

- LEGEND
- EXISTING
- MONUMENT
 - BOUND
 - UTILITY POLE
 - CATCH BASIN
 - CATCH BASIN
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - FIRE HYDRANT
 - WATER SHUTOFF
 - WATER GATE VALVE
 - SIGN
 - PROPERTY LINE
 - SETBACK LINE
 - DRAIN LINE
 - WATER LINE
 - SEWER LINE
 - GAS LINE
 - UNDERGROUND ELECTRIC
 - OVERHEAD WIRES
 - FENCE
 - STONEWALL
 - EDGE OF PAVEMENT

ABBREVIATION LEGEND:
 DHF - DRILL HOLE FOUND
 IPF - IRON PIPE FOUND
 IPS - IRON PIPE SET
 RBF - REBAR FOUND
 RBS - REBAR SET
 SSF - STEEL STAKE FOUND
 BND FND - BOUND FOUND
 (+2') - DENOTES HEIGHT OF MONUMENT
 VCC - VERTICAL GRANITE CURB
 SGC - SLOPED GRANITE CURB
 SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT INSCRIPTION ABBREVIATIONS:
 "NPA" - NORWAY PLAINS ASSOCIATES, INC.
 TBS - TO BE SET

TAX MAP 106, LOT 33
 STEVEN B. SPIELMAN &
 SANDRA C. ROSE
 10 FERN WAY
 MADBURY, NH 03823
 BOOK 3764, PAGE 149

TAX MAP 106, LOT 32
 46 MADBURY PROPERTY LLC
 LAW OFFICES OF EUGENE H.
 GAUDETTE
 PO BOX 2
 SANFORD, ME 04073
 BOOK 4637, PAGE 455

TAX MAP 106, LOT 24
 PAUL & FRANCIS MCCARTHY
 4 STEEPLE CHASE CIRCLE
 WESTFORD, MA 01886
 BOOK 4741 PAGE 578

TAX MAP 106, LOT 23
 SCOTT M & LORIE A JENKINS
 49 OLD COUNTRY ROAD NORTH
 FRANCESSTOWN, NH 03043
 BOOK 3734, PAGE 480

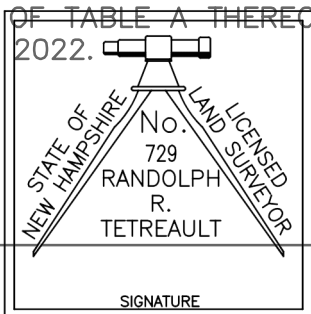
TAX MAP 106, LOT 22

TAX MAP 106, LOT 21
 MJS DURHAM LLC
 2 BEECH COURT
 STRATHAM, NH 03885
 BOOK 3891, PAGE 282

TO BW2 LLC; HOUSING NEW ENGLAND, FUND II LIMITED PARTNERSHIP;
 HOUSING INITIATIVES OF NEW ENGLAND CORPORATION; THEIR SUCCESSORS
 AND ASSIGNS, EXCLUSIVELY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
 IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM
 STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,
 JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES
 ITEMS 1-4.6(c)(b), 7(a), 8.9, 11(b), 13, 16-19 OF TABLE A THEREOF. THE
 FIELDWORK WAS COMPLETED ON JULY 13, 2022.

Randolph R. Tetraault
 RANDOLPH R. TETREAULT, PLS #729



DRAINAGE TABLE

| | |
|---|--|
| CB1 RIM=84.80' INV. IN: 82.4' INV. OUT: 80.9' SUMP= 80.0' | DMH1 RIM=90.58' INV. IN: 83.8' (12" CPP) INV. OUT: 83.7' (2 12" CPP) |
| CB2 RIM=84.52' INV. IN: 80.8' (12" RCP) INV. OUT: 80.5' (12" RCP) SUMP= 80.1'± | DMH2 RIM=88.67' INV. IN: 83.1' (12" CPP) INV. IN: 82.9' (6" PVC) INV. OUT: 82.7' (12" CPP) SUMP= 81.27' |
| CB3 RIM=87.13' INV. IN: 82.7' (12" RCP) INV. IN: 81.9' (6" CPP) INV. IN: 81.8' (6" CPP) INV. IN: 81.4' (12" CPP) INV. OUT: 81.2' (12" RCP) SUMP= 79.3' | |
| CB4 RIM=87.12' INV. OUT: 83.4' (12" RCP) SUMP= 83.0' | |
| CB5 RIM=89.25' INV. OUT: 84.8' (12" RCP) SUMP= 84.6' | |

TAX MAP 106, LOT 35
 WENTWORTH-DOUGLASS
 HOSPITAL
 P.O. BOX 9127
 CHARLESTOWN, MA 02129
 BOOK 1730, PAGE 20

TAX MAP 106, LOT 36
 AAM DURHAM RESIDENCES, LLC
 78 BLANCHARD RD
 SUITE 100
 BURLINGTON, MA 01803
 BOOK 4850, PAGE 20

TAX MAP 107, LOT 10
 CATBOAT PROPERTIES, LLC
 42 PINE STREET
 EXETER, NH 03833
 BOOK 4233, PAGE 406

TAX MAP 107, LOT 11
 JAMES S. & LESLIE B. HORNE
 26 DENNISON ROAD
 DURHAM, NH 03824
 BOOK 4653, PAGE 256

TAX MAP 107, LOT 12
 STEVEN B. SPIELMAN
 10 FERN WAY
 MADBURY, NH 03823
 BOOK 3174, PAGE 690

TAX MAP 107, LOT 13
 OYSTER RIVER SCHOOL
 DISTRICT
 36 COE DRIVE
 DURHAM, NH 03824

TITLE INFORMATION:

REFERENCE IS HEREBY MADE TO A DRAFT TITLE COMMITMENT FROM FIRST AMERICAN
 TITLE INSURANCE COMPANY, COMMITMENT NO. 2020-414, POLICY NO.
 5011400-2844359E, EFFECTIVE DATE NOVEMBER 19, 2020, AS ENDORSED
 THROUGH JULY 7, 2022.
 SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:

- [OMITTED]
- [OMITTED]
- NON-SURVEY ITEM (NSI)
- NON-SURVEY ITEM (NSI)
- NON-SURVEY ITEM (NSI)
- N/A
- PLAN 21-90: SEE REFERENCE PLAN 3
- PLAN 21A-34: SEE REFERENCE PLAN 3
- 2982/981; 3008/543: LEASE TO BW-HINEC, LLC: NSI
- 4833/854: NOTICE OF DECISION: NSI
- 11-19: NSI

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE PARCEL DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 1783, PAGE 539.
- PARCEL AREA: 119,138 SQ. FT. / 2.74 ACRES
- TAX MAP INFORMATION:
TOWN OF DURHAM TAX MAP 106, LOT 34.
- THE SURVEYED PARCEL LIES WITHIN THE TOWN OF DURHAM PROFESSIONAL OFFICE (PO) DISTRICT. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD = 30 FT (50 FT FROM ARTERIAL STREET)
SIDE YARD = 15 FT
REAR YARD = 20 FT
MAX. BLD. HEIGHT = 30 FT (35 FT BY CONDITIONAL USE)
MAX. IMPERVIOUS RATIO = 50%
- THE SURVEYED PARCEL IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 33017C0318E, MAP REVISED SEPTEMBER 30, 2015.
- BEARINGS SHOWN ON THIS PLAN ARE BASED ON GRID NORTH, NEW HAMPSHIRE STATE PLANE, NAD83. ELEVATIONS AND CONTOURS ARE BASED ON NAVD83(GEOD12B), BASED ON GPS OBSERVATIONS TAKEN JANUARY 31, 2020. DISTANCES SHOWN ARE GROUND DISTANCES.
- THE LOCATION SHOWN ON THIS PLAN FOR ABOVE AND UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED BEFORE ANY EXCAVATION. FEDERAL AND STATE LAW REQUIRES ANYONE PERFORMING ANY SORT OF EXCAVATION, INCLUDING DIGGING, BACKFILLING, BORING, AND GRADING TO NOTIFY DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS BEFORE BEGINNING WORK.
- ABUTTING OWNER INFORMATION WAS TAKEN FROM THE TOWN OF DURHAM TAX RECORDS. ABUTTING PARCEL LINES ARE SHOWN BASED ON THE TOWN OF DURHAM TAX MAPS AND ARE SOLELY FOR INFORMATIONAL PURPOSES.
- PARKING INFORMATION:
REGULAR PARKING SPACES: 70
HC PARKING SPACES: 4
TOTAL SPACES: 74
- THE BUILDING WAS RECENTLY EXPANDED AND THE PARKING AREA WAS REBUILT FOR MORE PARKING. SEE PREVIOUS LAND TITLE SURVEY FOR MORE INFORMATION.
- NO CHANGES IN STREET LINES ARE CURRENTLY PROPOSED FOR THIS SITE.
- NO APPURTENANT EASEMENTS WERE DISCOVERED IN THE COURSE OF THIS SURVEY.

REFERENCE PLANS:

- "PLAN OF LAND OF W. TUCKERMAN"
REVISED: FEB. 13, 1936 BY E.W. BOWLER
RECORDED: PLAN #35, POCKET #3, FOLDER #2
- "PLAN OF LAND FOR OYSTER RIVER COOPERATIVE SCHOOL DISTRICT"
REVISED: APRIL 20, 1955 BY GRANT L. DAVIS
RECORDED: PLAN #15, POCKET #2, FOLDER #21
- "SUBDIVISION OF THE LAND OF MARION E. JAMES"
REVISED: FEB. 6, 1981 BY DICKSON, HOLDEN, AND ASSOCIATES, INC.
RECORDED: PLAN NO. 21A-34
PREVIOUS REVISION RECORDED IN PLAN NO. 21-90

TAX MAP 2, LOT 10-4
 OWNER OF RECORD:
 HOUSING INITIATIVES OF NEW ENGLAND
 CORP.

264 US ROUTE 1
 BUILDING 300 SUITE 2A
 SCARBOROUGH, ME 04074
 BOOK 1783, PAGE 539

ALTA/NSPS
 LAND TITLE SURVEY
 OF
 38 MADBURY ROAD
 DURHAM
 STRAFFORD COUNTY
 NEW HAMPSHIRE

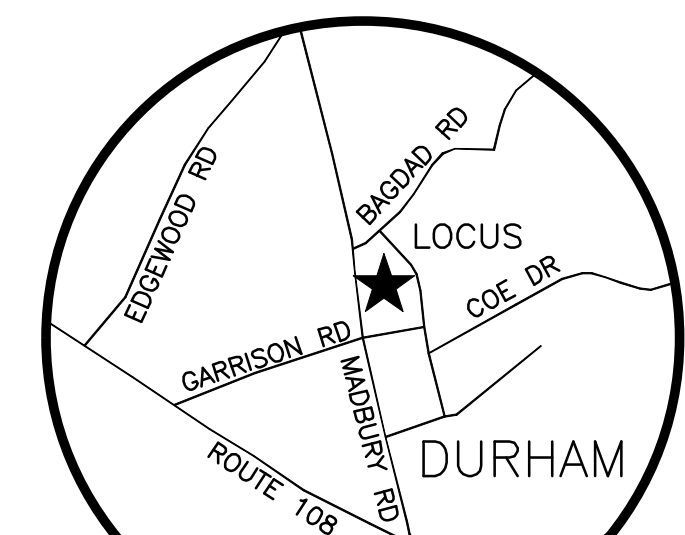
FOR:
 BW2 LLC

JULY 2022
 GRAPHIC SCALE



(IN FEET)
 1 INCH = 30 FEET

SHEET 1 OF 2



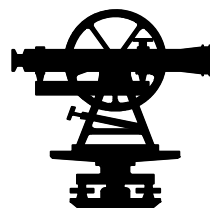
LOCATION MAP
 N.T.S.

FILE NO. 329
 PLAN NO. C-3050
 DWG. NO. 21163A ALTA
 F.B. NO. 163

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

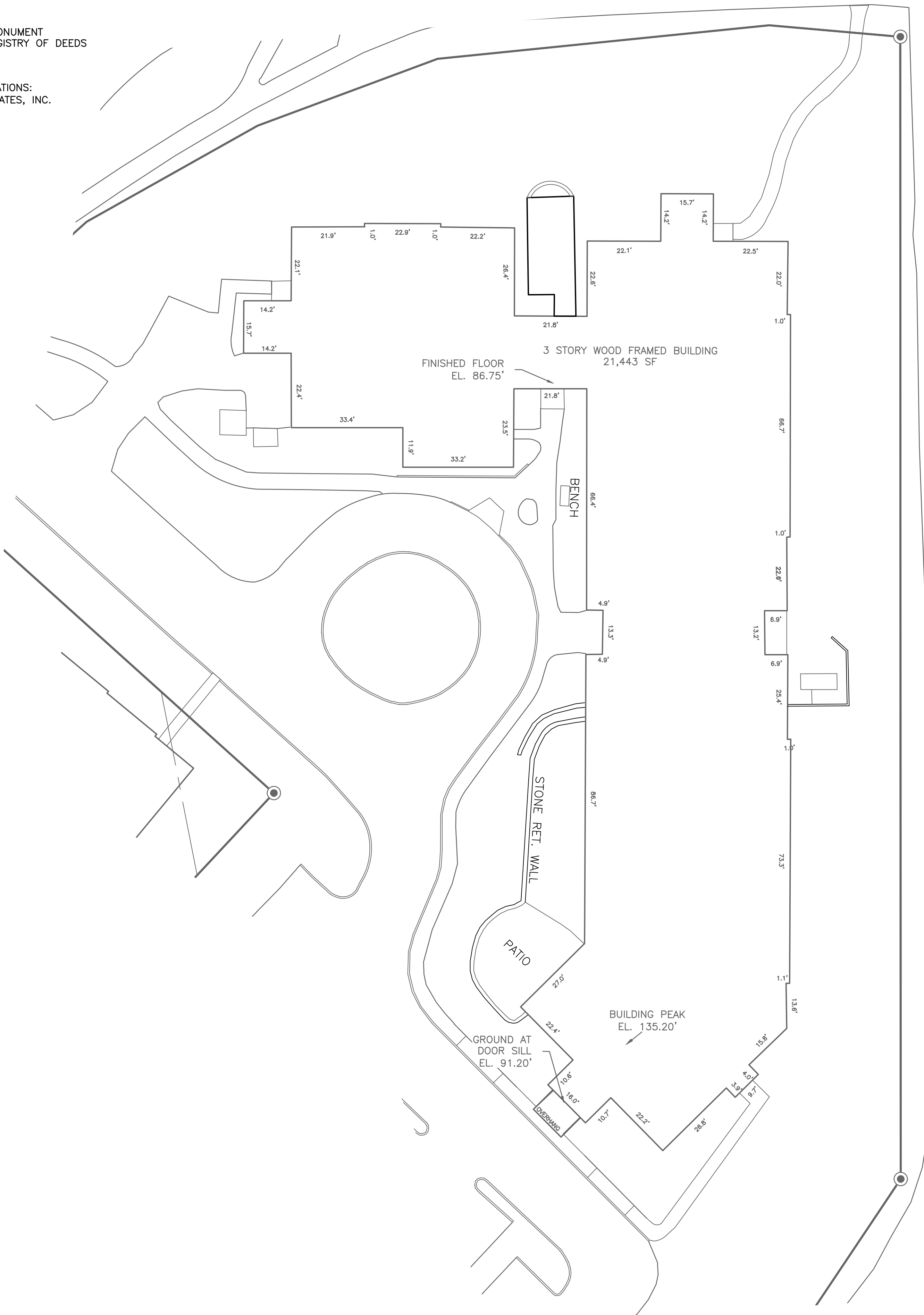
2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948



- LEGEND
- EXISTING
- MONUMENT
 - BOUND
 - UTILITY POLE
 - CATCH BASIN
 - CATCH BASIN
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - FIRE HYDRANT
 - WATER SHUTOFF
 - WATER GATE VALVE
 - SIGN
 - TEST PIT
 - PROPERTY LINE
 - SETBACK LINE
 - DRAIN LINE
 - WATER LINE
 - SEWER LINE
 - GAS LINE
 - UNDERGROUND ELECTRIC
 - OVERHEAD WIRES
 - FENCE
 - STONEWALL
 - EDGE OF PAVEMENT

ABBREVIATION LEGEND:
DHF - DRILL HOLE FOUND
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
RBF - REBAR FOUND
RBS - REBAR SET
SSF - STEEL STAKE FOUND
BND FND - BOUND FOUND
(+2") - DENOTES HEIGHT OF MONUMENT
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT INSCRIPTION ABBREVIATIONS:
"NPA" - NORWAY PLAINS ASSOCIATES, INC.
TBS - TO BE SET



PARCEL DESCRIPTION:
A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF MADBURY ROAD IN THE TOWN OF DURHAM, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; BEING LOT #2 AS SHOWN ON A PLAN DRAWN BY DICKSON, HOLDEN, AND ASSOCIATES, INC. AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN NO. 21A-34, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT #1, AS SHOWN ON SAID PLAN, AND ON THE EASTERLY LINE OF SAID MADBURY ROAD, AS DESCRIBED IN A DEED TO WENTWORTH-DOUGLASS HOSPITAL AND RECORDED IN BOOK 1730, PAGE 20;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID MADBURY ROAD AND THE SOUTHERLY LINE OF BAGDAD ROAD BY THE FOLLOWING COURSES AND DISTANCES:
N04°20'36"W A DISTANCE OF 9.52 FEET;
N05°02'00"E A DISTANCE OF 80.94 FEET;
N17°24'16"E A DISTANCE OF 58.78 FEET;
N26°21'30"E A DISTANCE OF 57.61 FEET;
N40°58'10"E A DISTANCE OF 100.05 FEET;
N51°46'19"E A DISTANCE OF 34.34 FEET;
N51°46'23"E A DISTANCE OF 5.17 FEET TO AN IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID BAGDAD ROAD AND THE WESTERLY LINE OF DENNISON ROAD;
THENCE S43°16'41"E ALONG THE WESTERLY LINE OF SAID DENNISON ROAD A DISTANCE OF 342.76 FEET TO AN IRON ROD FOUND;
THENCE S09°29'40"E ALONG THE WESTERLY LINE OF SAID DENNISON ROAD 241.40 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN A DEED TO ROBERT HENRY AND RECORDED IN BOOK 1375, PAGE 509;
THENCE S86°15'46"W ALONG THE NORTHERLY LINE OF SAID HENRY 151.05 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LAND DESCRIBED IN A DEED TO FALL LINE PROPERTIES, INC. AND RECORDED IN BOOK 3513, PAGE 923;
THENCE S88°42'23"W ALONG THE NORTHERLY LINE OF SAID FALL LINE PROPERTIES 104.71 FEET TO A DRILL HOLE FOUND AT THE SOUTHEAST CORNER OF SAID LOT #1;
THENCE N00°12'56"W ALONG THE EAST LINE OF SAID LOT #1 205.74 FEET TO A CAPPED REBAR FOUND;
THENCE S88°42'22"W ALONG THE NORTHERLY LINE OF SAID LOT #1 164.83 TO THE POINT OF BEGINNING.

MEANING AND INTENDING TO DESCRIBE THE SAME PROPERTY CONVEYED TO HOUSING INITIATIVES OF NEW ENGLAND IN STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 1783, PAGE 539.
THIS DESCRIPTION WAS PREPARED BY NORWAY PLAINS ASSOCIATES, INC. BASED ON A PLAN ENTITLED "LAND TITLE SURVEY OF 38 MADBURY ROAD DURHAM FOR BW2 LLC" DATED DECEMBER 2020, PLAN NO. C-3050, PROJECT NO. 19203.
BEARINGS REFER TO GRID NORTH, NH STATE PLANE, NAD83. DISTANCES ARE GROUND DISTANCES.

TAX MAP 2, LOT 10-4
OWNER OF RECORD:
HOUSING INITIATIVES OF NEW ENGLAND
CORP.
264 US ROUTE 1
BUILDING 300 SUITE 2A
SCARBOROUGH, ME 04074
BOOK 1783, PAGE 539

ALTA/NSPS
LAND TITLE SURVEY
OF
38 MADBURY ROAD
DURHAM
STRAFFORD COUNTY
NEW HAMPSHIRE

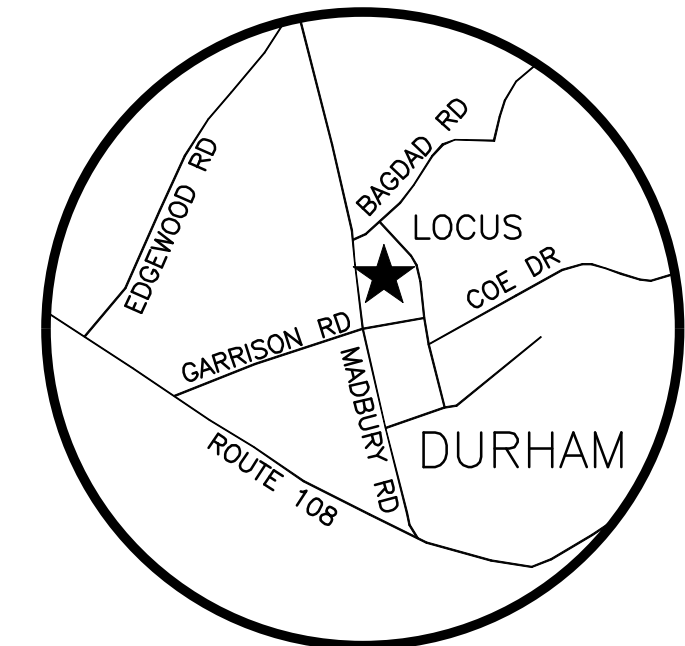
FOR:
BW2 LLC

JULY 2022
GRAPHIC SCALE



1 INCH = 20 FEET

SHEET 2 OF 2



LOCATION MAP
N.T.S.

FILE NO. 329
PLAN NO. C-3050 ALTA
DWG. NO. 21163A ALTA
F.B. NO. 163