

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

John K. Bosen
Admitted in NH & MA

Christopher P. Mulligan
Admitted in NH & ME

Molly C. Ferrara
Admitted in NH & ME

Bernard W. Pelech
Admitted in NH & ME

November 25, 2019

Juliet Walker, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

***RE: 1600 Woodbury Avenue (Durgin Plaza), Portsmouth, Tax Map 238, Lot 16
Amended Site Plan application***

Dear Ms. Walker:

On behalf of DPF 1600 Woodbury Avenue, LLC, the owner of the above-referenced parcel, this correspondence is submitted on connection with our application for Amended Site Plan approval. Please place us on the agenda for the December 10, 2019 TAC Work Session.

Submitted herewith are the following:

ALTA Survey, May 16, 2014 (4 sheets);
OS-1 Overall Site Plan;
SP-1 Site Plan;
C-1 Sign Location Exhibit;
Floor Plan with Exterior Seating; and
Proposed Exterior Elevations (2 sheets)

The applicant is embarking upon 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.

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

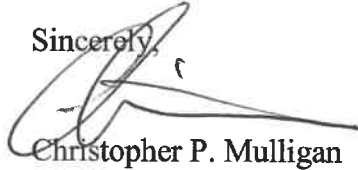
Juliet Walker, Planning Director
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Page Two

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 will be sought as a result of the proposed introduction of a new freestanding sign at the new driveway entrance.

In connection with this project, the applicant has submitted building permit, sign permit and variance applications.

Thank you for your consideration of this request. Please contact me if you have any questions.

Sincerely,

Christopher P. Mulligan

CPM/

Encls.

GENERAL NOTES

- CURRENT OWNERS OF RECORD:
DSO HOLDING LLC
ASSESSORS PARCEL: MAP 238 LOT 16
DEED REFERENCE: BOOK 4894, PAGE 2846.
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 O'DONE 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 TO 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

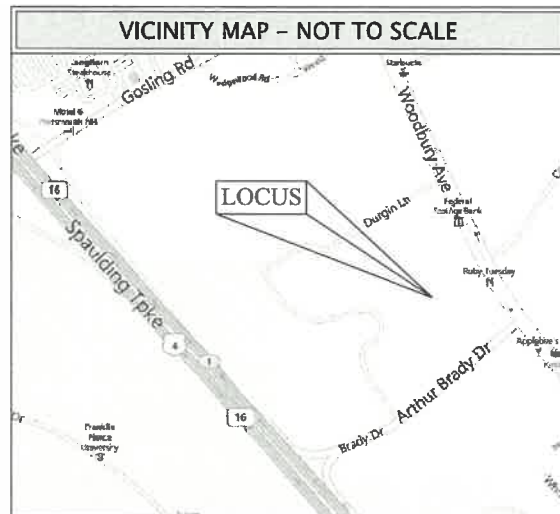
FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 330228 0260 E, WHICH BEARS AN EFFECTIVE DATE OF MAY 17, 2005 AND NO IMPROVEMENTS ARE IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://USCFEMA.GOV) BY FIRMETTE CREATED 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 ALEXANDROPOULOS AND ANGELOS KOSTROLES TO NEW HAMPSHIRE ELECTRIC COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED NOVEMBER 14, 1952, RECORDED IN BOOK 1267, PAGE 328.
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 853. (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, NONSITE SPECIFIC PERMIT ISSUED BY THE STATE OF NEW HAMPSHIRE WETLANDS BOARD TO DURGIN SQUARE LIMITED PARTNERSHIP, RECORDED IN BOOK 2988, 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 2851. (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 J X COMPANIES, INC., SUCCESSOR IN INTEREST TO THE T J X OPERATING COMPANIES, INC., AS TENANT, DATED JUNE 28, 1991, MEMORANDUM OF WHICH IS DATED AS OF JULY 18, 1991 AND RECORDED IN BOOK 2890, 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 2990, PAGE 1718; AS FURTHER AFFECTED BY NON-DISTURBANCE AGREEMENT AT BOOK 3958, PAGE 2877 AND AMENDMENTS TO LEASE AT BOOK 3938, 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)



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 2990, 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 2456, 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 4482, PAGE 914 AND BOOK 4453, PAGE 1631 GRANTING ACCESS RIGHTS OVER ABUTTING 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 803 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; HOMEGOODS, INC. AT BOOK 5111, PAGE 880; ZRC OPERATIONS COMPANY, INC AT BOOK 5508, 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 684,376 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°18' 10" E, 176.87 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 75°34'44" W, 28.54 FEET TO A POINT; THENCE TURNING AND RUNNING S 18°16'58" E, 79.06 FEET TO A POINT; THENCE TURNING AND RUNNING N 75°57'58" E, 145.00 FEET TO A POINT; THENCE RUNNING N 62°46'53" 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, 185.01 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 78°15'21" 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 1,562.86 FEET, AN ARC DISTANCE OF 162.30 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 13°59'50" E, 82.28 FEET TO A POINT; THENCE TURNING AND RUNNING, STILL ALONG LAND OF SAID EAMES, S 31°48' 13" E, 81.41 FEET TO A POINT; THENCE TURNING AND RUNNING, STILL ALONG LAND OF SAID EAMES, S 12°55'06" E, 172.98 FEET TO A POINT IN THE NORTHEASTERLY SIDELINE OF ARTHUR BRADY DRIVE; THENCE TURNING AND RUNNING IN SAID SIDELINE OF ARTHUR BRADY DRIVE, S 65°56'37" W, 269.81 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°38'41" W, 244.81 FEET TO A POINT; THENCE TURNING AND RUNNING, N 70°42' 09" E, 253.81 FEET TO A POINT; THENCE RUNNING, N 71° 28' 10" E, 28.54 FEET TO A DRILL HOLE IN THE CORNER OF A STONE WALL; THENCE TURNING AND RUNNING, STILL ALONG LAND OF SAID FUSEGNI, N 30°15'22" W, 455.28 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 36°09'40" W, 36.87 FEET TO A POINT; THENCE, N 31°49'24" W, 20.91 FEET TO A POINT; THENCE ALONG A STONE WALL, N 40°16'24" W, 284.88 FEET TO A POINT; THENCE RUNNING ALONG SAID STONE WALL, N 38°59'24" W, 155.91 FEET TO A POINT; THENCE, N 38°00'03" W, 44.08 FEET TO A POINT; THENCE, N 35°30'52" W, 38.82 FEET TO A POINT, WHICH POINT IS THE SOUTHWESTERLY 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° 01' 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 198.54 FEET, AN ARC DISTANCE OF 143.27 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 76°43'50" E, 699.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 684,376 SQUARE FEET OR 15.841 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; 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, 6B, 7A, 7B, 7C, 8, 9, 11A, 13, 14, 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.

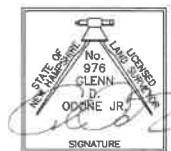
I CERTIFY THAT THIS PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18 PAR. III)

GLENN D. O'DONE 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
ODONE SURVEY & MAPPING

SURVEYING • MAPPING • PLANNING
291 Main Street, Suite 5 Northborough, MA 01532
Tel: 508-351-6022
Fax: 508-351-6833



Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Messillon Road, Akron, Ohio 44333
Phone: (800) SURVEYS (787-8397) Fax: (330) 666-3608
www.bockandclark.com



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ARTHUR BRADY DRIVE
(PUBLIC - VARIABLE WIDTH)

DURGIN LANE
(PUBLIC - VARIABLE WIDTH)

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		GLY WIRE
CC	CONCRETE CURB		ELECTRIC MANHOLE
O.H.	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
	NUMBER OF PARKING SPACES		POST INDICATOR VALVE
	DRILLHOLE		MONITORING WELL
	IRON PIN/IRON PIPE		UNDERTENDED MANHOLE
	STONE BOUND/DRILLHOLE		GAS GATE VALVE
	ENCROACHMENT SYMBOL		ELECTRIC TRANSFORMER
	SCHEDULE B EXCEPTION ITEM		

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

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

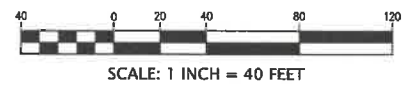
"TRACT FOUR"
BASEMENTS

"TRACT THREE"
BASEMENTS

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

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

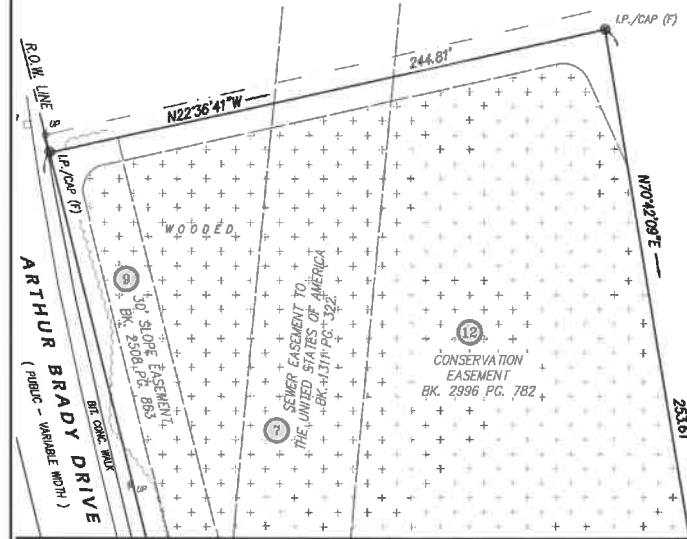
DPF DURGIN SQUARE
DURGIN LANE AND WOODBURY AVENUE, PORTSMOUTH, NH
DATE: MAY 16, 2014 SHEET 2 OF 4



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 (787-8397), Fax: (330) 666-3608 www.bockandclark.com



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

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

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. 2986 PG. 754

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

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

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

FORMER LOCATION OF
DURGIN LANE
PLAN # D-21788

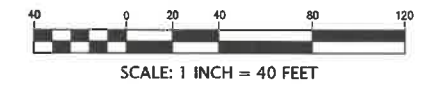
EXISTING SHOPPING PLAZA
1 STORY CONCRETE BUILDING
BUILDING FOOTPRINT AREA = 126,300 SQ. FT.

"SHAW'S SUPERMARKET"

MATCH LINE-SEE SHEET 2

SIGNIFICANT OBSERVATIONS

APPARENT VIOLATION OF THE 30' BUILDING SETBACK REQUIREMENT.



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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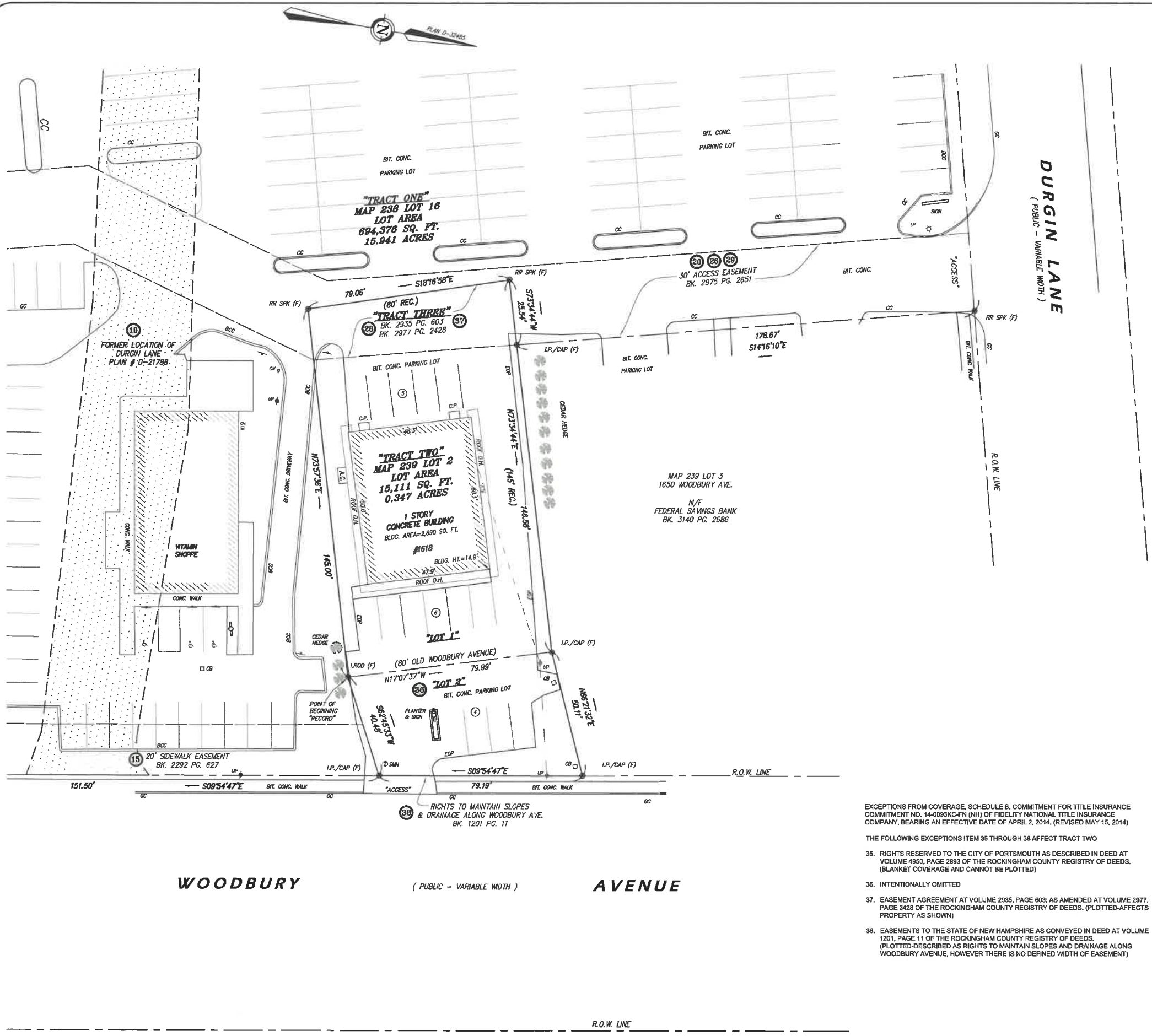


EXHIBIT A - LEGAL DESCRIPTION

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 1650 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 68°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°48'33" 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.

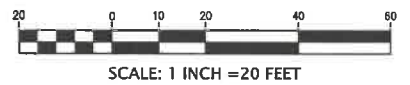
SAID PARCEL OF LAND BEING SHOWN ON PLAN ENTITLED "DISCONTINUANCE PLAN OF THE PUBLIC RIGHT-OF-WAY OF OLD WOODBURY AVENUE," DATED APRIL 8, 1991, BY RICHARD P. MILLET AND ASSOCIATES, AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN NO. D-21772.

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 4462, PAGE 900, BOOK 4462, PAGE 914 AND BOOK 4463, 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
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
O.H.	OVERHANG		TELEPHONE MANHOLE
P.O.B.	POINT OF BEGINNING		SEWER MANHOLE
R.O.W.	RIGHT-OF-WAY		SIGN
SET	SET		NUMBER OF PARKING SPACES
HP	HANDICAP PARKING		DRILLHOLE
(22)	NUMBER OF PARKING SPACES		IRON PIN/IRON PIPE
DH	DRILLHOLE		STONE BOUND/ DRILLHOLE
I.P.	IRON PIN/IRON PIPE		ENCROACHMENT SYMBOL
SB/DH	STONE BOUND/ DRILLHOLE		SCHEDULE B EXCEPTION ITEM
A	ENCROACHMENT SYMBOL		DRAIN MANHOLE
B	SCHEDULE B EXCEPTION ITEM		TELEPHONE MANHOLE
			SEWER MANHOLE
			SIGN
			NUMBER OF PARKING SPACES
			DRILLHOLE
			IRON PIN/IRON PIPE
			STONE BOUND/ DRILLHOLE
			ENCROACHMENT SYMBOL
			SCHEDULE B EXCEPTION ITEM
			BUILDING
			EASEMENT LINE
			LOCUS BOUNDARY LINE
			FENCE
			OVERHEAD WIRES
			BOLLARD
			CATCH BASIN
			DRAIN MANHOLE
			LIGHT POLE
			FIRE HYDRANT
			GUY WIRE
			ELECTRIC MANHOLE
			TELEPHONE MANHOLE
			SEWER MANHOLE
			SIGN
			NUMBER OF PARKING SPACES
			DRILLHOLE
			IRON PIN/IRON PIPE
			STONE BOUND/ DRILLHOLE
			ENCROACHMENT SYMBOL
			SCHEDULE B EXCEPTION ITEM
			BUILDING
			EASEMENT LINE
			LOCUS BOUNDARY LINE
			FENCE
			OVERHEAD WIRES
			BOLLARD
			CATCH BASIN
			DRAIN MANHOLE
			LIGHT POLE
			FIRE HYDRANT
			GUY WIRE
			ELECTRIC MANHOLE
			TELEPHONE MANHOLE
			SEWER MANHOLE
			SIGN
			NUMBER OF PARKING SPACES
			DRILLHOLE
			IRON PIN/IRON PIPE
			STONE BOUND/ DRILLHOLE
			ENCROACHMENT SYMBOL
			SCHEDULE B EXCEPTION ITEM



- 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
- 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)
 - INTENTIONALLY OMITTED
 - 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)
 - 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 (787-8397), Fax: (330) 666-3608 www.bockandclark.com



NO.	REVISION	DATE

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
 PHONE: 781.279.0180 RJOCONNELL.COM

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: _____

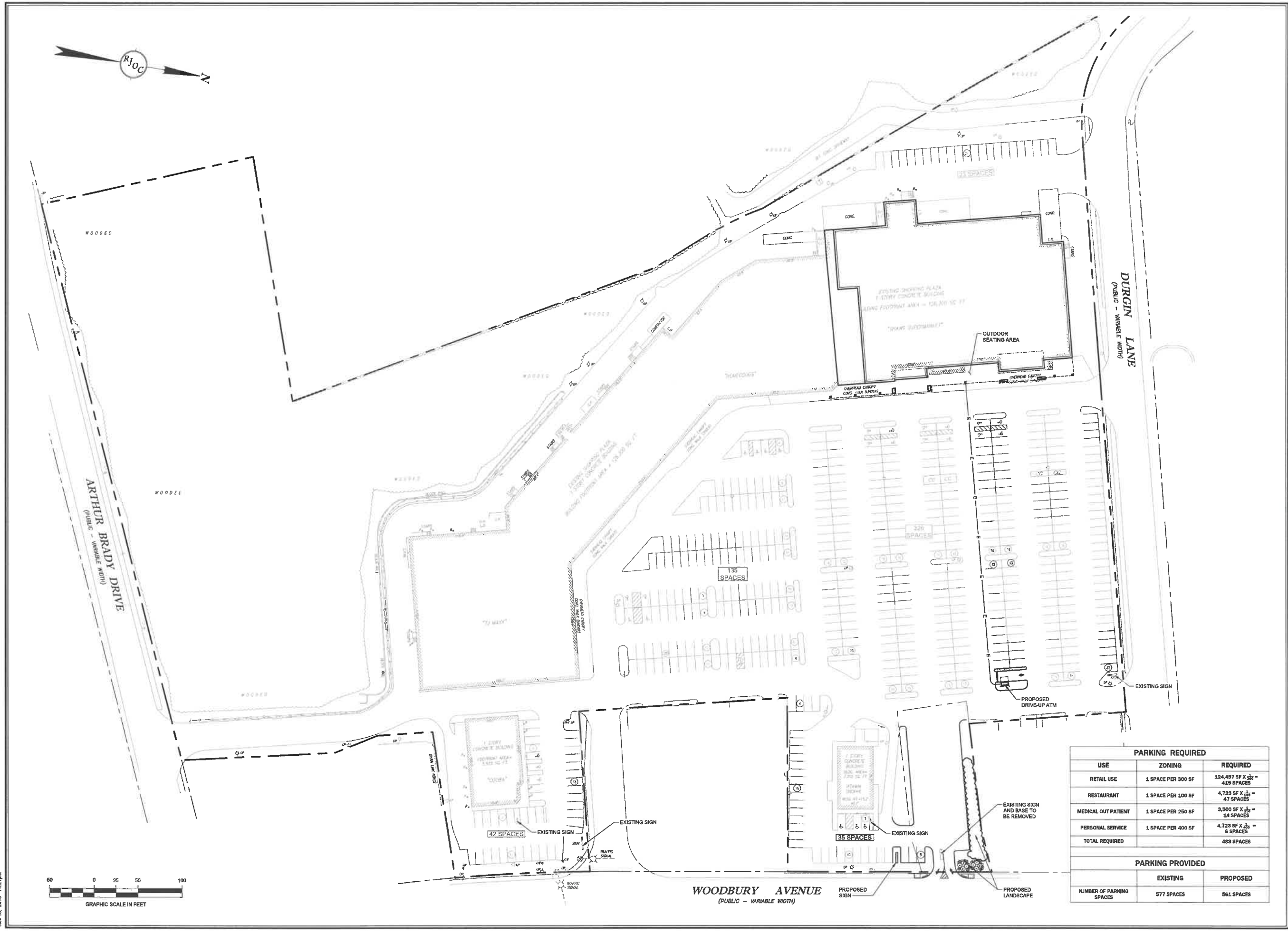
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 DRAWN BY: MCR
 REVIEWED BY: SPG
 SCALE: 1" = 50'
 DATE: 11/19/2019
 DRAWING NAME: _____

OVERALL SITE PLAN

DRAWING NUMBER:
OS-1

PROJECT NUMBER:
 16030

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Drawing name: C:\NH\Portsmouth\KeyPoint\Durgin Square\16030_OS-1 Overall Site Plan.dwg
 New 18 2019 14:21pm

NO.	REVISION	DATE

PREPARED BY:
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 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
 PHONE: 781.278.5185 RJOCONNELL.COM

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 PORTSMOUTH, NH

SEAL:

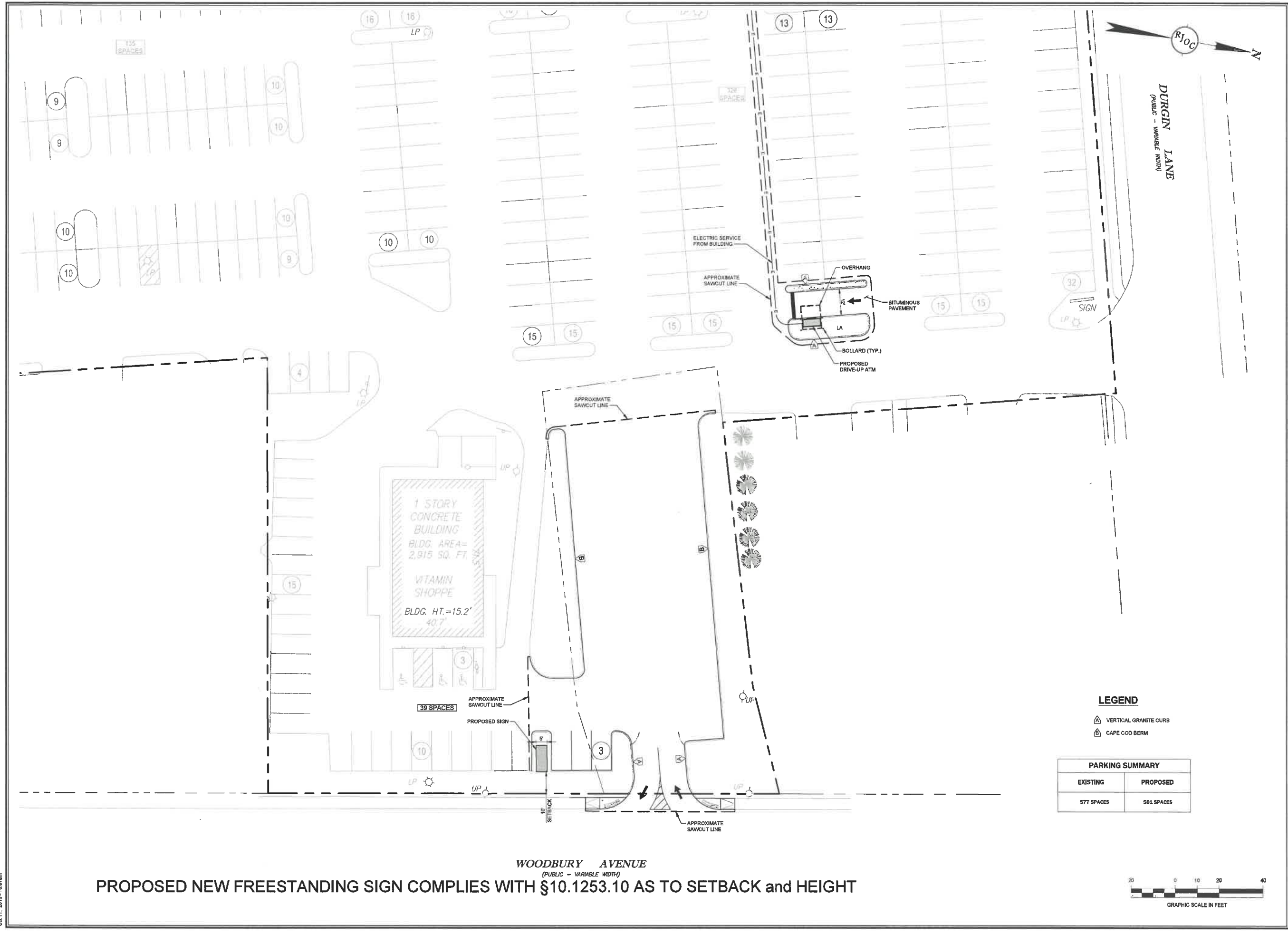
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SITE PLAN

DRAWING NUMBER: **SP-1**

PROJECT NUMBER: **16030**

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LEGEND

- ▲ VERTICAL GRANITE CURB
- ▣ CAPE COD BERM

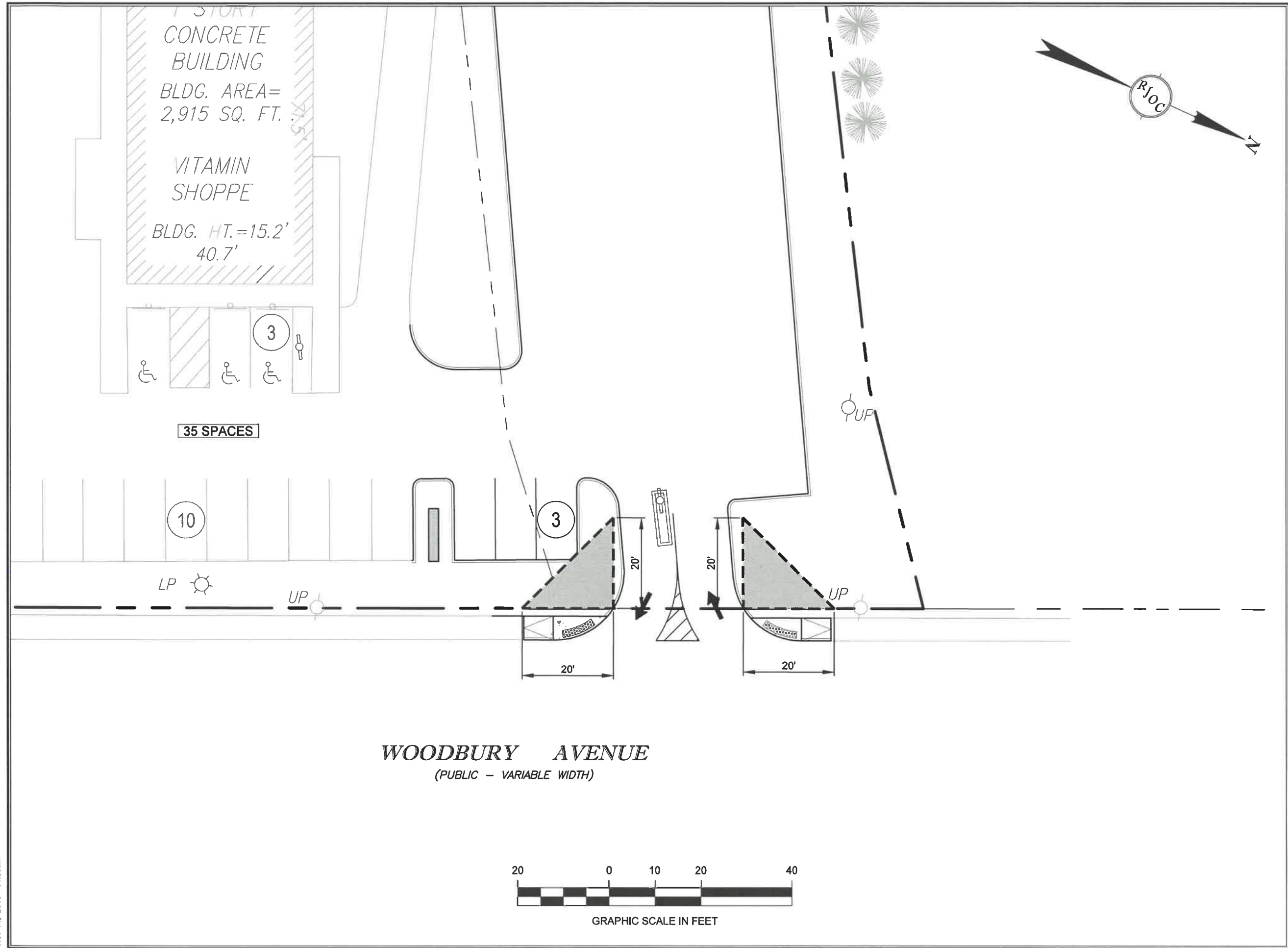
PARKING SUMMARY	
EXISTING	PROPOSED
577 SPACES	561 SPACES

WOODBURY AVENUE
 (PUBLIC - VARIABLE WIDTH)

PROPOSED NEW FREESTANDING SIGN COMPLIES WITH §10.1253.10 AS TO SETBACK and HEIGHT

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 Oct 11, 2019 - 10:07am

Drawing name: G:\NH\Portsmouth\KeyPoint\Durgin Square\Exhibits\16030_Site Distance Exhibit.dwg
Nov 14, 2019 - 11:59am



DATE	REVISION	NO.

PREPARED BY:
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 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVENUE, SUITE 201
 STONEHAM, MA 02180
 PHONE: 781.279.0180
 RJOCONNELL.COM

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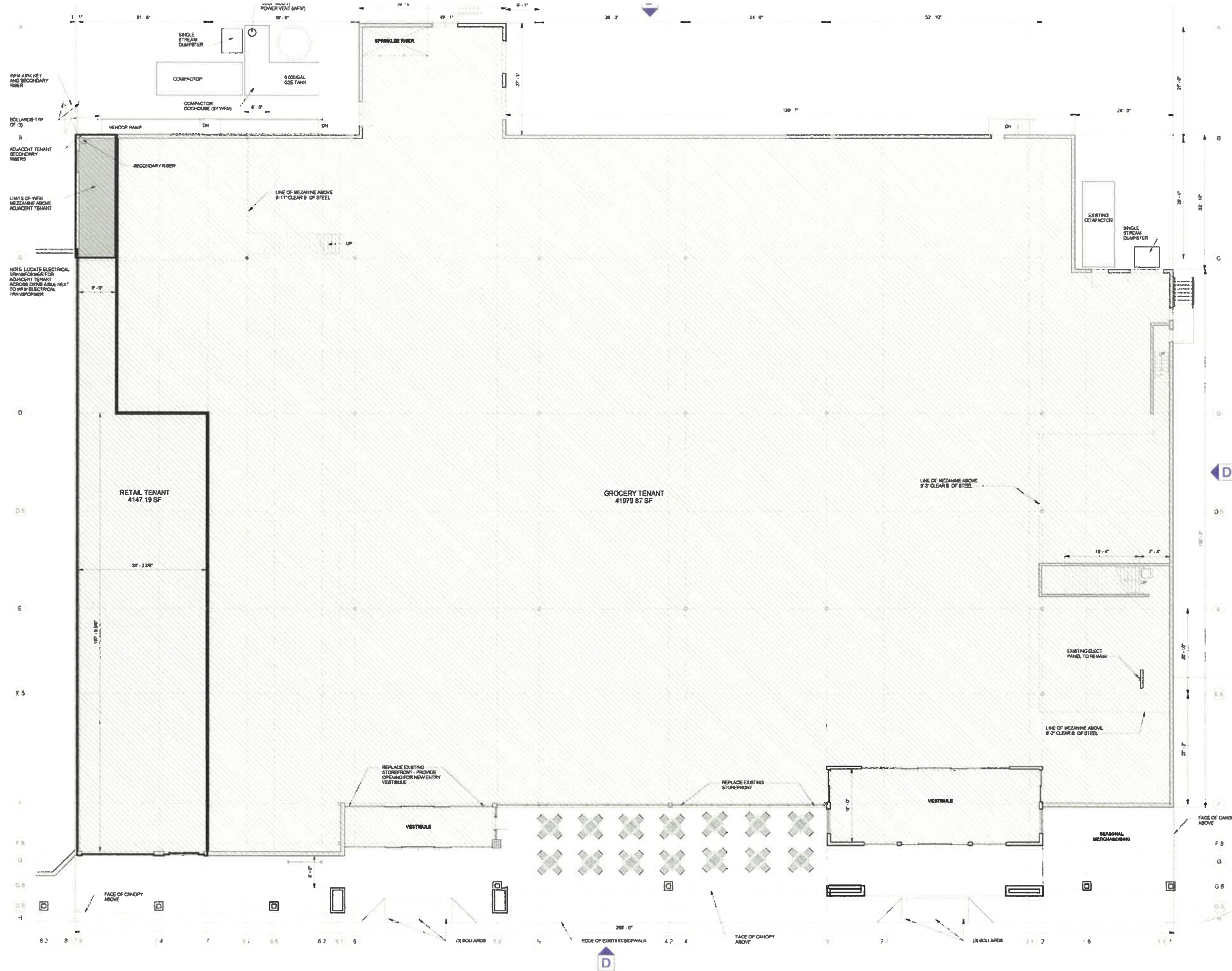
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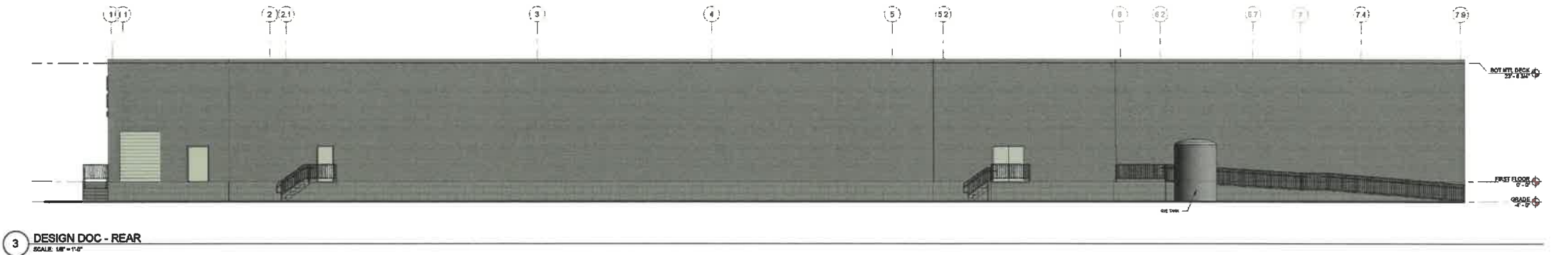
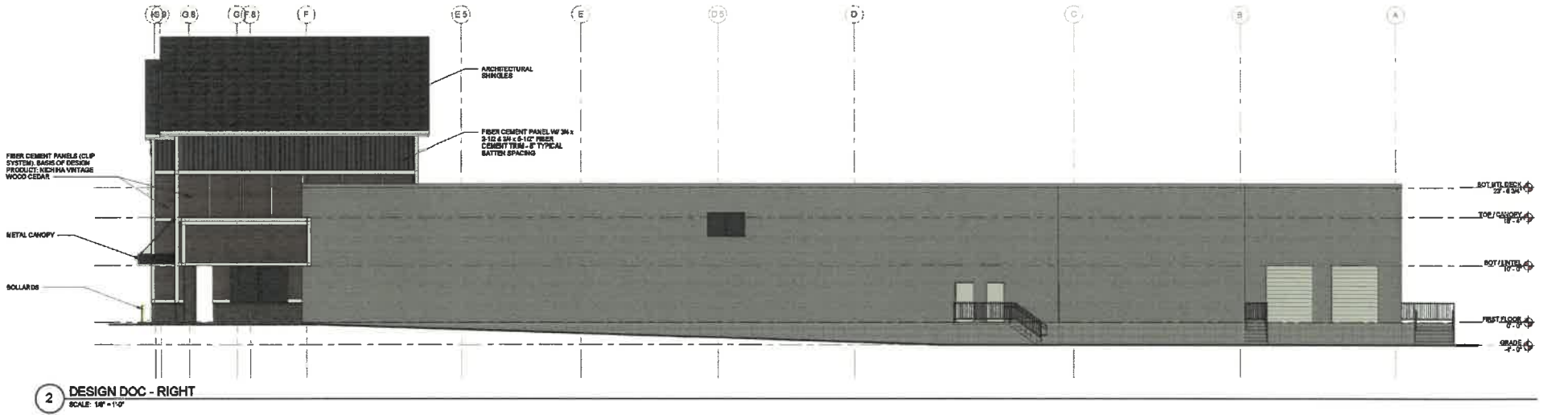
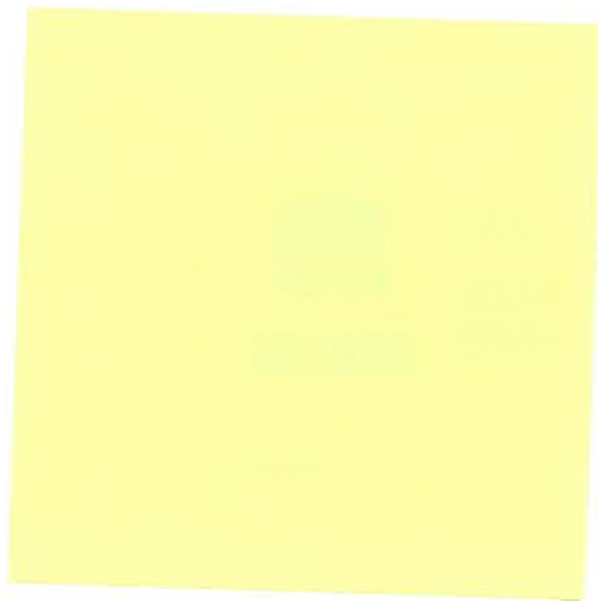
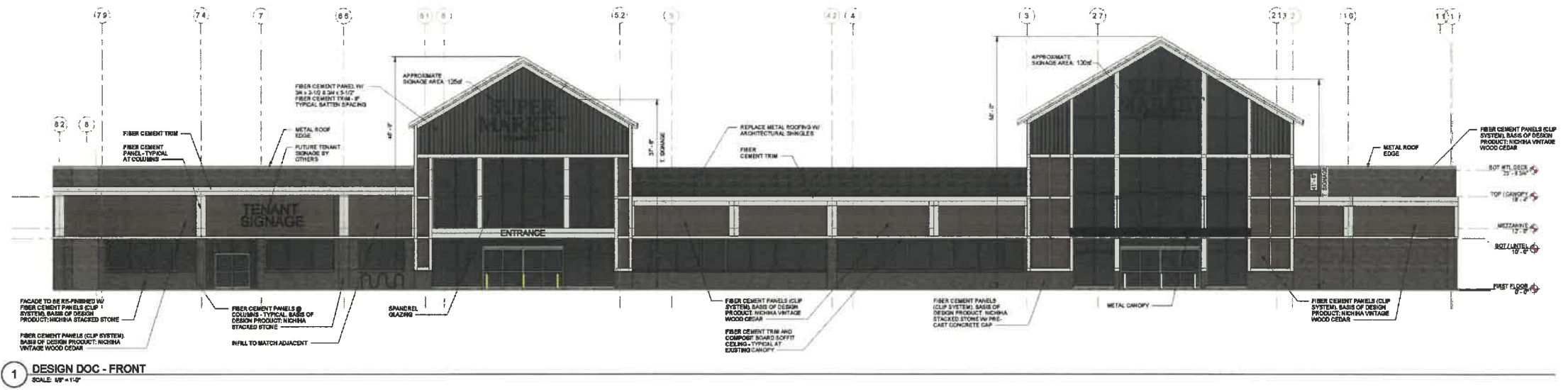
SIGN LOCATION EXHIBIT

DRAWING NUMBER:
C-1

PROJECT NUMBER:
16030
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FLOOR PLAN WITH EXTERIOR SEATING







BLACK CREEK GROUP

DURGIN SQUARE PORTSMOUTH, NH

Proposed View From Third Entrance

08/09/19