

APPENDIX A

HILLTOP PLACE CLUSTER TWO

DESCRIPTION OF PREMISES

A certain tract of land located in the Town of New London, County of Merrimack and State of New Hampshire, with the buildings thereon, shown and described on topographical plans filed on March 24, 1971 in the Merrimack County Registry of Deeds as Plans 2600 and 2600A, and more particularly bounded and described by survey of Robert S. Bristol, as follows:

Starting at an iron rod at an intersection of stone walls, the same being the north corner of the premises herein conveyed; thence, South 60 degrees 59 minutes East, 444.9 feet, along said stone wall and land of Bucklin to a corner of walls; thence, South 28 degrees 40 minutes West, 263.2 feet, along stone wall and land of Durkan to a break in the wall, at land of the Hilltop Place Community Association as shown on said Plan; thence, South 30 degrees 29 minutes West, 264.1 feet, along stone wall and land of Hilltop Place Community Association, to an iron rod at a junction of stone walls; thence, North 60 degrees 58 minutes West, 423.5 feet, along stone wall, to an iron rod at a corner of walls and in the easterly sideline of a road shown on said Plan as "Private Road (Hilltop Place Community Assoc.)"; thence, North 27 degrees 15 minutes East, 527.4 feet along a stone wall and along the easterly sideline of said "Private Road", to the point of beginning. The above described tract contains 230,000 square feet, or 5.3 acres.

Meaning and intending hereby to describe a portion of the premises conveyed to Hilltop Place of New London, Incorporated by warranty deed of James E. Bewley, Jr. and Dorothea G. Bewley dated April 1, 1971, recorded Merrimack County Records, Volume 1092, Page 383, and the premises hereinabove described are also shown and designated on Plans 2600 and 2600A as "Future Cluster Three". For amendment changing the designation "Future Cluster Three" to "Cluster Two", see amendment dated April 11, 1972, and recorded in the Merrimack County Registry of Deeds.

And the following rights, easements, restrictions and conditions are appurtenant and pertain to, affect or are to be exercised on the tract hereinabove described. In the numbered paragraphs immediately following the words "the remainder" refer to that portion of the premises conveyed by deed recorded Volume 1092, Page 383 which is not described hereinabove.

1. The right to use, in common with others, any utility systems, including but not limited to water, wire lines, telephone, television, electric, gas and sewerage, whether originating outside or constructed or located on the remainder, and whether located above or below ground, and any rights of way upon the remainder which may now exist or hereafter be constructed, provided that such rights to use shall be reasonably necessary to the full enjoyment of the Cluster Two property by the Owner thereof.

2. The right to use, in common with others, for all purposes, the streets, roadways, driveways, and passageways on the remainder, leading to or convenient to the Cluster Two property, as the same may be constructed, including but not limited to a right of access to New Hampshire Route 11 by way of a road or driveway on or through the premises formerly of Bewley and designated "Private Road (Hilltop Place Community Assoc.)" on said Plat.
3. The right to the Owners, grantees or mortgagees of the aforescribed property, their heirs, successors and assigns, to go upon the premises where the facilities described in the two preceding paragraphs are located, by themselves or others, in order to construct, repair, maintain and replace the said facilities if Hilltop Place of New London, Incorporated, or its successors or assigns should not construct, repair, maintain or replace the same.
4. The aforescribed property shall be and remain subject to the right of New Hampshire Savings Bank as mortgagee under a certain mortgage deed dated October 1, 1971, recorded Volume 1112, Page 354, to use and enjoy, in common with Hilltop Place of New London, Incorporated, its successors and assigns, the common ways utilities and facilities as the same are or hereafter shall be located upon said property.

The tract with the buildings thereon hereinabove described and all of the easements, rights restrictions and conditions also set forth hereinabove are subject to the following:

1. The mortgage lien of New Hampshire Savings Bank conveyed to it by mortgage deed of Hilltop Place of New London, Incorporated, dated October 1, 1971, recorded Merrimack County Records, Volume 1112, Page 354.
2. The provisions of the Community Property Declaration by Hilltop Place of New London, Incorporated, dated May 19, 1971, recorded Merrimack County Records, as the same affects the above-described property.
3. The right and easement of Hilltop Place Community Association and the Declarant to install and maintain utilities of all types needed to service other portions of the property conveyed to Declarant by Bewley by deed dated April 1, 1971, recorded Merrimack County Records, Volume 1092, Page 383, and to enter upon the premises hereinabove described to lay, install and maintain the same, provided that the user of such right and easement shall act reasonably so as not to disturb unduly the occupants of Cluster Two and such user shall promptly repair any damage to the premises caused by such use.

DESCRIPTION OF CLUSTER TWO - APPENDIX B AS AMENDED 1988

<u>UNIT</u>	<u>APPROX AREA SQ FT</u>	<u>\$ VALUE</u>	<u>% UNDIV. INTEREST</u>	<u># BATHS</u>	<u># BDRMS</u>	<u>PATIO</u>	<u>BALCONY</u>	<u>STORAGE GARAGE</u>	<u>UNIT</u>
25	1773	60500	4.5947	2	3			X	
26	1736	49500	3.7594	2	3	X			
27	1761	49500	3.7594	2	3	X		X	
28	1928	54500	4.1391	2 1/2	3	X			X
29	1928	54500	4.1391	2 1/2	3	X			X
30	1264	35500	2.6961	1 1/2	2	X		X	
31	1712	48500	3.6835	2	2		X		X
32	1562	52500	3.9872	2	2	X			
33	1596	53500	4.0632	2	2	X			X
34	1719	49500	3.7594	2 1/2	3	X		X	
35	1719	49500	3.7594	2 1/2	3		X		X
36	1740	55500	4.2151	2	3	X			X
37	1740	55500	4.2151	2	3	X			X
38	1492	43500	3.3037	2	2	X		X	
39	1459	42500	3.2278	2	2		X		X
40	1685	50400	3.8278	2	3	X		X	
41	1837	59800	4.5416	2	3				X
42	1712	48500	3.6835	2	2		X		X
43	1264	35500	2.6961	1 1/2	2	X		X	
44	1117	32500	2.4683	1	1	X		X	
45	1557	48500	3.6835	2	2		X		X
46	1168	32500	2.4683	1	1	X		X	
47	1699	48500	3.6835	2	2		X		X
48	1754	48500	3.6835	2	3	X		X	
49	1754	48500	3.6835	2	3		X		X
50	1899	54500	4.1391	2 1/2	3	X			X
51	1852	54500	4.1391	2 1/2	3	X(2)			X
	<u>1316700</u>	<u>100.0000</u>							

NOTE: In addition to the bedrooms and baths indicated above, each Unit also contains a living/dining room and kitchen.

"Bedrooms" includes rooms such as Dens, Family, or Sun Rooms, etc.

BK 1799 Pg 0267