

GENERAL NOTES:

- 1. CURRENT OWNER OF RECORD: CHARLES F. ROLECK REVOCABLE TRUST...
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODOONE SURVEY & MAPPING...
3. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM PLAN REFERENCE #1 AND PREDATES RECENT RIGHT-OF-WAY ACQUISITIONS...
4. AS OF APRIL 6, 2008 (LAST SITE VISIT) NO RECENT EARTHWORK OR BUILDING CONSTRUCTION WAS OBSERVED...
5. UTILITY NOTE: LOCATION OF UTILITIES SHOWN HEREON WERE DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE.
6. LAND AREA = 185,564 SQUARE FEET OR 4.260 ACRES.
7. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP...

EXCEPTIONS - SCHEDULE B, SECTION 2

EXCEPTIONS FROM COVERAGE, SCHEDULE B SECTION 2, COMMITMENT FOR TITLE INSURANCE FILE NO. NCS-342797-BOST ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MARCH 19, 2010.

NOTE: EXCEPTION ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

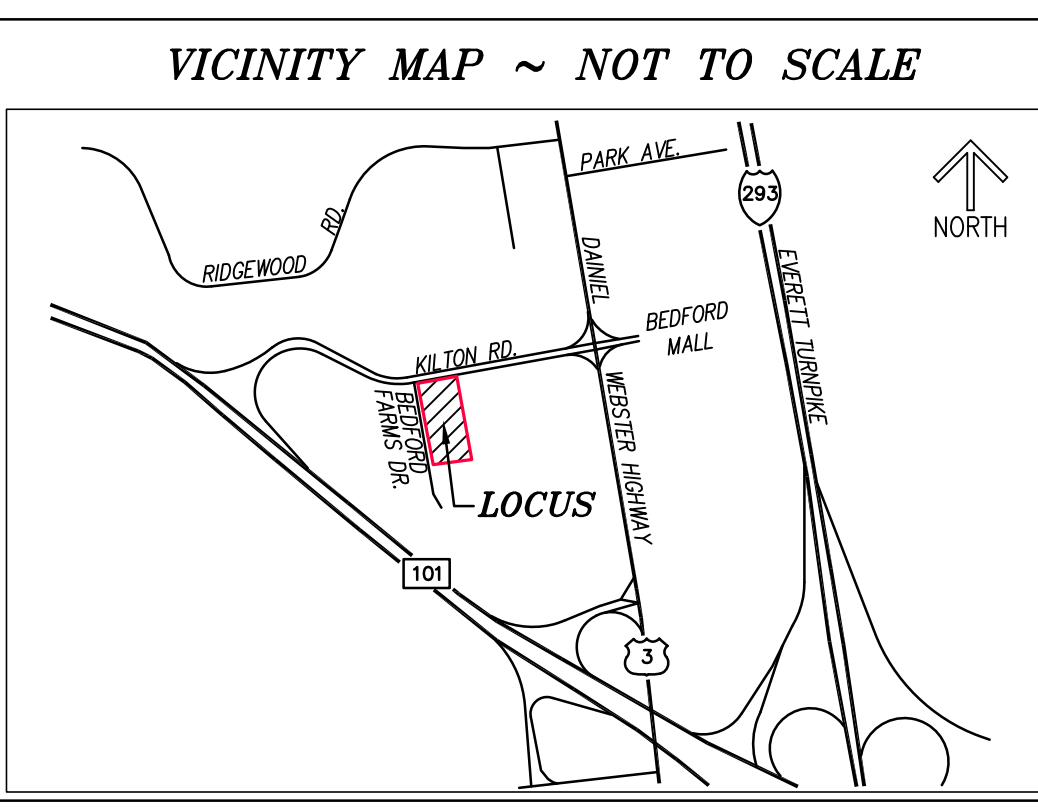
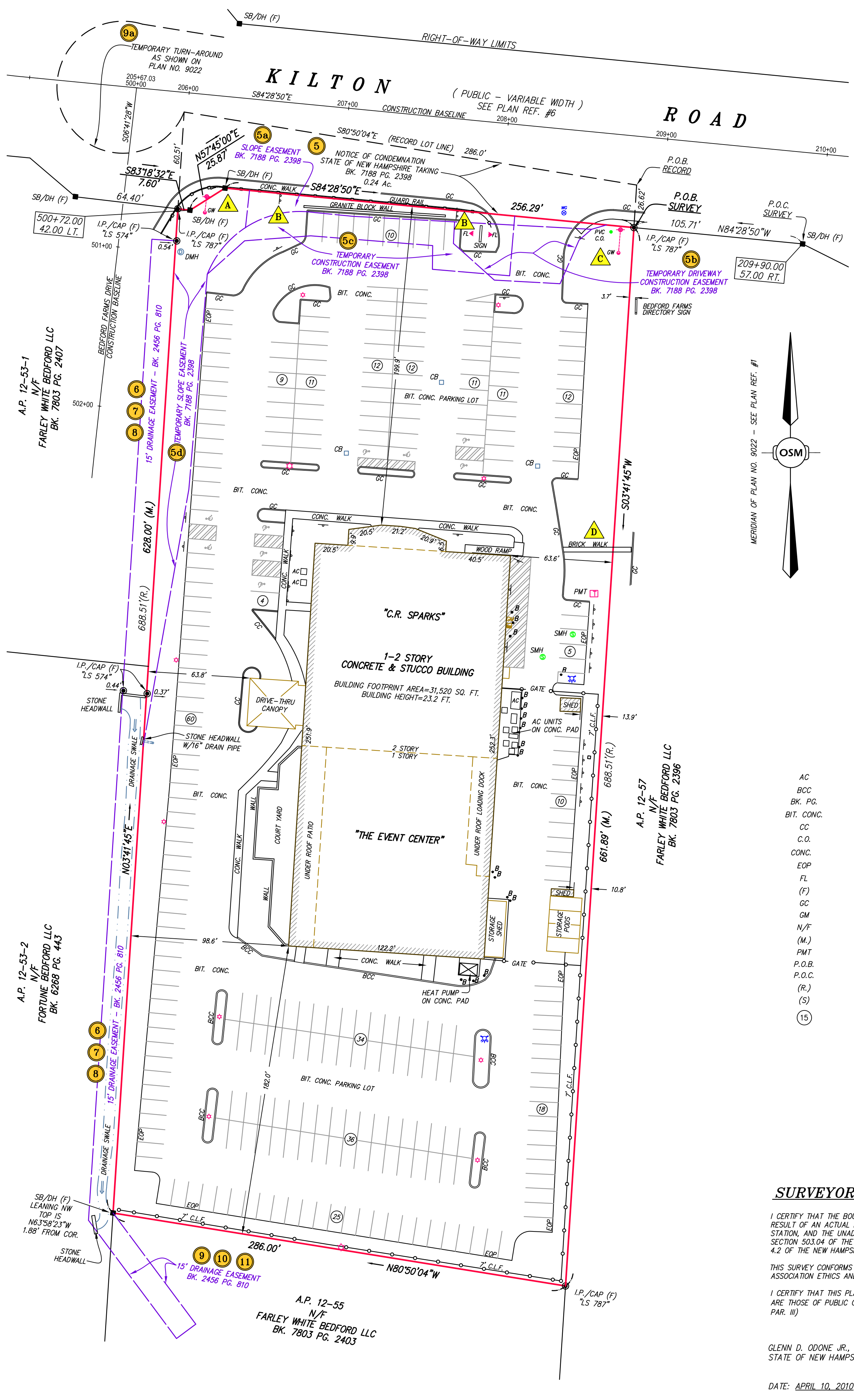
- 5. FEE TAKING, RIGHTS AND EASEMENTS AS SET FORTH IN NOTICE OF CONDEMNATION BY THE STATE OF NEW HAMPSHIRE...
6. SUCH MATTERS AS SET FORTH IN DEED OF 650 MANAGEMENT CORP. TO CHARLES F. ROLECK, DATED JUNE 22, 1994...
7. SUCH MATTERS AS SET FORTH IN DEED OF R. CARTER PATE, AS TRUSTEE OF THE CHURCH 7 CASE OF DIAMOND LUMBER, INC. TO 650 MANAGEMENT CORP...
8. MATTERS DISCLOSED BY DRAINAGE EASEMENTS DATED MAY 28, 1976...
9. SUCH STATE OF FACTS AS ARE DISCLOSED ON PLAN ENTITLED "SUBDIVISION PLAN OF LAND LAUREL HILL ASSOCIATES BEDFORD, N.H. SCALE 1"=200' AUGUST 12, 1975...

POTENTIAL ENCROACHMENT NOTES

- A GUY WIRE EXTENDS ONTO INSURED PREMISES BY APPROXIMATELY 8 FEET AS SHOWN.
B HIGHWAY TRAFFIC SIGNS LOCATED ON INSURED PREMISES BY 3 FEET AS SHOWN.
C UTILITY POLE AND GUY WIRE LOCATED ON INSURED PREMISES BY APPROXIMATELY 2 FEET AND 16 FEET AS SHOWN.
D BRICK WALK EXTENDS ON TO LAND NOW OR FORMERLY OF FARLEY WHITE BEDFORD LLC AS SHOWN.

ZONING INFORMATION

Table with zoning requirements including setbacks, height restrictions, bulk restrictions, and parking tabulation. Includes a note about further interpretation of zoning codes.



PLAN REFERENCES:

- 1. SUBDIVISION PLAN OF LAND, LAUREL HILL ASSOCIATES, BEDFORD, N.H., DATED AUGUST 12, 1975 BY THOMAS F. MORAN INC., H.R.C.D. #9022
2. PLAN OF DAC SUBDIVISION, PREPARED FOR TWGG ASSOCIATES, BEDFORD, N.H., DATED FEBRUARY 6, 1978 BY THOMAS F. MORAN INC., H.R.C.D. #11088
3. SUBDIVISION OF BEDFORD MANAGEMENT CO. & BEDFORD FARMS ASSOCIATES, BEDFORD, NH, DATED JULY 17, 1981 BY THOMAS F. MORAN INC., H.R.C.D. #14596
4. SUBDIVISION OF PARCEL 12-56, BEDFORD FARMS ASSOCIATES, BEDFORD, NH, DATED DEC. 10, 1981 BY THOMAS F. MORAN INC., H.R.C.D. #14890
5. SUBDIVISION PLAN TAX MAP PARCEL 12-53, BEDFORD MANAGEMENT CO., BEDFORD, NH, DATED JUNE 16, 1982 BY THOMAS F. MORAN INC., H.R.C.D. #16062
6. THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, FEDERAL AID PROJECT STP-MGS-X-T-5037(003), FINAL RIGHT OF WAY SUBMISSION, DATED SEPTEMBER 2003

LEGEND

Legend table defining symbols for various features like air conditioner, bit. conc. curb, concrete curb, clean out, concrete surface, edge of pavement, flood light, found, granite curb, gas meter, now or formerly measured, pad mounted transformer, point of beginning, point of commencement, record dimension, set, number of parking spaces, building, easement line, locus boundary line, bollard, catch basin, drain manhole, handicap parking, light pole, fire hydrant, guy wire, sewer manhole, sign, stone bound/drillhole, utility pole, water gate valve, encroachment symbol, and schedule B exception item.

SCALE: 1 INCH = 40 FEET



SURVEYOR'S CERTIFICATION:

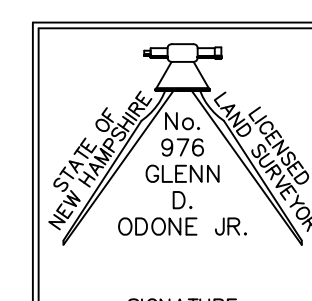
I CERTIFY THAT THE BOUNDARY LINES AND ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PARCEL SHOWN HEREON ARE A RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND, CONDUCTED IN FEBRUARY 2008 USING A TRIMBLE S5 TOTAL STATION...

THIS SURVEY CONFORMS TO CATEGORY 1 CONDITION 1 AS DEFINED IN SECTION 4.3.1.1 OF THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

I CERTIFY THAT THIS PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS ANDWAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18 PAR. III)

GLENN D. ODOONE, J.R., LLS STATE OF NEW HAMPSHIRE NO. 976

DATE: APRIL 10, 2010



LEGAL DESCRIPTION

RECORD TRACT DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS LOCATED THEREON SITUATE IN BEDFORD, HILLSBOROUGH COUNTY, NEW HAMPSHIRE SHOWN AS LOT 2-1 ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND, LAUREL HILL ASSOCIATES, BEDFORD, NH" PREPARED BY THOMAS F. MORAN INC. OF BEDFORD, NH DATED AUGUST 12, 1975 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #9022...

TOGETHER WITH THE RIGHTS AND EASEMENTS, IF ANY, AS FOLLOWS: AN EASEMENT FOR THE DRAINAGE OF WATER RUNOFF, WHICH EASEMENT SHALL BE FOR THE USE AND BENEFIT OF THE GRANTOR AND GRANTEE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR SO LONG AS THE SAME MAY BE NECESSARY OR REQUIRED TO DRAIN WATER FROM ALL PROPERTY OWNED BY LHM AND DIAMOND AS SHOWN AS LOT 2 AND 2-1 ON THE PLAN HERINAFTER MENTIONED...

SURVEY LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS LOCATED THEREON SITUATE IN THE TOWN OF BEDFORD, HILLSBOROUGH COUNTY, NEW HAMPSHIRE AND BEING A PORTION OF LOT 2-1 AS SHOWN ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND, LAUREL HILL ASSOCIATES, BEDFORD, NH" PREPARED BY THOMAS F. MORAN, INC. OF BEDFORD, NH DATED AUGUST 12, 1975 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #9022...

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY AS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-342797-BOST DATED MARCH 19, 2010.

ALTA/ACSM LAND TITLE SURVEY

GROUP 1 REALTY, INC. 18 KILTON ROAD, BEDFORD, NH (HILLSBOROUGH COUNTY)

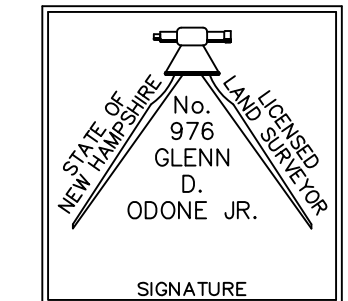
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY TO GROUP 1 REALTY, INC. AS BUYER, MCCARTER & ENGLISH, LLP AS COUNSEL FOR BUYER AND FIRST AMERICAN TITLE INSURANCE COMPANY, AS TITLE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005...

GLENN D. ODOONE, LLS STATE OF NEW HAMPSHIRE NO. 976

DATE OF SURVEY: APRIL 7, 2008

DATE LAST REVISED: APRIL 10, 2010



FOR INQUIRES CONCERNING THIS SURVEY CONTACT:



ODONE SURVEY & MAPPING

291 Main Street, Suite 5 Northborough, MA 01532

Tel: 508-351-6022 Fax: 508-351-6633

PREPARED FOR: SMITH-ROBERTS NATIONAL CORPORATION

100 NE 5TH STREET OKLAHOMA CITY, OK 73104

Table with revision history including revision number, date, and description.

1 OF 1 SHEET