

APPENDIX A

CONDOMINIUM LAND

Two certain tracts or parcels of land located on Route 4-A in the Town of Enfield, Grafton County, State of New Hampshire, being a 5.1 acre tract and a 0.18 acre tract as shown on a plan entitled "Property of Lakeview Condominium, Enfield, N.H." dated July 1984, last revised September 17, 1985 by T & M Surveys, Inc. of Lebanon, New Hampshire, recorded in the Grafton County Registry of Deeds as Plan No. 3156, which parcels are further bounded and described as follows:

5.1 Acre Tract

Beginning at an iron pin set in the westerly line of Route 4-A marking the southeasterly corner of land of Howard and Claire LaCroix;

Thence southwesterly, along the center line of a brook and said LaCroix land a distance of 590 feet to an iron pin set in the bank of said brook;

Thence South 33° 34' 30" East along the additional Land of the Declarant a distance of 533.7 feet to an iron pin;

Thence North 42° 36' East along said Additional Land of the Declarant a distance of 582.6 feet to an iron pin set in the westerly line of said Route 4-A;

Thence North 33° 32' West along the westerly line of Route 4-A a distance of 254.6 feet to the point of beginning.

0.18 Acre Tract

Beginning at an iron pin set in the easterly line of Route 4-A marking the southwesterly corner of land of Armin Hemberger;

Thence North 59° 07' 30" East along said Hemberger land a distance of 53 feet to a stone bound set in the westerly shore of Mascoma Lake;

Thence South 32° 14' 30" East along the westerly shore of said Mascoma Lake a distance of 153.4 feet to an iron pin marking the northeasterly corner of land of Edward and Alice Sanborn;

Thence South 69° 17' West along said Sanborn and a distance of 53.7 feet to an iron pin set in the easterly line of Route 4-A;

Thence North 32° 23' West along the easterly line of said Route

4-A a distance of 143.9 feet to the point of beginning.

Also including a permanent easement for ingress and egress to and from the 5.1 acre tract over a portion of the Additional Land of the Declarant bounded and described as follows:

Beginning at an iron pin set at the end of a stone wall in the westerly line of Route 4-A marking the southeasterly corner of the 5.1 acre tract;

Thence South 25° 54' 30" East along the westerly line of Route 4-A a distance of 53.7 feet to a point;

Thence South 42° 36' West along the Additional Land of the Declarant a distance of 20.3 feet to a point;

Thence North 47° 24' West along said Additional Land of the Declarant a distance of 50 feet to a point in the southerly boundary of the 5.1 acre tract;

Thence North 42° 36' East along the southerly boundary of the 5.1 acre tract a distance of 40 feet to the point of beginning.

The above described right of way shall be used in common by the Condominium and the Declarant for all purposes for which a right of way is appropriate including the construction, maintenance and repair of a driveway, the installation and maintenance of culverts for drainage, and the extension of utility lines.

Excepting from the above a family graveyard of Ezekiel Marston referred to in a 999 year lease of the Trustees of the New Hampshire Methodist Annual Conference to the Trustees of the Church of the First Family of Shakers dated May 25, 1854, recorded at Book 229, Page 482.

Being a portion of the same land and premises conveyed by Malcolm A. Foster and Ethel A. Foster to Property Rehabilitation and Development, Inc. by warranty deed dated July 3, 1985, recorded in the Grafton County Registry of Deeds at Book 1549, Page 933.

The Declarant covenants and agrees for the benefit of the Condominium that no improvement shall be made to the Additional Land within a radius of 200 feet from the water well located upon the 5.1 acre tract which is in violation of the restrictions imposed from time to time by the New Hampshire Water Supply and Pollution Control Commission on the construction of improvements within 200 feet of a well supplying water to multiple residences. This covenant shall be binding upon the Declarant, its successors and assigns, for the benefit of the Condominium, the Condominium Association and each owner of a condominium unit.

Reserving to the Declarant the right to the full use and enjoyment, in

common with the Condominium, of the 0.18 acre tract of lakefront land for the benefit of the Additional Land of the Declarant and other land of the Declarant shown as Parcel B on the aforesaid plan.

Further reserving to the Declarant an easement to draw water from the well located on the 5.1 acre tract of land and to install a water line across the 5.1 acre tract of land upon a course selected by the Declarant to the Additional Land with the right to install, repair, maintain and replace said water line. The Declarant shall exercise this right to draw water from the well in such a manner that will not interfere with use of the well by the Condominium and all of the expenses of maintenance and operation of the well including the pump shall be shared equitably by the Declarant and the Condominium.

Further reserving to the Declarant easements over the 5.1 acre tract to the extent necessary to bring telephone and electric lines onto the Additional Land of the Declarant and to convey over the 5.1 acre tract appropriate easements to the utility companies for the installation and maintenance of those lines.