANHOLE
EP	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
	GAS SHUT–OFF
GC	GRANITE CURB
	HYDRANT
○ I.P.	IRON PIPE
LS	LANDSCAPING
	LIGHT POST
NET	NEW ENGLAND TELEPHONE
N/F	NOW OR FORMERLY
OHE	OVERHEAD ELECTRIC
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
PVC	POLYVINYLCHLORIDE
RCP	REINFORCED CONCRETE PIPE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
Ⓢ SMH	SEWER MANHOLE
S.F.	SQUARE FEET
SGC	SLOPED GRANITE CURB
TYP.	TYPICAL
UGE	UNDERGROUND ELECTRIC
☎ U.P.	UTILITY POLE
VGC	VERTICAL GRANITE CURB
	WATER SHUT–OFF
WV	WATER VALVE
	TREE TYPES
○	LANDSCAPING PLANT OR SHRUB

LOCATION PLAN



"I certify to HRE PROPERTIES, CB COMMERCIAL MORTGAGE FUND and COMMONWEALTH LAND TITLE INSURANCE COMPANY, and their heirs, successors and assigns, that I have surveyed, on the ground, the property legally described hereon; that said legal description is correct, complete and accurate; that this plat of survey is true and correct in all respects; that the size, dimensions and locations of all of the boundaries of the property, buildings and other improvements, recorded and visible unrecorded easements, streets, roads, means of public access, rights–of–way, utility lines and connections, and municipal set–back lines which affect said property, are correctly and accurately shown hereon; and that there are no encroachments, overlaps, gaps, easements, streets, roads, rights–of–way, set–back lines or improvements which affect the property which are not shown hereon. The property shown hereon does not lie on a 100 year flood plain identified by the Department of Housing and Urban Development, such determination having been made from a personal review of flood map number 04, which is the latest available flood map for the property. The property shown hereon contains 14.29 acres and 684 parking spaces. This survey has been maed in accordance with 'MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS; jointly established and adopted by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") IN 1992 and meets the accuracy requirements of an Urban Survey, as defined therein and includes items 2–4and 6–11 of Table A thereof."

STATE OF NEW HAMPSHIRE No. 535 RICHARD P. MILLETTE LICENSED LAND SURVEYOR SIGNATURE

AUG 25 1994

RICHARD P. MILLETTE NHLLS No. 535

SIGNATURE

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REV.	DATE	
1	08/24/94	REVISED PER CLIENT REVIEW

RICHARD P. MILLETTE AND ASSOCIATES
LAND PLANNING
SITE ENGINEERING
SURVEYING
REGULATORY APPROVALS

LAND TITLE SURVEY
FOR
HRE PROPERTIES
WOODBURY AVENUE/WEST PARK DRIVE
COUNTY OF ROCKINGHAM
NEWINGTON, N.H.

50 0 25 50 100 200

SCALE: 1" = 50' (IN FEET) DATE: AUGUST 16, 1994

501 ISLINGTON STREET, P.O. BOX 4006, PORTSMOUTH, N.H. (603)431–2222