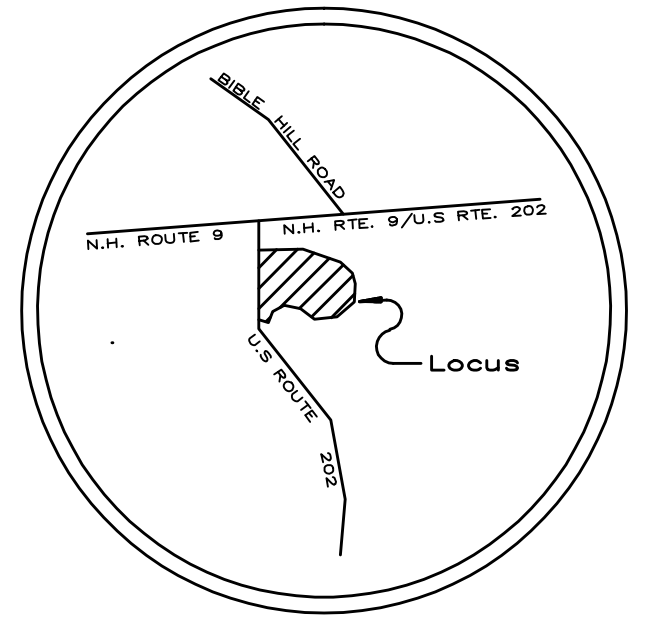
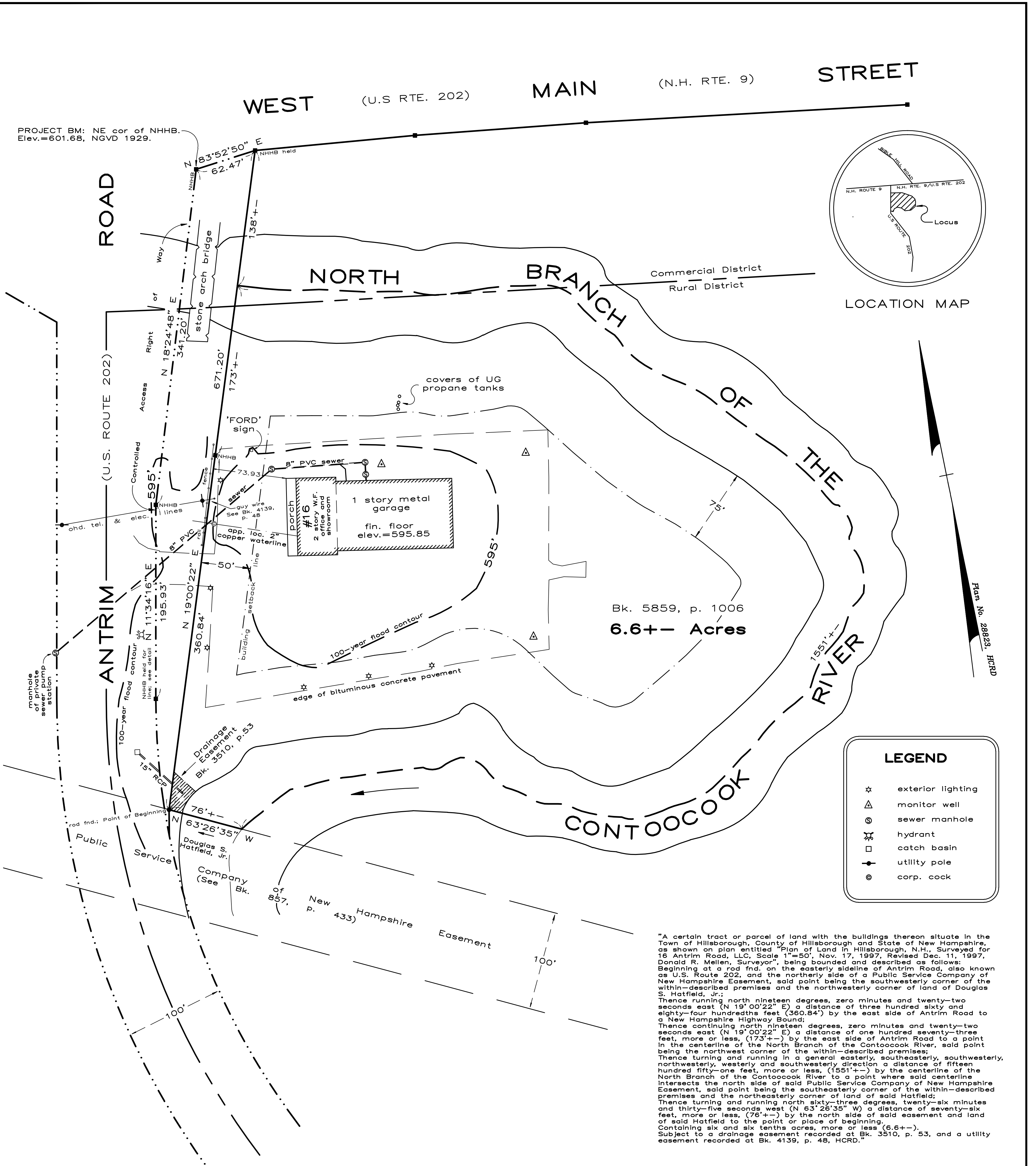


PROJECT BM: NE cor of NHHB.
Elev.=601.68, NGVD 1929.



LOCATION MAP



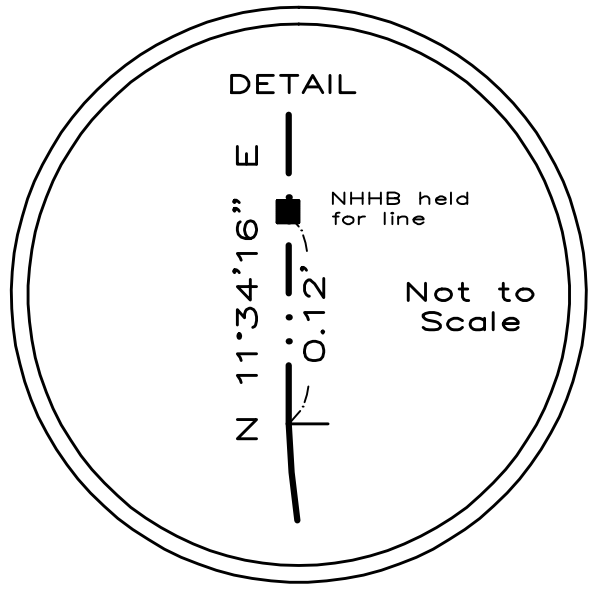
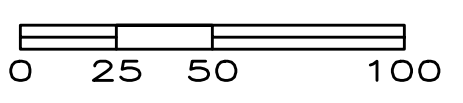
| LEGEND | |
|--------|-------------------|
| ☆ | exterior lighting |
| △ | monitor well |
| ⊙ | sewer manhole |
| ⊕ | hydrant |
| □ | catch basin |
| —●— | utility pole |
| ⊙ | corp. cock |

"A certain tract or parcel of land with the buildings thereon situate in the Town of Hillsborough, County of Hillsborough and State of New Hampshire, as shown on plan entitled "Plan of Land in Hillsborough, N.H., Surveyed for 16 Antrim Road, LLC, Scale 1"=50', Nov. 17, 1997, Revised Dec. 11, 1997, Donald R. Mellen, Surveyor", being bounded and described as follows: Beginning at a rod fnd. on the easterly sideline of Antrim Road, also known as U.S. Route 202, and the northerly side of a Public Service Company of New Hampshire Easement, said point being the southwesterly corner of the within-described premises and the northwesterly corner of land of Douglas S. Hatfield, Jr.; Thence running north nineteen degrees, zero minutes and twenty-two seconds east (N 19°00'22" E) a distance of three hundred sixty and eighty-four hundredths feet (360.84') by the east side of Antrim Road to a New Hampshire Highway Bound; Thence continuing north nineteen degrees, zero minutes and twenty-two seconds east (N 19°00'22" E) a distance of one hundred seventy-three feet, more or less, (173'+-) by the east side of Antrim Road to a point in the centerline of the North Branch of the Contoocook River, said point being the northwest corner of the within-described premises; Thence turning and running in a general easterly, southeasterly, southwesterly, northwesterly, westerly and southwesterly direction a distance of fifteen hundred fifty-one feet, more or less, (1551'+-) by the centerline of the North Branch of the Contoocook River to a point where said centerline intersects the north side of said Public Service Company of New Hampshire Easement, said point being the southeasterly corner of the within-described premises and the northeasterly corner of land of said Hatfield; Thence turning and running north sixty-three degrees, twenty-six minutes and thirty-five seconds west (N 63°26'35" W) a distance of seventy-six feet, more or less, (76'+-) by the north side of said easement and land of said Hatfield to the point or place of beginning. Containing six and six tenths acres, more or less (6.6+-). Subject to a drainage easement recorded at Bk. 3510, p. 53, and a utility easement recorded at Bk. 4139, p. 48, HCRD."

PLAN OF LAND IN HILLSBOROUGH, N.H.

Surveyed for
16 Antrim Road, LLC
16 Antrim Road, P.O. Box 1177, Hillsborough, N.H., 03244
SCALE 1"=50' NOV. 17, 1997
Donald R. Mellen, Surveyor
Hillsborough, N.H.
Tel. (603) 464-3266
Fax (603) 464-3401

Revised Dec. 11, 1997



- Notes:
1. U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community-Panel No. 330090 0020 B, dated June 15, 1979, shows the entire subject parcel located within the 100-year flood area. Site was developed after 1979, and 100-year flood contour is shown based on existing conditions in accordance with the 100-year flood elevation shown on the above referenced Flood Insurance Rate Map.
 2. The banks of the North Branch of the Contoocook River are shown as located on Sept. 5, 1997. This boundary is subject to change due to natural causes and may or may not represent the actual location of limit of title.
 3. BM used: RS-41, New Hampshire Department of Transportation control monument, disk in concrete post, elevation=601.28 NGVD 1929.
 4. Buildings shown are serviced by underground telephone and electric lines, the location of which was not determined as part of this survey.
 5. Building area: 1 story metal garage - 8,213 sq. ft.; 2 story office and showroom - 3,148 sq. ft.; porch - 775 sq. ft. Square footage is based on the exterior footprint of all buildings at ground level.
 6. ZONING DATA - Lot area and frontage required for Commercial Uses in the Rural District: 2-acre lot with 200-foot road frontage.
- Setback and Coverage Requirements for Commercial Uses in the Rural District: 50-foot front; 25-foot side; 50-foot rear; 30-percent maximum coverage.
- Stream and Shoreline Protection: No building shall be located within seventy-five (75) feet of the average mean high water level of any lake, pond or stream with a normal year-round flow.
- Building height: Maximum building height shall not exceed thirty-five (35) feet nor two and one-half (2 1/2) stories.

ALTA/ACSM LAND TITLE SURVEY

To 16 Antrim Road, LLC; Ford Motor Credit Company; and Stewart Title Guaranty Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 4, 6 and 7(b)(1) of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.
Date: _____