

PROJECT NARRATIVE
1600 Woodbury Avenue (Durgin Plaza), Portsmouth, Tax Map 238, Lot 16
Amended Site Plan application

The applicant, DPF 1600 Woodbury Avenue, LLC, the owner of the above-referenced parcel, this correspondence is seeking Amended Site Plan approval in connection with a substantial redevelopment of the Durgin Plaza shopping center to accommodate the introduction to Portsmouth of a major national supermarket chain, which will take over the former Shaw's supermarket space, which has been vacant since February, 2019.

Submitted herewith are the following:

ALTA Survey, May 16, 2014 (4 sheets);
OS-1 Overall Site Plan (to be updated and superseded);
Floor Plan with Exterior Seating;
Proposed Exterior Elevations;
December 20, 2019 correspondence from RJ O'Connell & Associates with exhibits; and
Abutter List

In order to accommodate its new tenant, the applicant must make certain changes to the site. First, the existing retail structure at 1618 Woodbury Avenue (Map 239, Lot 2), which is separately owned by an entity that is affiliated with and controlled by the applicant, will be demolished, to create a main driveway to the larger shopping center. Appropriate easements will be established and recorded. The Woodbury Avenue entrance to 1618 will be modified to a safer "right in, right out" driveway configuration.

The existing supermarket space vacated by Shaw's shall be repurposed into 4,147 square feet of separate, unrelated retail space, and 41,980 square feet of supermarket space, including up to 1000 square feet of café space as an accessory use, and up to 58 outdoor seating spaces, as shown on the floor plan submitted herewith.

No change to the existing footprint of the main shopping center building is proposed. The approximately 2800 square foot building and freestanding sign on 1618 Woodbury will be removed. The site has more than adequate parking for all of the uses located upon it. New wall signage is proposed which will comply with sections 10.1251.10 and 10.1251.20 of the zoning ordinance as to aggregate and individual sign area. Variances from sections 10.1243 and 10.1251.30 were obtained from the Board of Adjustment on December 16, 2019 to accommodate the proposed new freestanding sign at the new driveway entrance.

The site has been substantially fully developed for over twenty years. Accordingly, the applicant respectfully requests relief from the site plan submission requirements set forth in Section 2.5.3 and 2.5.4 of the Site Review Regulations.

The following utilities service the property:

Electric – Eversource, 780 N Commercial St, Manchester, NH 03101

Water/Sewer – City of Portsmouth, NH, PO Box 6660, Portsmouth, NH 03802-6660

Gas – Unutil, 6 Liberty Lane W, Hampton, NH 03842

ABUTTER LIST

<u>Name and address</u>	<u>Tax Map/Lot</u>	<u>Zoning District</u>
Cole BJ Portfolio II, LLC 25 Research Drive Westborough, MA 01581	215/14	G-1
OSJ of Portsmouth, LLC 375 Commerce Park Road N. Kingstown, RI 02852	239/7-2	G-1
The Pep Boys Manny Moe & Jack 108 Town Park Dr. NW Keenesaw, GA 30144	239/7-1	G-1
Bed Bath & Beyond, Inc. 650 Liberty Ave. Union, NJ 07083	239/18, 239/16	G-1
RK Portsmouth, LLC 50 Cabot Street Needham, MA 02494	238/20	G-1
City of Portsmouth 1 Junkins Ave Portsmouth, NH 03801	238/10-1	M
Brucephalus, LLC 1 Haven Court Portsmouth, NH 03801	238/10-2	G-1
Eames & Simpson Real Estate, LLC 64 Breakfast Hill Road Greenland, NH 03840	238/15	G-1
Bromley Portsmouth, LLC 144 Gould St., Ste 152 Needham, MA 02494	216/3	G-1
Richard P. Fusegni 201 Kearsarge Way Portsmouth, NH 03801	238/17	G-1

Federal Savings Bank
633 Central Ave.
Dover, NH 03820

239/3

G-1

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 Montvale Ave., Suite 201
phone 781-279-0180

Stoneham, MA 02180
fax 781-279-0173

December 20, 2019

Juliet Walker, Planning Director
Planning Department
City of Portsmouth
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Regarding: Durgin Square, 1600 Woodbury Ave

Dear Ms. Walker,

RJ O'Connell & Associates, Inc. has summarized the following comments received during the Technical Advisory Committee meeting on December 10th. We have reviewed the comments listed below in italics with responses following:

1. *Add a 1,000 gallon grease trap to the plans (confirm size).*

Response: A grease trap will be added to the design plans. Size will be determined by the plumbing engineer.

2. *Show portable generator/trailer location on the plans.*

Response: There will not be a permanently mounted emergency generator. The tenant space will be equipped with a "Kirk Key" system which is an exterior mounted mobile generator hookup system. The switch will be located in the loading area. A concrete pad will be installed to house the mobile generator and will be shown on the plans.

3. *Provide a Truck Turning plan.*

Response: A truck turning plan will be provided.

4. *Prepare a trip generation comparison of existing and proposed conditions. Provide breakdown of traffic between each entrance.*

Response: A trip generation comparison will be provided.

5. *There is no need for the Right In/Right Out access at the former Gamestop location. The preference would be to eliminate it as there are several other access points to the shopping plaza. If the Right In/Right Out remains, extend the raised median in Woodbury Ave to completely prevent left turns in.*

Response: The Right In/Right Out driveway is a critical requirement by the prospective tenant as it provides prominent visibility for the storefront. The geometry of the Right In/Right Out will be modified to accentuate the turning movements and a

centerline barrier along Woodbury Ave will be added to prevent left turns, see attached flexible delineator cut sheet for the product intended to be used. Refer to Exhibit-A for proposed adjustments to the Right In/Right Out driveway.

6. *The ATM would be better suited in the middle of a parking row and not at the end.*

Response: The ATM has been removed from the plans.

7. *Has the Applicant explored adding electric car charging spaces?*

Response: Future opportunities for charging stations may be explored in concert with tenant interest and client demand.

8. *The Landscape Plan needs to be updated. All mulch should be specified to be non-combustible.*

Response: An updated Landscape Plan will be provided.

9. *The new parking area/entrance needs to be "engineered".*

Response: On-the-ground topographic survey for the project area is scheduled in the coming weeks. At this time, detailed design will be performed including refined layout, grading, and drainage and utilities if necessary.

10. *Close off Vitamin Shoppe access from Right In/Right Out. It is too close to the main road and does not provide enough stacking.*

Response: The layout has been revised to close off this driveway.

11. *Provide stormwater calculations for the Gamestop area.*

Response: Stormwater calculations and figures will be prepared upon receiving the site survey and finalizing the design. Per an initial calculation, the proposed project will result in an increase in pervious open space.

12. *Provide an Inspection and Maintenance plan for the entire property.*

Response: An Inspection and Maintenance (I&M) plan will be prepared for the entire property upon completion of the stormwater analysis.

13. *Add a 4-way stop where the new entrance meets main parking field.*

Response: The intersection will be revised to be a 4-way stop. See Exhibit-B attached which illustrates the revised intersection.

14. *Add a pedestrian connection to the plaza.*

Response: Pedestrian connections are provided from Woodbury Ave to the site along Durgin Lane and the main site driveway opposite Commerce Way. An additional connection along the proposed Right In/Right Out driveway can be explored. Refer to Exhibit-C for a plan showing the pedestrian routes throughout the site.

15. *Replace sidewalks along Woodbury for the equivalent width of the supermarket space.*

Response: The existing sidewalks along Woodbury Ave will be replaced for the width of the supermarket.

16. *The water connection for Gamestop must be abandoned to the main in the street. Woodbury Ave was recently paved.*

Response: Removal of the water connection will be added to the design plans. The Contractor will coordinate work in Woodbury Ave with the DPW.

17. *The sewer connection for Gamestop must be abandoned to the sewer manhole on the property. The City has an easement on the site for the sewer that is not shown on the plans.*

Response: Removal of the sewer connection will be added to the design plans. We will coordinate with the surveyor to have the sewer easement added to the plans.

18. *Suggest that the Applicant explore opportunities to close an additional curb opening along Woodbury Ave, possibly the bank driveway and provide access internally.*

Response: The First Seacoast Bank property is under separate ownership therefore, the Applicant cannot impose a change to this curb cut. Closing the curb cut would not be desirable for the bank as it will negatively affect circulation and operations.

19. *Recommend making the center striped island at the Right In/Right Out raised and curbed to further discourage left turn movements.*

Response: As part of adjusting the geometry to accentuate the turning movements, the center island will be made more prominent by raising and curbing it. Refer to response 5 above.

20. *A site light pole near Woodbury Ave is facing the wrong direction.*

Response: The light pole in question has been turned to direct light onto the site.

We believe these responses adequately address the City's comments during the Technical Advisory Committee meeting. Refer to the attached exhibits for additional information. Revised plans and documents will be provided to address the comments as described herein.

Please call me if you have any questions at 781-279-0180.

Sincerely,

RJO'CONNELL & ASSOCIATES



Stephen P. Glowacki
Associate Principal

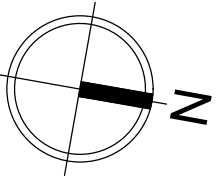


Cory Mason, PE
Project Engineer

cc: Alicia Busconi (Keyoint), Rachel Cormier (Keypoint), Christopher Mulligan, Esq. (Bosen), John Bosen, Esq. (Bosen), Cory Mason (RJOC)

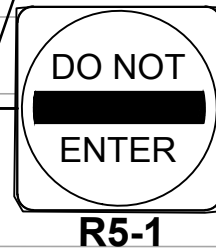
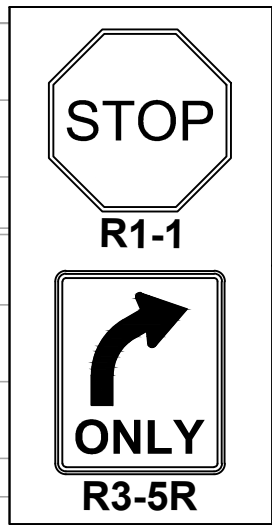
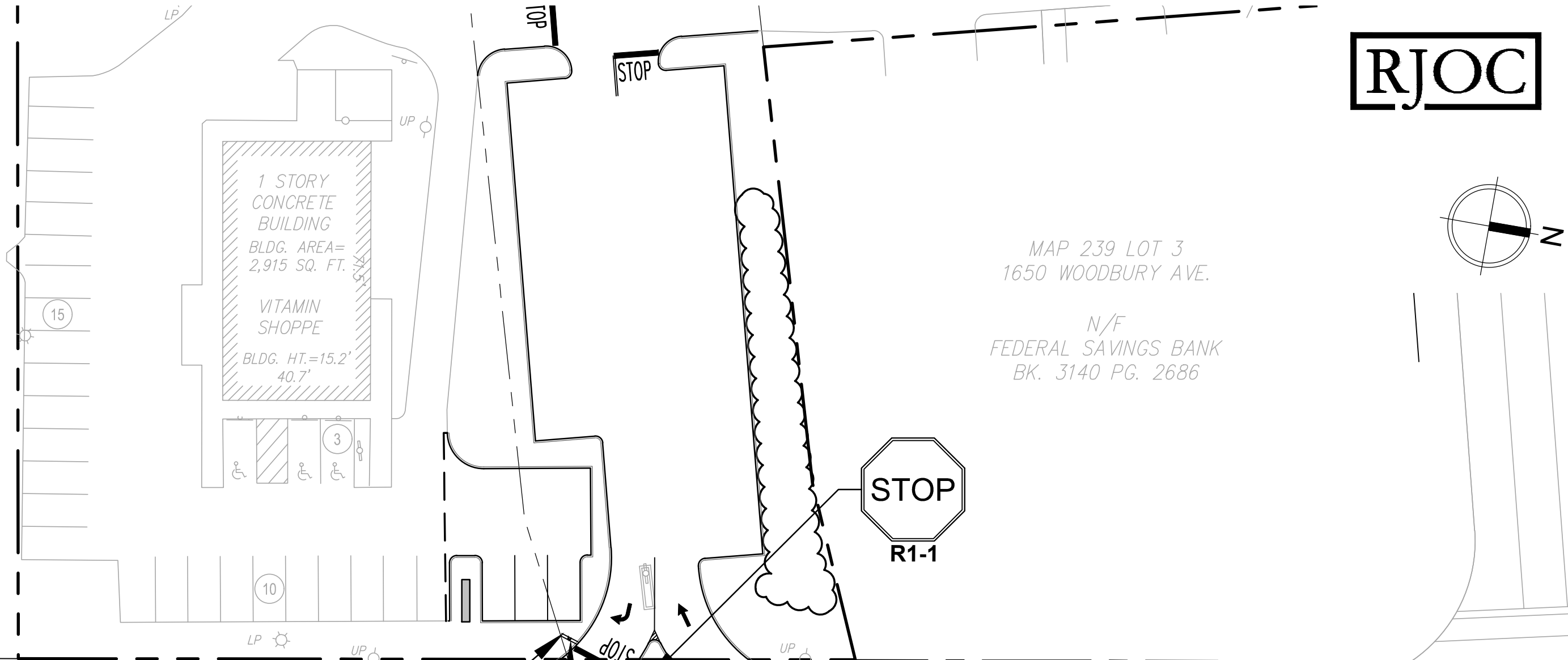
17 CONVEYED
PG. 881

RJOC



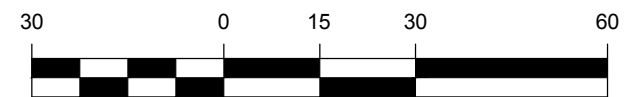
MAP 239 LOT 3
1650 WOODBURY AVE.

N/F
FEDERAL SAVINGS BANK
BK. 3140 PG. 2686



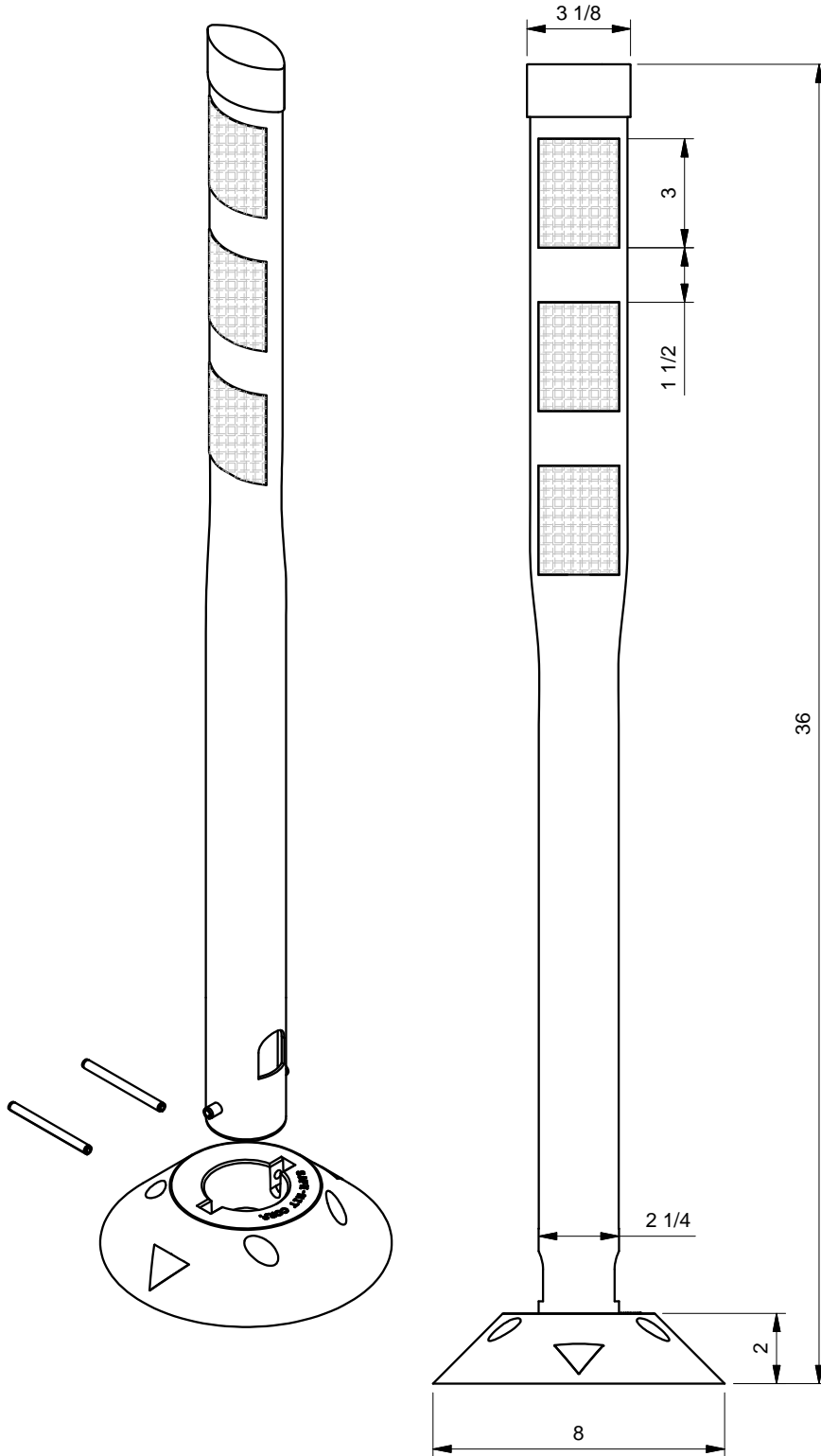
SAFE-HIT FLEXIBLE DELINEATOR
GROUND ANCHORS (TYP.)

RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 DATE: 12/20/2019 SCALE: 1"=30'
EXHIBIT-A
INTERSECTION EXHIBIT
 DURGIN SQUARE
 PORTSMOUTH, NH



GRAPHIC SCALE IN FEET

SAFE-HIT® TYPE 1 FLEXIBLE DELINEATOR, SURFACE MOUNT

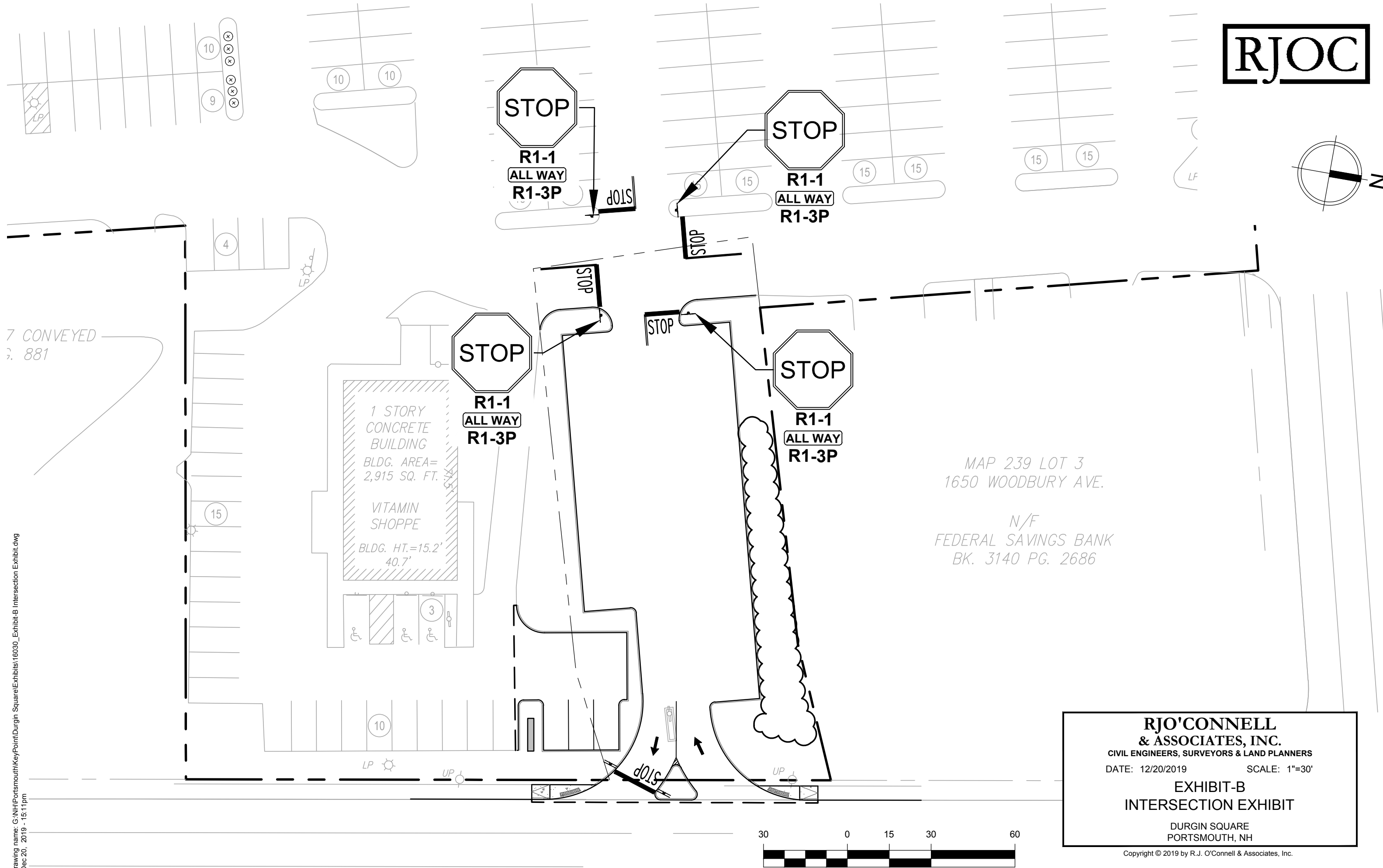
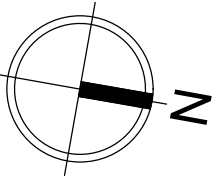


SH136SMA--WS

36" POST, WHITE WITH THREE 3" X 3" SILVER HIGH INTENSITY FLEXIBLE PRISMATIC REFLECTIVE PATCHES
BLACK CAP AND PIN-LOCK SURFACE MOUNT BASE.

OPTIONS:

- TWIST LOCK BASE
- REFLECTIVE COLOR/TYPE
- POST HEIGHT
- POST COLOR



7 CONVEYED
7. 881

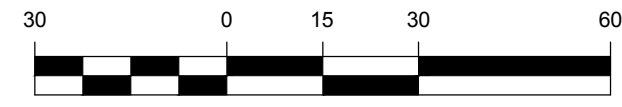
1 STORY
CONCRETE
BUILDING
BLDG. AREA=
2,915 SQ. FT.

VITAMIN
SHOPPE
BLDG. HT.=15.2'
40.7'

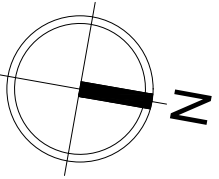
MAP 239 LOT 3
1650 WOODBURY AVE.

N/F
FEDERAL SAVINGS BANK
BK. 3140 PG. 2686

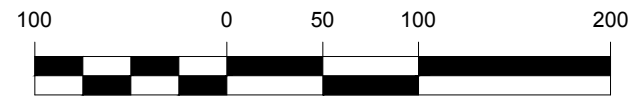
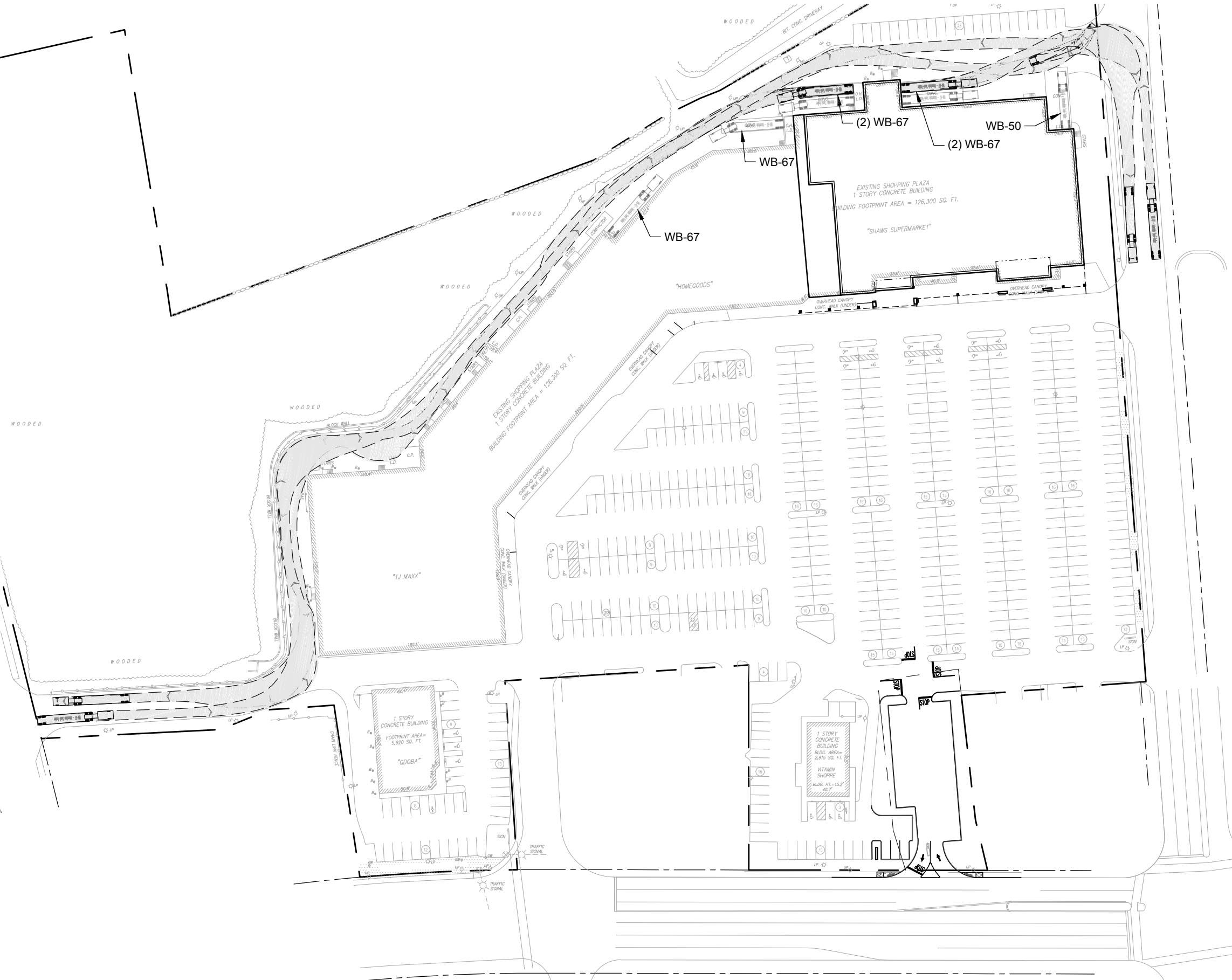
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
DATE: 12/20/2019 SCALE: 1"=30'
EXHIBIT-B
INTERSECTION EXHIBIT
DURGIN SQUARE
PORTSMOUTH, NH



GRAPHIC SCALE IN FEET



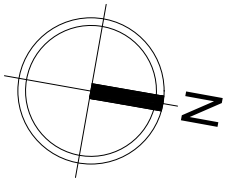
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Dec 20, 2019 - 14:55pm



GRAPHIC SCALE IN FEET

**RJO'CONNELL
& ASSOCIATES, INC.**
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
DATE: 12/20/2019 SCALE: 1"=100'
**EXHIBIT-C
TRUCK TURNING EXHIBIT**
DURGIN SQUARE
PORTSMOUTH, NH

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MAP 238 LOT 20
100 ARTHUR F. BRADY DRIVE
N/F
OCW RETAIL PORTSMOUTH LLC
BK. 4797 PG. 530

EXISTING SHOPPING PLAZA
1 STORY CONCRETE BUILDING
BUILDING FOOTPRINT AREA = 126,300 SQ. FT.

EXISTING SHOPPING PLAZA
1 STORY CONCRETE BUILDING
BUILDING FOOTPRINT AREA = 126,300 SQ. FT.
"SHAW'S SUPERMARKET"

"TJ MAXX"

1 STORY CONCRETE BUILDING
FOOTPRINT AREA = 5,920 SQ. FT.
"QDOBA"

PORTION OF LOT 17 CONVEYED
BK. 4452 PG. 881

MAP 238 LOT 17
1574 WOODBURY AVE.
N/F
FUSEIGNI, RICHARD
BK. 4452 PG. 881

1 STORY CONCRETE BUILDING
BLDG. AREA = 2,915 SQ. FT.
"VITAMIN SHOPPE"

MAP 239 LOT 3
1650 WOODBURY AVE.
N/F
FEDERAL SAVINGS BANK
BK. 3140 PG. 2686

MAP 238 LOT 17
1550 WOODBURY AVE.
N/F
EAMES & SIMPSON
REAL ESTATE LLC
BK. 5276 PG. 2194

LEGEND

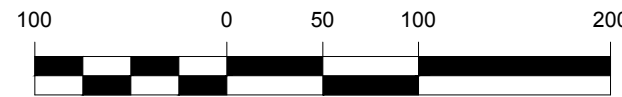


**EXISTING PEDESTRIAN
CONNECTIVITY**



**PROPOSED PEDESTRIAN
CONNECTIVITY**

Drawing name: G:\NH\Portsmouth\KeyPoint\Durgin Square\Exhibits\16030_ Exhibit-D Pedestrian Circulation.dwg
Dec 20, 2019 - 15:03pm



GRAPHIC SCALE IN FEET

**RJO'CONNELL
& ASSOCIATES, INC.**
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
DATE: 12/20/2019 SCALE: 1"=100'
**EXHIBIT-D
PEDESTRIAN CIRCULATION EXHIBIT**
DURGIN SQUARE
PORTSMOUTH, NH

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GENERAL NOTES

- CURRENT OWNERS OF RECORD:
DSQ HOLDING LLC
ASSESSORS PARCEL: MAP 238 LOT 16
DEED REFERENCE: BOOK 4894, PAGE 2646.
PLAN REFERENCE: (D-32485)
ASSESSORS PARCEL: MAP 238 LOT 2
1618 WOODBURY AVENUE, LLC
DEED REFERENCE: 4950, PAGE 2893
SITE ADDRESS: 1600-1618 WOODBURY AVE, PORTSMOUTH, NH (ROCKINGHAM COUNTY)
- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODO NE SURVEY & MAPPING ON APRIL 15-17, 2014. THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY. SURVEY BY TRIMBLE S6 TOTAL STATION.
- ALL FIELD MEASUREMENTS MATCHED RECORDED DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- AS OF APRIL 17, 2014 NO RECENT EARTHWORK OR BUILDING CONSTRUCTION WAS OBSERVED ON THE SUBJECT PREMISES. NO RECENT CHANGES IN STREET RIGHT-OF-WAY LINES WAS OBSERVED OR PROPOSED TO BE ALTERED. NO EVIDENCE WAS OBSERVED THAT THE SUBJECT PREMISES WERE BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL. AND NO EVIDENCE WAS OBSERVED OF CEMETERIES LOCATED ON THE SUBJECT PREMISES.
- UTILITY NOTE: LOCATION OF UTILITIES SHOWN HEREON WERE DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE.
PUBLIC UTILITIES: GAS, ELECTRIC, SEWER, TELEPHONE AND WATER ACCESS THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR EASEMENT LEADING TO A PUBLIC RIGHT-OF-WAY.
- PROPERTY HAS DIRECT ACCESS TO ARTHUR BRADY DRIVE AND DURGIN LANE AS SHOWN AND INDIRECT ACCESS TO WOODBURY AVENUE THROUGH ACCESS EASEMENT AS NOTED.
- NO EVIDENCE OF A STREET NUMBER LISTED ON THE BUILDINGS.
- PLAN REFERENCES: (ROCKINGHAM COUNTY REGISTRY OF DEEDS) D-32485, D-21957 AND D-22028

ZONING INFORMATION

LISTED BELOW ARE SETBACK, HEIGHT, AND FLOOR SPACE AREA RESTRICTIONS AS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES (BEYOND THOSE REQUIRED UNDER PARAGRAPH 5d OF THE ALTA STANDARDS) UNLESS "NONE" IS STATED BELOW.

ZONING CLASSIFICATION: GENERAL BUSINESS (GB)
PROVIDED FROM THE CITY OF PORTSMOUTH ZONING ORDINANCE

	REQUIRED
MINIMUM LOT AREA	43,560 SQ. FT.
MINIMUM FRONTAGE	200 FT.
MAX. LOT COVERAGE	30%
MINIMUM OPEN SPACE	20%
MINIMUM SETBACKS:	
FRONT	30 FT.
SIDE	30 FT.
REAR	50 FT.
MAXIMUM BUILDING HEIGHT	60 FT.
PARKING REQUIREMENT: (NON-RESIDENTIAL USES)	
MINIMUM: 1 SPACE PER 350 SQUARE FEET OF GROSS FLOOR AREA	
MAXIMUM: 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.	

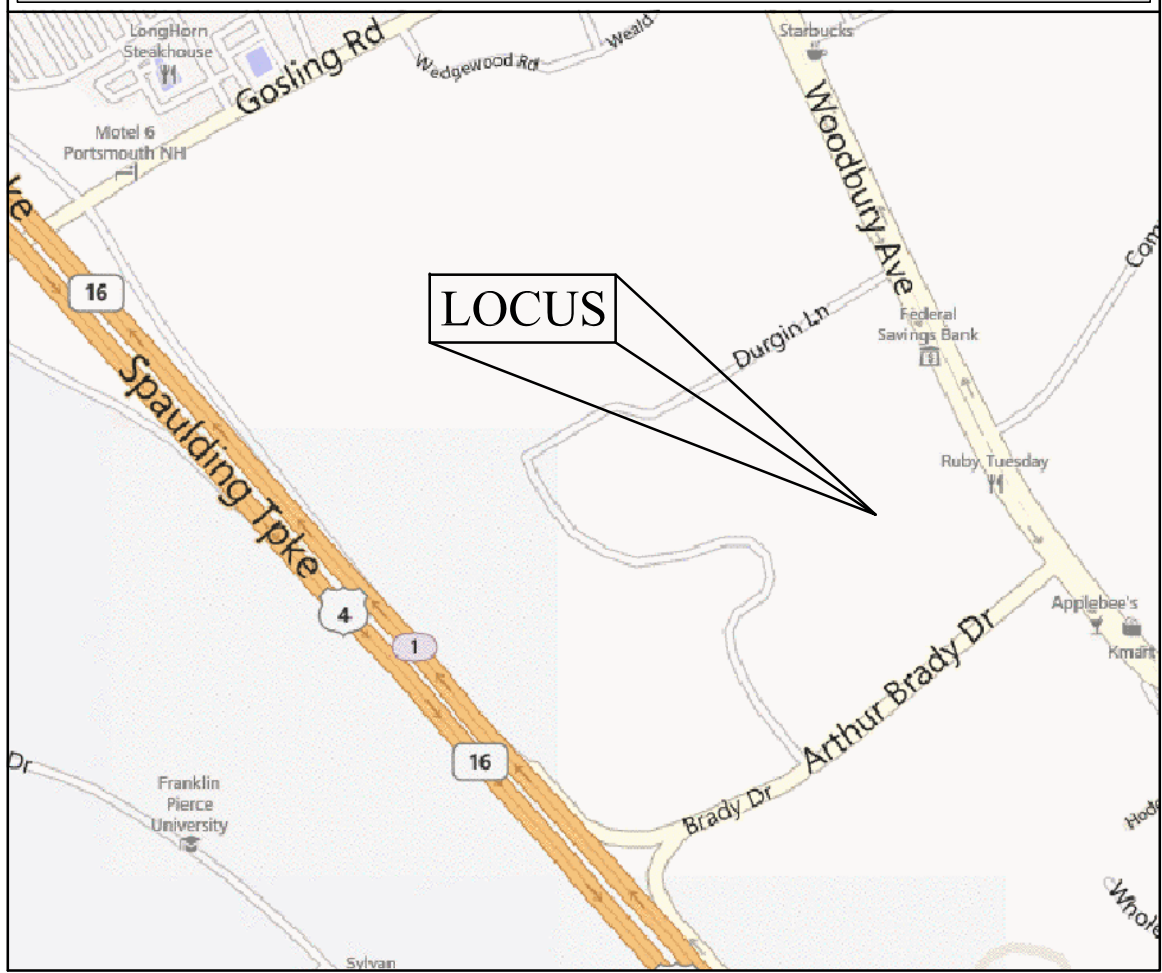
PARKING TABLE	NO. OF SPACES
REGULAR PARKING	538
HANDICAP PARKING	25
TOTAL PARKING SPACES	563

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS ZONE X, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 330229 0260 E, WHICH BEARS AN EFFECTIVE DATE OF MAY 17, 2005 AND NO IMPROVEMENTS ARE IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETE CREATED ON APRIL 23, 2014 WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ITEMS CORRESPONDING TO SCHEDULE B

- EXCEPTIONS FROM COVERAGE, SCHEDULE B, COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 14-0093KC-FN (NH) OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF APRIL 2, 2014 (REVISED MAY 15, 2014).
- NOTE: EXCEPTION ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.
- RIGHTS AND EASEMENTS SET FORTH IN SEWER EASEMENT TO THE UNITED STATES OF AMERICA SET FORTH IN JUDGMENT (CIVIL ACTION NO. 1353) RECORDED IN BOOK 1311, PAGE 322. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
 - EASEMENT FROM VASILIOS ALEXANDROPULOS AND ANGELOS KOSTROLES TO NEW HAMPSHIRE ELECTRIC COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED NOVEMBER 14, 1952, RECORDED IN BOOK 1267, PAGE 326. NOTE: THE COMPANY INSURES THAT THE ABOVE-REFERENCED EASEMENT MAY BE EXERCISED ONLY IN THE AREA OF THE EASEMENT TO THE UNITED STATES OF AMERICA REFERRED TO IN ITEM 10 BELOW. (EASEMENT IS BLANKET COVERAGE AND CANNOT BE PLOTTED)
 - EASEMENT FROM EDWARD N. EAMES TO NORTHERN NEW ENGLAND CARPENTERS' PENSION FUND DATED JULY 27, 1984, RECORDED AUGUST 28, 1984, IN BOOK 2508, PAGE 863. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
 - EASEMENT TO THE UNITED STATES OF AMERICA FOR CONSTRUCTING AND MAINTAINING WIRES FOR TRANSMISSION OF POWER, RECORDED IN BOOK 1263, PAGE 201; BOOK 1337, PAGE 277; BOOK 1340, PAGE 437; BOOK 1370, PAGE 335; BOOK 1379, PAGE 216. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
 - RIGHTS AND EASEMENT GRANTED BY DURGIN SQUARE LIMITED PARTNERSHIP TO LOUIS L. DOW, SR., AND BEVERLY DOW, ET AL. AS SET FORTH IN GRANT OF RIGHT OF WAY, DATED JULY 28, 1992 AND RECORDED IN BOOK 2939, PAGE 504. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
 - RIGHTS AND EASEMENT GRANTED TO DURGIN SQUARE LIMITED PARTNERSHIP TO THE CITY OF PORTSMOUTH AS SET FORTH IN CONSERVATION EASEMENT DEED, DATED MARCH 1993, AND RECORDED IN BOOK 2996, PAGE 782. NOTE: THE ABOVE REFERENCED CONSERVATION EASEMENT DEED STIPULATED THAT THE CITY OF PORTSMOUTH BE NOTIFIED IN WRITING WITHIN THIRTY (30) DAYS OF THE TRANSFER OF TITLE TO THE PROPERTY. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
 - RIGHTS AND EASEMENTS GRANTED BY DURGIN SQUARE LIMITED PARTNERSHIP TO PUBLIC SERVICE OF NEW HAMPSHIRE (PSNH) AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY (NET&T), DATED MARCH 2, 1993 AND RECORDED IN BOOK 2977, PAGE 1753. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
 - SLOPE RELEASE GRANTED BY AGDA G. CARLSON TO THE STATE OF NEW HAMPSHIRE, DATED JULY 15, 1983 AND RECORDED IN BOOK 2456, PAGE 108. (NOT PLOTTED-LOCATION OF EASEMENT IS NOT DEFINED BY DESCRIPTION)
 - RIGHTS AND EASEMENTS GRANTED BY NELSON E. RAMSDELL, JR. AND EDITH RAMSDELL TO THE CITY OF PORTSMOUTH FOR CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A PUBLIC SIDEWALK, ACKNOWLEDGED AUGUST 31, 1977 AND RECORDED IN BOOK 2292, PAGE 627. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
 - RIGHTS AND EASEMENT FOR A SEWER GRANTED BY DURGIN SQUARE LIMITED PARTNERSHIP TO THE CITY OF PORTSMOUTH, RECORDED IN BOOK 2996, PAGE 767. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
 - TERMS AND PROVISIONS OF THE DEPARTMENT OF THE ARMY PERMIT (NO. 1990-00941) ISSUED TO JDC GROUP, DATED DECEMBER 19, 1991 AND RECORDED IN BOOK 2988, PAGE 1503. (PERTAINS TO MATTERS OF LAND USE AND CANNOT BE PLOTTED)
 - TERMS AND PROVISIONS OF N.H. WETLANDS BOARD PERMIT, AND WATER SUPPLY & POLLUTION CONTROL MONISITE SPECIFIC PERMIT ISSUED BY THE STATE OF NEW HAMPSHIRE WETLANDS BOARD TO DURGIN SQUARE LIMITED PARTNERSHIP, RECORDED IN BOOK 2989, PAGE 1306. (PERTAINS TO MATTERS OF LAND USE AND CANNOT BE PLOTTED)
 - RIGHTS OF THIRD PARTIES IN AND TO THE FORMER LOCATION OF DURGIN LANE, AS SHOWN ON PLAN D-21788. (PLOTTED-AFFECTS PROPERTY AS SHOWN) NOTE: THE COMPANY INSURES AGAINST LOSS, DAMAGE OR CLAIM AS A RESULT OF ASSERTION OF RIGHTS OR CLAIM OF USE BY SAID THIRD PARTIES OVER THE FORMER LOCATION OF DURGIN LANE.
 - RIGHTS, RESTRICTIONS AND A 30-FOOT ACCESS EASEMENT FROM DURGIN SQUARE LIMITED PARTNERSHIP TO 1650 WOODBURY AVENUE COMPANY AS SET FORTH IN THE RIGHT-OF-WAY AND EASEMENT AGREEMENT, DATED APRIL 5, 1993 AND RECORDED IN BOOK 2975, PAGE 2651. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
 - INTENTIONALLY OMITTED
 - RIGHTS OF TENANT, AS TENANT ONLY, UNDER A LEASE BETWEEN JDC PORTSMOUTH LIMITED PARTNERSHIP AS LANDLORD AND THE T JX COMPANIES, INC., SUCCESSOR IN INTEREST TO THE T JX OPERATING COMPANIES, INC., AS TENANT, DATED JUNE 28, 1991, MEMORANDUM OF WHICH IS DATED AS OF JULY 18, 1991 AND RECORDED IN BOOK 2990, PAGE 1711, WHICH LANDLORD'S INTEREST IN SAID LEASE IS ASSIGNED TO DURGIN SQUARE LIMITED PARTNERSHIP BY VIRTUE OF AN ASSIGNMENT OF LEASE DATED MAY 18, 1992 AND RECORDED IN BOOK 2890, PAGE 1718; AS FURTHER AFFECTED BY NON-DISTURBANCE AGREEMENT AT BOOK 3938, PAGE 2877 AND AMENDMENTS TO LEASE AT BOOK 3939, PAGE 2883 AND BOOK 4452, PAGE 937. THE ABOVE EXCEPTIONS AFFECT TRACT I OF SCHEDULE A ONLY. (NOT PLOTTED-NON-SURVEY RELATED)
 - THE ABOVE EXCEPTIONS AFFECT TRACT ONE OF SCHEDULE A ONLY.
 - RIGHTS OF TENANT, AS TENANT ONLY, UNDER A LEASE BETWEEN JDC PORTSMOUTH LIMITED PARTNERSHIP AS LANDLORD AND SHAW'S SUPERMARKETS, INC., AS TENANT, DATED JULY 30, 1991, NOTICE OF WHICH IS DATED AUGUST 5, 1991 AND RECORDED IN BOOK 2890, PAGE 1795, WHICH LANDLORD'S INTEREST IN SAID LEASE IS ASSIGNED TO DURGIN SQUARE LIMITED PARTNERSHIP BY VIRTUE OF AN ASSIGNMENT OF LEASE DATED MAY 18, 1992; AS AFFECTED BY AMENDMENT OF LEASE RECORDED IN BOOK 4452, PAGE 930. (NOT PLOTTED-NON-SURVEY RELATED)

VICINITY MAP - NOT TO SCALE



EXCEPTIONS FROM COVERAGE (CONTINUED)

- RIGHTS OF TENANT, AS TENANT AND HOLDER OF A NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS FOR THE TERM OF LEASE ONLY, UNDER A LEASE BETWEEN JDC PORTSMOUTH LIMITED PARTNERSHIP AS LESSOR AND OFFICEMAX, INC. AS LESSEE, DATED APRIL 13, 1992, MEMORANDUM OF WHICH IS DATED AS OF APRIL 13, 1992 AND RECORDED IN BOOK 2890, PAGE 1720, WHICH LESSOR'S INTEREST IN SAID LEASE IS ASSIGNED TO DURGIN SQUARE LIMITED PARTNERSHIP BY VIRTUE OF AN ASSIGNMENT OF LEASE DATED JUNE 25, 1992 AND RECORDED IN BOOK 2990, PAGE 1725, AS AFFECTED BY AMENDMENT TO LEASE RECORDED IN BOOK 4452, PAGE 945. (NOT PLOTTED-NON-SURVEY RELATED)
- RIGHTS OF TENANT, AS TENANT ONLY, UNDER A CERTAIN LEASE, WITH DURGIN SQUARE LIMITED PARTNERSHIP AS LANDLORD, AS REFERENCED IN MEMORANDUM OF LEASE FROM DURGIN SQUARE LIMITED PARTNERSHIP TO BOSTON MARKET CORPORATION, RECORDED IN BOOK 3592, PAGE 2455, AS AFFECTED BY AGREEMENT REGARDING RESTRICTIONS RECORDED IN BOOK 4849, PAGE 1343. (NOT PLOTTED-NON-SURVEY RELATED)
- TERMS AND PROVISIONS OF APPURTENANT EASEMENTS AT BOOK 4452, PAGE 900, BOOK 4452, PAGE 914 AND BOOK 4453, PAGE 1631 GRANTING ACCESS RIGHTS OVER ADJUTING LOT 17 TO THE LAND. THESE RIGHTS WERE NOT SEARCHED, PLEASE INFORM THE TITLE COMPANY IF YOU WOULD LIKE THESE RIGHTS TO BE SEARCHED SO THEY CAN BE INSURED. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
- TERMS AND PROVISIONS OF THE DEED AT BOOK 4452, PAGE 881 WHICH CONVEYS A PORTION OF LOT 17 TO THE ABUTTER AS SHOWN ON PLAN D32485. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
- TERMS AND PROVISIONS OF APPURTENANT EASEMENTS AT BOOK 2935, PAGE 603 AND BOOK 2977, PAGE 2428. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
- ALL NOTATIONS, FACTS, EASEMENTS AND ISSUES AS SHOWN ON PLAN #D32485. (PLOTTED-AFFECTS PROPERTY AS SHOWN)
- LEASEHOLD RIGHTS OF VITAMIN SHOPEE INDUSTRIES, INC. IN BOOK 5091, PAGE 2199; HOMEWOODS, INC. AT BOOK 5111, PAGE 680; ZRC OPERATIONS COMPANY, INC AT BOOK 5509, PAGE 327; (NOT PLOTTED-NON-SURVEY RELATED)
- GRANT OF RIGHT OF WAY AT BOOK 2965, PAGE 548. (NON-LOCUS, ABUTS PROPERTY AS SHOWN)
- GRANT OF RIGHT OF WAY AT BOOK 2966, PAGE 754. (NON-LOCUS, ABUTS PROPERTY AS SHOWN)
- UTILITY EASEMENT AT BOOK 4453, PAGE 1621. (BLANKET COVERAGE-DRAIN/SEWER CONNECTIONS, LOCATION IS NOT DEFINED BY DESCRIPTION)
- INTENTIONALLY OMITTED.

***SEE SHEET 4 FOR EXCEPTIONS 35-38

RECORD DESCRIPTION

EXHIBIT A - LEGAL DESCRIPTION

TRACT ONE (1600 WOODBURY)
A CERTAIN PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, IF ANY, SITUATE AND LYING AND BEING IN THE CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM AND STATE OF NEW HAMPSHIRE, SHOWN ON PLAN D-32485 AS MAP R-38, LOT 16, SAID TO CONTAIN 694.376 SQUARE FEET, ACCORDING TO SAID PLAN.

TOGETHER WITH THE BENEFIT OF UTILITY EASEMENT OVER MAP R-38, LOT 17, AS RESERVED IN DEED TO RICHARD P. FUSEGNI, DATED FEBRUARY 28, 2005, RECORDED IN BOOK 4452, PAGE 881, SUBJECT TO THE TERMS THEREOF.

***SEE SHEET 4 FOR TRACT TWO, THREE AND FOUR.

SURVEY DESCRIPTION (TRACT ONE):

A CERTAIN TRACT OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, IF ANY, SITUATE, LYING AND BEING IN THE CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, AND STATE OF NEW HAMPSHIRE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY SIDELINE OF THE RELOCATED DURGIN LANE AT THE NORTHEASTERLY CORNER OF THE DESCRIBED PREMISES; THENCE S 14°16'10" E, 178.67 FEET TO A POINT, SAID POINT BEING IN THE NORTHERLY SIDELINE OF LAND NOW OR FORMERLY OF 1618 WOODBURY AVE LLC; THENCE TURNING AND RUNNING S 73°34'44" W, 25.54 FEET TO A POINT THENCE TURNING AND RUNNING S 18°16'58" E, 79.06 FEET TO A POINT; THENCE TURNING AND RUNNING N 73°57'36" E, 145.00 FEET TO A POINT; THENCE TURNING AND RUNNING N 62°45'33" E, 40.48 FEET TO A POINT IN THE WESTERLY SIDELINE OF WOODBURY AVENUE; THENCE TURNING AND RUNNING IN SAID WESTERLY SIDELINE OF WOODBURY AVENUE, S 09°54'47" E, 151.50 FEET, TO AN IRON ROD AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF RICHARD P. FUSEGNI; THENCE TURNING AND RUNNING ALONG LAND OF SAID FUSEGNI, S 79°55'30" W, 198.01 FEET TO A POINT; THENCE TURNING AND RUNNING ALONG LAND OF SAID FUSEGNI, S 13°44'05" E, 235.81 FEET TO A RAILROAD SPIKE; THENCE TURNING AND RUNNING, STILL ALONG LAND OF SAID FUSEGNI, N 76°13'21" E, 182.80 FEET TO A RAILROAD SPIKE IN THE WESTERLY SIDELINE OF WOODBURY AVENUE; THENCE TURNING AND RUNNING ALONG SAID WESTERLY SIDELINE OF WOODBURY AVENUE; ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 1,952.86 FEET, AN ARC DISTANCE OF 152.30 FEET, STILL IN SAID WESTERLY SIDELINE OF WOODBURY AVENUE TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF EAMES AND SIMPSON REAL ESTATE; THENCE TURNING AND RUNNING ALONG LAND OF SAID EAMES, S 71°25'50" W, 167.99 FEET TO A POINT; THENCE TURNING AND RUNNING, STILL ALONG LAND OF SAID EAMES, S 13°59'50" E, 62.28 FEET TO A POINT; THENCE TURNING AND RUNNING, STILL ALONG LAND OF SAID EAMES, S 31°48'13" E, 51.41 FEET TO A POINT; THENCE TURNING AND RUNNING, STILL ALONG LAND OF SAID EAMES, S 12°55'05" E, 172.98 FEET TO A POINT IN THE NORTHERLY SIDELINE OF ARTHUR BRADY DRIVE; THENCE TURNING AND RUNNING IN SAID SIDELINE OF ARTHUR BRADY DRIVE, S 65°55'37" W, 269.91 FEET TO A POINT; THENCE RUNNING, STILL ALONG SAID ARTHUR BRADY DRIVE, S 65°52'19" W, 381.02 FEET TO A POINT, SAID POINT BEING IN THE EASTERLY SIDELINE OF LAND NOW OR FORMERLY OF OCW RETAIL; THENCE TURNING AND RUNNING ALONG LAND OF SAID OCW RETAIL, N 22°36'41" W, 244.81 FEET TO A POINT; THENCE TURNING AND RUNNING, N 70°42'09" E, 253.61 FEET TO A POINT; THENCE RUNNING, N 71°29'10" E, 26.54 FEET TO A DRILL HOLE IN THE CORNER OF A STONE WALL; THENCE TURNING AND RUNNING ALONG SAID STONE WALL, N 30°15'29" W, 435.26 FEET TO AN ANGLE POINT IN SAID STONE WALL; THENCE CONTINUING ALONG SAID STONE WALL, N 41°57'49" W, 82.02 FEET TO A CORNER IN SAID STONE WALL; THENCE, N 38°06'00" W, 36.87 FEET TO A POINT; THENCE, N 31°48'24" W, 281.11 FEET TO A POINT; THENCE ALONG A STONE WALL, N 40°16'24" W, 284.68 FEET TO A POINT; THENCE RUNNING ALONG SAID STONE WALL, N 38°59'24" W, 155.91 FEET TO A POINT; THENCE, N 39°00'03" W, 44.08 FEET TO A POINT; THENCE, N 35°30'52" W, 36.82 FEET TO A POINT, WHICH POINT IS THE NORTHWESTERLY CORNER OF THE DESCRIBED PREMISES AND IN THE SOUTHERLY SIDELINE OF RELOCATED DURGIN LANE; THENCE TURNING AND RUNNING IN THE SOUTHERLY SIDELINE OF RELOCATED DURGIN LANE, ALONG A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 18.00 FEET, AN ARC DISTANCE OF 11.91 FEET TO A POINT; THENCE S 51°10'12" E, 42.04 FEET, STILL IN THE SOUTHERLY SIDELINE OF DURGIN LANE, TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHICH HAS A RADIUS OF 159.54 FEET, AN ARC DISTANCE OF 148.27 FEET, STILL IN THE SOUTHERLY SIDELINE OF RELOCATED DURGIN LANE, TO A POINT; THENCE CONTINUING IN THE SAID SOUTHERLY SIDELINE OF THE RELOCATED DURGIN LANE, N 75°43'50" E, 659.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 694,376 SQUARE FEET OR 15.941 ACRES OF LAND.

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 14-0093KC-FN (NH), BEARING AN EFFECTIVE DATE OF APRIL 2, 2014. (REVISED MAY 15, 2014)

ALTA/ACSM LAND TITLE SURVEY

DPF DURGIN SQUARE

B&C PROJECT NO. 201400921-001

1600-1618 WOODBURY AVENUE, PORTSMOUTH, NH

BASED UPON TITLE COMMITMENT NO. 14-0093KC-FN (NH)
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF APRIL 2, 2014 (REVISED MAY 15, 2014)

SURVEYOR'S CERTIFICATION

TO: DPF ACQUISITIONS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ANY AFFILIATE OR ASSIGNEE; DPF 1600 WOODBURY AVENUE LLC, A DELAWARE LIMITED LIABILITY COMPANY; DPF 1618 WOODBURY AVENUE LLC, A DELAWARE LIMITED LIABILITY COMPANY; 1618 WOODBURY AVENUE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND DSO HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5B, 7A, 7B1, 7C, 8, 9, 11A, 13, 14, 15, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 17, 2014.

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 ON APRIL 15-17, 2014 USING A TRIMBLE S6 TOTAL STATION, AND THE UNADJUSTED LINEAR ERROR OF CLOSURE EXCEEDS BOTH THE MINIMUM OF THE 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS:

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 AND WAYS 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. ODO NE JR., LLS
STATE OF NEW HAMPSHIRE NO. 976

DATE OF SURVEY: APRIL 24, 2014

DATE OF LAST REVISION: MAY 16, 2014

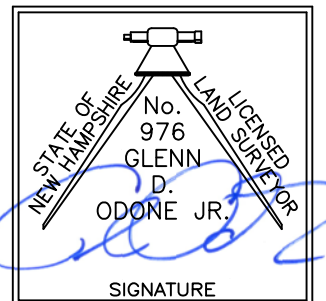
NETWORK PROJECT NO. 201400921-001

SURVEY PREPARED BY:

OSM ODO NE SURVEY & MAPPING

SURVEYING • MAPPING • PLANNING

291 Main Street, Suite 5 Tel.: 508-351-6022
Northborough, MA 01532 Fax: 508-351-6633



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ARTHUR BRADY DRIVE
(PUBLIC - VARIABLE WIDTH)

DURGIN LANE
(PUBLIC - VARIABLE WIDTH)

"TRACT ONE"
MAP 238 LOT 16
LOT AREA
694,376 SQ. FT.
15.941 ACRES
"TJ MAXX"

"TRACT FOUR"
EASEMENTS

"TRACT THREE"
EASEMENTS

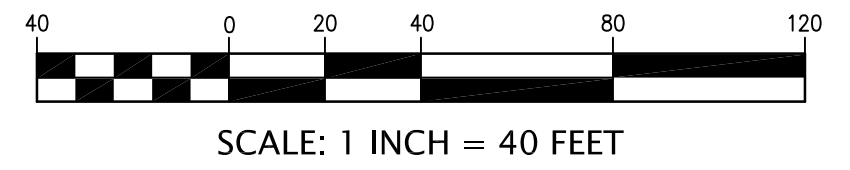
"TRACT TWO"
MAP 239 LOT 2
LOT AREA
15,111 SQ. FT.
0.347 ACRES

LEGEND OF SYMBOLS & ABBREVIATIONS

BK. PG.	DEED BOOK/PAGE		BUILDING
BIT. CONC.	BITUMINOUS CONCRETE		EASEMENT LINE
C.L.F.	CHAIN LINK FENCE		LOCUS BOUNDARY LINE
C.P.	CONCRETE PAD		FENCE
BCC	BIT. CONC. CURB		OVERHEAD WIRES
CONC.	CONCRETE SURFACE		BOLLARD
EOP	EDGE OF PAVEMENT		CATCH BASIN
FP	FLAG POLE		DRAIN MANHOLE
(F)	FOUND		LIGHT POLE
GC	GRANITE CURB		FIRE HYDRANT
N/F	NOW OR FORMERLY		GUY WIRE
CC	CONCRETE CURB		ELECTRIC MANHOLE
OVERHANG	OVERHANG		TELEPHONE MANHOLE
P.O.B.	POINT OF BEGINNING		SEWER MANHOLE
R.O.W.	RIGHT-OF-WAY		SIGN
(S)	SET		UTILITY POLE
	HANDICAP PARKING		WATER GATE VALVE
(22)	NUMBER OF PARKING SPACES		POST INDICATOR VALVE
	DRILLHOLE		MONITORING WELL
	IRON PIN/IRON PIPE		UNIDENTIFIED MANHOLE
	STONE BOUND/ DRILLHOLE		GAS GATE VALVE
	ENCROACHMENT SYMBOL		ELECTRIC TRANSFORMER
	SCHEDULE B EXCEPTION ITEM		

SIGNIFICANT OBSERVATIONS

- TRAFFIC SIGNAL POST LOCATED ON INSURED PREMISE AS SHOWN BY APPROXIMATELY 10.3 FEET.
- BITUMINOUS CONCRETE PARKING LOT EXTENDS ON TO INSURED PREMISES AS SHOWN BY APPROXIMATELY 4.2 FEET.



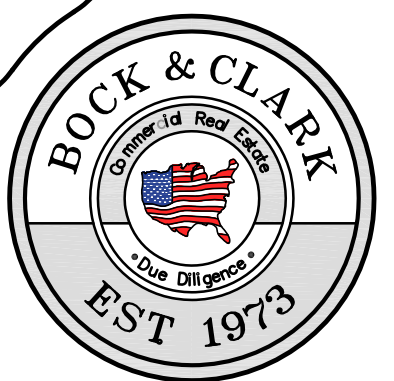
ALTA/ACSM LAND TITLE SURVEY

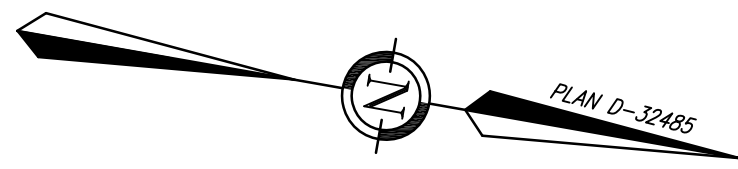
DURGIN LANE AND WOODBURY AVENUE, PORTSMOUTH, NH

DATE: MAY 16, 2014 SHEET 2 OF 4

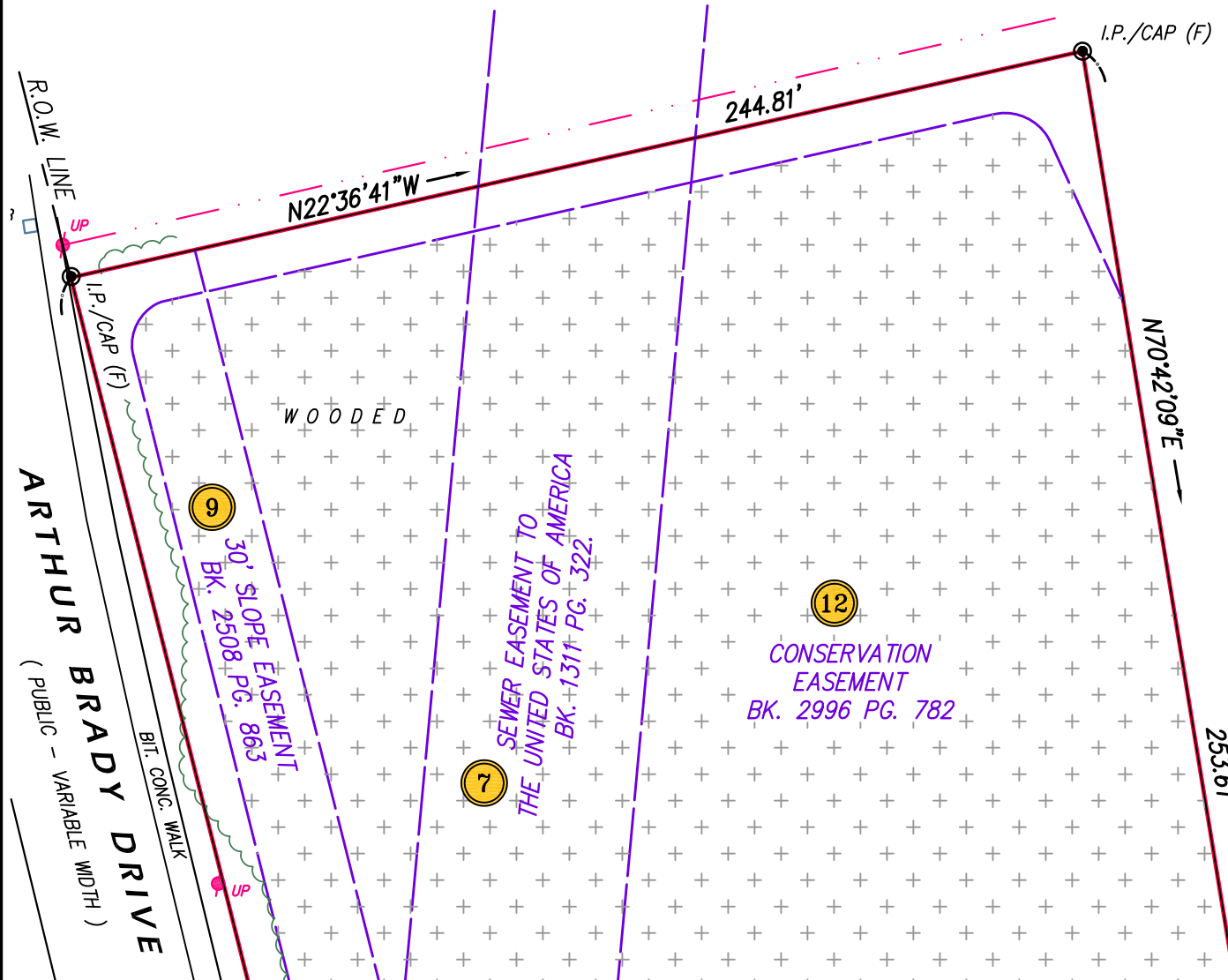
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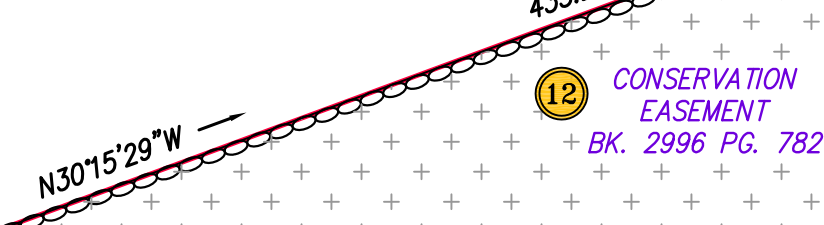




MAP 238 LOT 20
100 ARTHUR F. BRADY DRIVE
N/F
OCW RETAIL PORTSMOUTH LLC
BK. 4797 PG. 530



MAP 238 LOT 20
100 ARTHUR F. BRADY DRIVE
N/F
OCW RETAIL PORTSMOUTH LLC
BK. 4797 PG. 530



MATCH LINE-SEE SHEET 2

MAP 239 LOT 18
100 DURGIN LANE
N/F
BED BATH & BEYOND INC
BK. 4875 PG. 1451

TRANSMISSION EASEMENT TO
THE UNITED STATES OF AMERICA
BK 1263, PG 201; BK 1337, PG 277;
BK 1340, PG 437; BK 1370, PG 335;
BK 1379, PG 216.

RIGHT-OF-WAY
& EASEMENT
BK. 2966 PG. 754

RIGHT-OF-WAY
& EASEMENT
BK. 2939 PG. 504

RIGHT-OF-WAY
& EASEMENT
BK. 2965 PG. 548

20' NET&T EASEMENT
BK. 2977 PG. 1753

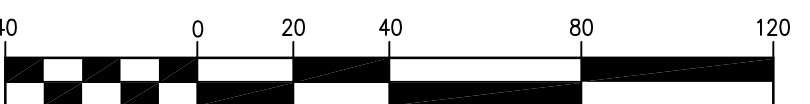
FORMER LOCATION OF
DURGIN LANE
PLAN # D-21788

EXISTING SHOPPING PLAZA
1 STORY CONCRETE BUILDING
BUILDING FOOTPRINT AREA = 126,300 SQ. FT.

"SHAW'S SUPERMARKET"

SIGNIFICANT OBSERVATIONS

APPARENT VIOLATION OF THE 30' BUILDING SETBACK REQUIREMENT.



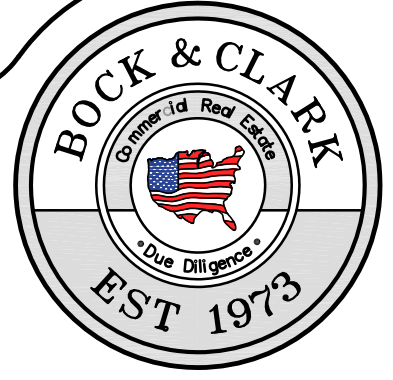
SCALE: 1 INCH = 40 FEET

ALTA/ACSM LAND TITLE SURVEY

DPF DURGIN SQUARE
DURGIN LANE AND WOODBURY AVENUE, PORTSMOUTH, NH

DATE: MAY 16, 2014

SHEET 3 OF 4



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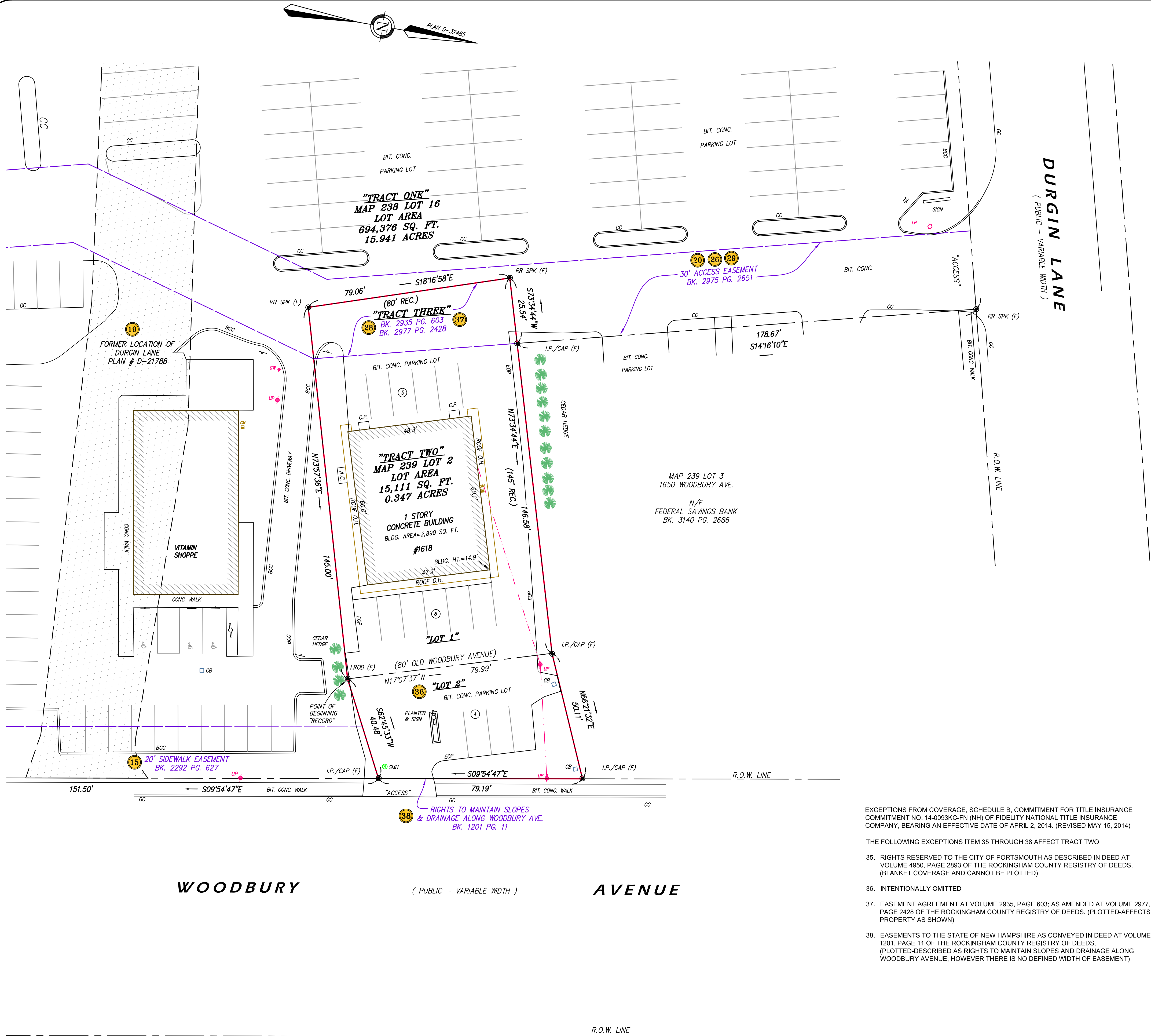


EXHIBIT A - LEGAL DESCRIPTION

TRACT TWO (1618 WOODBURY)
TWO LOTS OF LAND WITH THE BUILDINGS THEREON LOCATED ON WOODBURY AVENUE, PORTSMOUTH, COUNTY OF ROCKINGHAM AND STATE OF NEW HAMPSHIRE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1
A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATE ON THE WESTERLY SIDE OF WOODBURY AVENUE, IN PORTSMOUTH, COUNTY OF ROCKINGHAM AND STATE OF NEW HAMPSHIRE, BOUNDED AND DESCRIBED AS FOLLOWS:
EASTERLY BY WOODBURY AVENUE EIGHTY (80) FEET; NORTHERLY BY LAND NOW OR FORMERLY OF FRED J. ROWE, ONE HUNDRED FORTY-FIVE (145) FEET; WESTERLY BY LAND NOW OR FORMERLY OF KATHERINE T. HANSUCKER EIGHTY (80) FEET; SOUTHERLY BY LAND NOW OR FORMERLY OF KATHERINE T. HANSUCKER, ONE HUNDRED FORTY-FIVE (145) FEET.

LOT 2
A CERTAIN ADJACENT TRACT OR PARCEL OF LAND LYING EASTERLY OF THE ABOVE PREMISES AS FOLLOWS:
BEGINNING AT A CONCRETE FILLED IRON PIPE AT THE SOUTHWESTERLY CORNER OF THE DESCRIBED PARCEL AT THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF K & M REALTY AND NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF AGDA C. CARLSON, SAID IRON PIPE ALSO BEING LOCATED ON THE FORMER WESTERLY SIDELINE OF OLD WOODBURY AVENUE, THENCE RUNNING ALONG LAND OF SAID K & M REALTY N 17°07'37" W, A DISTANCE OF 79.99 FEET TO AN IRON PIPE AT THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF WOODBURY AVENUE COMPANY AT THE SOUTHWESTERLY CORNER OF OTHER LAND OF THE SAID CITY OF PORTSMOUTH, SAID IRON PIPE ALSO BEING LOCATED ON THE SAID FORMER SIDELINE OF OLD WOODBURY AVENUE, THENCE TURNING AND RUNNING ALONG OTHER LAND OF SAID CITY OF PORTSMOUTH N 66°21'32" E, A DISTANCE OF 50.11 FEET TO A POINT ON THE WESTERLY SIDELINE OF WOODBURY AVENUE, THENCE TURNING AND RUNNING ALONG SAID SIDELINE OF WOODBURY AVENUE S 09°54'47" E, A DISTANCE OF 79.19 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF OTHER LAND OF SAID CITY OF PORTSMOUTH, THENCE TURNING AND RUNNING ALONG OTHER LAND OF SAID CITY OF PORTSMOUTH S 62°45'33" W, A DISTANCE OF 40.48 FEET TO SAID POINT OF BEGINNING, SAID TRACT OR PARCEL OF LAND CONTAINING 3,521 SQUARE FEET, MORE OR LESS.

SAID PARCEL OF LAND BEING SHOWN ON PLAN ENTITLED "DISCONTINUANCE PLAN OF THE PUBLIC RIGHT-OF-WAY OF OLD WOODBURY AVENUE," DATED APRIL 8, 1991, BY RICHARD P. MILLET AND ASSOCIATES, AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN NO. D-21772.

TRACT THREE (EASEMENTS)
TRACTS ONE AND TWO ARE INSURED TOGETHER WITH BENEFIT OF THE APPURTENANT EASEMENTS SET FORTH AT BOOK 2935, PAGE 603 AND BOOK 2977, PAGE 2428, SUBJECT TO THE TERMS THEREOF.

TRACT FOUR (EASEMENTS)
TRACT ONE IS INSURED TOGETHER WITH BENEFIT OF THE APPURTENANT EASEMENTS SET FORTH AT BOOK 4452, PAGE 900, BOOK 4452, PAGE 914 AND BOOK 4453, PAGE 1631 GRANTING ACCESS RIGHTS OVER ABUTTING LOT 17 TO THE LAND, SUBJECT TO THE TERMS THEREOF.

LEGEND OF SYMBOLS & ABBREVIATIONS

BK. PG.	DEED BOOK/PAGE		BUILDING
BIT. CONC.	BITUMINOUS CONCRETE		EASEMENT LINE
C.L.F.	CHAIN LINK FENCE		LOCUS BOUNDARY LINE
C.P.	CONCRETE PAD		FENCE
CONC.	CONCRETE SURFACE		OVERHEAD WIRES
EOP	EDGE OF PAVEMENT		BOLLARD
FP	FLAG POLE		CATCH BASIN
(F)	FOUND		DRAIN MANHOLE
GC	GRANITE CURB		LIGHT POLE
N/F	NOW OR FORMERLY		FIRE HYDRANT
CC	CONCRETE CURB		GUY WIRE
O.H.	OVERHANG		ELECTRIC MANHOLE
P.O.B.	POINT OF BEGINNING		TELEPHONE MANHOLE
R.O.W.	RIGHT-OF-WAY		SEWER MANHOLE
(S)	SET		SIGN
	HANDICAP PARKING		UTILITY POLE
	NUMBER OF PARKING SPACES		WATER GATE VALVE
	DRILLHOLE		POST INDICATOR VALVE
	IRON PIN/IRON PIPE		MONITORING WELL
	STONE BOUND/ DRILLHOLE		UNIDENTIFIED MANHOLE
	ENCROACHMENT SYMBOL		GAS GATE VALVE
	SCHEDULE B EXCEPTION ITEM		ELECTRIC TRANSFORMER

EXCEPTIONS FROM COVERAGE, SCHEDULE B, COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 14-0093KC-FN (NH) OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF APRIL 2, 2014, (REVISED MAY 15, 2014)

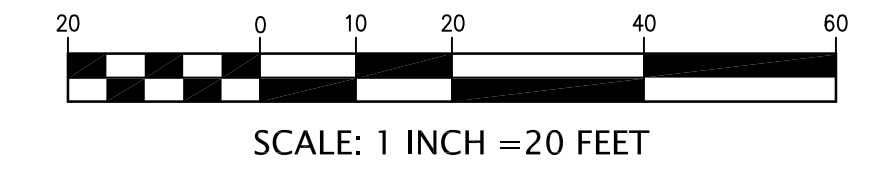
THE FOLLOWING EXCEPTIONS ITEM 35 THROUGH 38 AFFECT TRACT TWO

35. RIGHTS RESERVED TO THE CITY OF PORTSMOUTH AS DESCRIBED IN DEED AT VOLUME 4950, PAGE 2893 OF THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. (BLANKET COVERAGE AND CANNOT BE PLOTTED)

36. INTENTIONALLY OMITTED

37. EASEMENT AGREEMENT AT VOLUME 2935, PAGE 603; AS AMENDED AT VOLUME 2977, PAGE 2428 OF THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. (PLOTTED-AFFECTS PROPERTY AS SHOWN)

38. EASEMENTS TO THE STATE OF NEW HAMPSHIRE AS CONVEYED IN DEED AT VOLUME 1201, PAGE 11 OF THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. (PLOTTED-DESCRIBED AS RIGHTS TO MAINTAIN SLOPES AND DRAINAGE ALONG WOODBURY AVENUE, HOWEVER THERE IS NO DEFINED WIDTH OF EASEMENT)



ALTA/ACSM LAND TITLE SURVEY
DPF DURGIN SQUARE
 1618 WOODBURY AVENUE, PORTSMOUTH, NH
 DATE: MAY 16, 2014 SHEET 4 of 4

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
 537 North Cleveland-Massillon Road, Akron, Ohio 44333
 Phone: (800) SURVEYS (787-8597), Fax: (330) 666-3608 www.bockandclark.com

NO.	REVISION	DATE
NO.	REVISION	DATE

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
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PREPARED FOR:
KEYPOINT PARTNERS
Unlocking Value in Commercial Real Estate
 ONE BURLINGTON WOODS DRIVE
 BURLINGTON, MA 01803
 781-418-6203

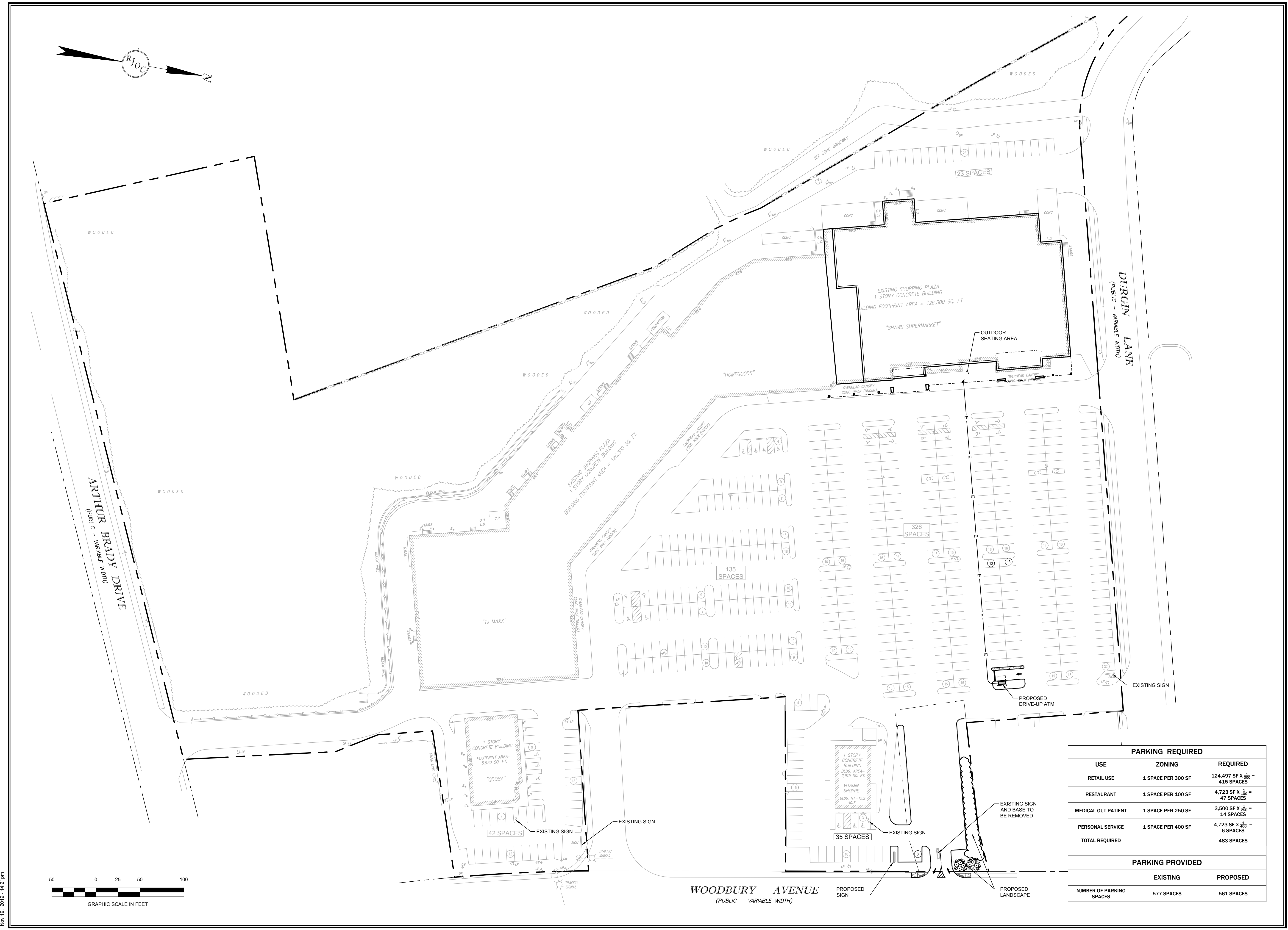
PROJECT NAME:
DPF DURGIN SQUARE
 PORTSMOUTH, NH

SEAL:

DESIGNED BY: SPG
 DRAWN BY: MCR
 REVIEWED BY: SPG
 SCALE: 1" = 50'
 DATE: 11/19/2019
 DRAWING NAME:

OVERALL SITE PLAN

DRAWING NUMBER:
OS-1
 PROJECT NUMBER:
 16030



PARKING REQUIRED		
USE	ZONING	REQUIRED
RETAIL USE	1 SPACE PER 300 SF	124,497 SF X $\frac{1}{300}$ = 415 SPACES
RESTAURANT	1 SPACE PER 100 SF	4,723 SF X $\frac{1}{100}$ = 47 SPACES
MEDICAL OUT PATIENT	1 SPACE PER 250 SF	3,500 SF X $\frac{1}{250}$ = 14 SPACES
PERSONAL SERVICE	1 SPACE PER 400 SF	4,723 SF X $\frac{1}{400}$ = 6 SPACES
TOTAL REQUIRED		483 SPACES

PARKING PROVIDED		
	EXISTING	PROPOSED
NUMBER OF PARKING SPACES	577 SPACES	561 SPACES

Drawing name: C:\NH\Portsmouth\KeyPoint\Durgin Square\Main\16030_OS-1 Overall Site Plan.dwg
 Nov 19, 2019 - 12:21pm

FLOOR PLAN WITH EXTERIOR SEATING

