

EXHIBIT A

DESCRIPTION OF LAND

A certain tract or parcel of land with any improvements located thereon, situated in Nashua, County of Hillsborough, State of New Hampshire, being bound and described as follows:

Beginning at a point on the easterly line of the Boston and Maine Railroad Right-of-Way, said point being the southwesterly corner of Lot 68 owned by Sports Management Services, Inc., and shown on Phasing Plan, Thoreau's Landing, Lock Street Extension, Nashua, NH, dated 11 September 1981 by Allan H. Swanson, Inc., thence:

1. N 70°-00'-00" E, a distance of 257.85 feet along the southerly line of said lot to a point at the beginning of a curve to the left, thence;
2. Northeasterly, northerly and northwesterly, by said curve, having a radius of 50.00 feet, a distance of 90.41 feet to a point, thence;
3. N 33°-36'-23" W, a distance of 13.90 feet to a point, thence;
4. Northwesterly by a curve to the left, having a radius of 425.00 feet, a distance of 94.72 feet to a point at the beginning of a curve to the right, thence;
5. Northwesterly by said curve having a radius of 370.00 feet, a distance of 175.00 feet to a point, thence;
6. N 19°-16'-34" W, a distance of 61.53 feet to a point at the beginning of a curve to the left, thence;
7. Northwesterly by said curve to the left, having a radius of 125.00 feet, a distance of 79.13 feet to a point, thence,
8. N 55°-32'-40" W, a distance of 27.21 feet to a point at the beginning of a curve to the right, thence;
9. Northerly, by a curve to the right, having a radius of 225.00 feet, a distance of 167.66 feet to a point, thence;
10. N 12°-51'-00" W, a distance of 81.19 feet to a point at the beginning of a curve to the left, thence;

11. Northwesterly by said curve, having a radius of 125.00 feet, a distance of 71.46 feet to a point, thence;

12. S 70°-00'-00" W, a distance of 152.68 feet to a point, thence;

13. N 20°-00'-00" W, a distance of 1614.34 feet along said easterly line of Boston & Maine Railroad Right-of-Way to a point at the beginning of a curve to the right, thence;

14. Northerly by said curve having a radius of 2798.93 feet a distance of 781.61 feet along said Boston & Maine Railroad Right-of-Way to a point, thence;

15. N 04°-00'-00" W, a distance of 446 feet, more or less, along said Boston & Maine Railroad Right-of-Way to a point on the westerly edge of the Merrimack River, thence;

16. Southeasterly along the bank of said river, a distance of 5050 feet, more or less, to the Nashua River, thence;

17. Westerly by the bank of the Nashua River, 1050 feet, more or less, to a point on the easterly line of said Boston & Maine Railroad Right-of-Way, thence;

18. Northerly by said easterly line of Boston & Maine Railroad Right-of-Way 110 feet, more or less, to a jog in said right-of-way, thence;

19. Westerly by said jog, 50.00 feet, to a point on the easterly line of said Boston & Maine Railroad Right-of-Way, thence;

20. N 20°-00'-00" W, a distance of 342 feet, more or less, along said easterly line of the Boston & Maine Railroad Right-of-Way to a point, thence;

21. N 65°-20'-00" E, a distance of 315.78 feet to a point, thence;

22. N 21°-53'-20" W, a distance of 336.00 feet to a point at the beginning of a curve to the left, thence;

23. Northwesterly and westerly by said curve having a radius of 20.00 feet, a distance of 30.76 feet to a point, thence;

24. S 70°-00'-00" W, a distance of 283.67 feet to a point on the easterly line of said railroad right-of-way, thence;

25. N 20°-00'-00" W, a distance of 50.00 feet along the easterly line of said right-of-way, to the point of beginning.

The Property is conveyed subject to the following:

1. The easements and rights of way of Sports Management Services, Inc. in common with others over Lock Street Extension for ingress and egress to Parcels 2 and 3 on said Plan and two streets on Parcel 1 as laid out in "Site Plan of Proposed Addition to Nashua Indoor Tennis Center in Nashua, New Hampshire" dated May 13, 1976 by Davis Benoit & Tessier, Inc., Nashua Planning Department Plan NR535, all of which easements may not merge or be released without the approval of the Nashua Planning Department.

2. The reservation by the Boston and Maine Railroad, its successors and assigns as may be modified and amended by deed of Boston and Maine Corporation to John Waraska dated December 5, 1966.

a) The right to enter upon said parcel from time to time and at any and all times in connection with inspection, reconstructing and repairing the substructure and superstructure of the railroad bridge spanning the Nashua River adjacent to said parcel.

b) The right to maintain and use said pipes, poles, wires, conduits, drains and utility lines and to enter upon said parcel from time to time and at any and all times to inspect, reconstruct, repair, renew and remove said pipes, poles, conduits, drains and utility lines.

c) The Boston and Maine Railroad's licensees, so far as their interests may appear, to maintain and use said pipes, poles, wires, conduits, drains and utility lines and to enter upon said parcel from time to time and at any and all times to inspect, reconstruct, repair, renew and remove said pipes, poles, wires, conduits, drains and utility lines.

3. The right of the Western Union Telegraph Company, its successors or assigns, to maintain, use, inspect, reconstruct, repair, renew and remove said pipes, poles, wires, conduits and utility lines.

4. Sewer rights granted to the City of Nashua by the Jackson Company by instrument dated May 1, 1900, recorded with Hillsborough County Registry of Deeds in Book 593, Page 83.

5. Flowage rights of Proprietors of Locks and Canals on the Merrimack River as set forth in a deed dated July 19, 1919, from Albert T. Baton, et al to said Boston and Maine Railroad recorded with Hillsborough County Registry of Deeds in Book 772, Page 50.

6. Rights and easements granted to Public Service Company of New Hampshire on said parcel by the Boston and Maine Railroad by instrument dated January 28, 1960, recorded with said Registry of Deeds.

7. An agreement dated October 30, 1956, made by and between said Boston and Maine Railroad and Roland J. Bonanfonte covering use of a portion of said parcel for the storage and renting of boats; and for the consideration aforesaid, the Boston and Maine Railroad hereby assigns, transfers and sets over unto John Waraska, his heirs and assigns, all his rights in and to said agreement dated October 30, 1956, and all benefits to be derived therefrom.

8. The following restriction for the benefit of other land of the Boston and Maine Railroad, to wit: that neither the Boston and Maine Railroad nor its successors or assigns shall ever be liable to said Waraska, his heirs and assigns, or to any lessee of said parcel of any part thereof, for any damage to any buildings or property on said parcel caused by fire whether communicated directly or indirectly by or from locomotive engines upon the railroad operated by the Boston and Maine Railroad or otherwise.

9. The following covenant and agreement insofar as said covenant is valid and enforceable: "Said Waraska hereby covenants and agrees for himself, his heirs and assigns to erect and forever maintain suitable fences along the westerly side of said parcel for the benefit of remaining land of the Boston and Maine Railroad, if such fences are ever required at any time hereafter. This covenant is to run with the land herein above described and to be binding upon said Waraska, his heirs and assigns, forever."

Note: All rights of the Boston and Maine Railroad recited above are modified and amended by deed of Boston and Maine Railroad dated December 5, 1966, to John Waraska.

10. A conservation easement and conservation restriction granted to the City of Nashua recorded in Book 2872 Page 740.

11. An easement for the installation, maintenance and use of a storm drain granted to the City of Nashua and recorded in Book 2872, Page 742.

12. An easement to lay and maintain a sewer line granted to the City of Nashua and recorded in Book 2909, Page 067.

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## EXHIBIT C

## DESCRIPTION OF UNITS

<u>UNIT NO.</u>	<u>COMMON INTEREST</u>	<u>LIMITED COMMON AREA</u>				
		patio	porch	parking area	garage	court-yard
29	8-1/3%	X	X	X	X	X
30	8-1/3%	X	X	X	X	X
31	8-1/3%	X	X	X	X	X
32	8-1/3%	X	X	X	X	X
33	8-1/3%	X		X	X	X
34	8-1/3%	X		X	X	X
35	8-1/3%	X		X	X	X
36	8-1/3%	X		X	X	X
37	8-1/3%	X		X	X	X
38	8-1/3%	X	X	X	X	X
39	8-1/3%	X	X	X	X	X
40	8-1/3%	X	X	X	X	X



EXHIBIT D

THOREAU'S LANDING, A CONDOMINIUM

DESCRIPTION OF CONVERTIBLE LANDS

PHASE II

Beginning at a point at the southeast corner of Lot 67, land owned by Sports Management Services, Inc., and shown on plan entitled, Phasing Plan, Thoreau's Landing, Lock Street Extension, Nashua, NH dated 11 September 1981 by Allan H. Swanson, Inc., thence;

1. N 21°-53'-20" W, a distance of 136.56 feet along the easterly line of said Lot 67, to a point on the northerly line of the Public Service Company of New Hampshire easement, thence;

2. N 65°-20'-00" E, a distance of 345 feet, more or less, to the bank of the Merrimack River, thence;

3. Southeasterly along the bank of said river, a distance of 1040 feet, more or less, to the Nashua River, thence;

4. Westerly by the bank of the Nashua River, 743 feet, more or less, to a point on the easterly line of Phase III, thence;

5. N 21°-53'-20" W, a distance of 470 feet, more or less, along said Phase III, to the point of beginning.

PHASE III

Beginning at a point on the easterly line of Boston & Maine Railroad Right-of-Way, at the southwest corner of Lot 67, land owned by Sports Management Services, Inc., and shown on plan entitled, Phasing Plan, Thoreau's Landing, Lock Street Extension Nashua, NH, dated 11 September 1981, by Allan H. Swanson, Inc., thence;

1. N 65°-20'-00" E, a distance of 315.78 feet to a point at the southeast corner of said Lot 67, thence;

2. S 21°-53'-20" E, a distance of 470 feet, more or less, along the westerly line of Phase II to the Nashua River, thence;

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3. Westerly by the bank of the Nashua River, 317 feet, more or less, to a point on the easterly line of said Boston & Maine Railroad Right-of-Way, thence;

4. Northerly by said easterly line of Boston & Maine Railroad Right-of-Way 110 feet, more or less, to a jog in said right-of-way, thence;

5. Westerly by said jog, 50.00 feet, to a point on the easterly line of said Boston & Maine Railroad Right-of-Way, thence;

6. Northerly 342 feet, more or less, along said easterly line of the Boston & Maine Railroad Right-of-Way, to the point of beginning.

PHASE IV

Beginning at a point on the easterly line of Lot 68, owned by Sports Management Services, Inc., at the intersection with the northerly line of Phase I as shown on plan entitled, Phasing plan, Thoreau's Landing, Lock Street Extension, Nashua, NH, dated 11 September, 1981 by Allan H. Swanson, Inc., thence;

1. Northwesterly by a curve to the left, having a radius of 425.00 feet, a distance of 94.72 feet to a point at the beginning of a curve to the right, thence;

2. Northwesterly by said curve having a radius of 370.00 feet, a distance of 175.00 feet to a point, thence;

3. N 19°-16'-34" W, a distance of 61.53 feet to a point at the beginning of a curve to the left, thence;

4. Northwesterly by said curve to the left, having a radius of 125.00 feet, a distance of 79.13 feet to a point, thence;

5. N 55°-32'-40" W, a distance of 27.21 feet to a point at the beginning of a curve to the right, thence;

6. Northwesterly by said curve to the right, having a radius of 225.00 feet, a distance of 20.00 feet to a point on the southerly line of Phase V, thence;

7. N 39°-32'-55" E, a distance of 345 feet, more or less, to a point on the Merrimack River, thence;

8. Southerly by said Merrimack River, a distance of 430 feet, more or less, to a point on the northerly line of Phase I, thence;

9. S 65°-20'-00" W, a distance of 140 feet, more or less, to a point, thence;

10. S 14°-00'-00" W, a distance of 190.00 feet to the point of beginning.

#### PHASE V

Beginning at a point on the easterly line of the Boston & Maine Railroad Right-of-Way, at the northwest corner of Lot 68, owned by Sports Management Services, Inc., and shown on plan entitled, Phasing Plan, Thoreau's Landing, Lock Street Extension, Nashua, NH, dated 11 September 1981 by Allan H. Swanson, Inc., thence;

1 N 20°-00'-00" W, a distance of 440.00 feet along said easterly line of Boston & Maine Railroad Right-of-Way to a point on the southerly line of Phase VI, thence;

2. S 71°-00'-00" E, a distance of 280.00 feet to a point, thence;

3. N 65°-20'-00" E, a distance of 230 feet, more or less, to the Merrimack River, thence;

4. Southeasterly 410 feet, more or less, by said Merrimack River to a point on the northerly line of Phase IV, thence;

5. S 39°-32'-55" W, a distance of 345 feet, more or less, to a point on the easterly line of said Lot 68, thence;

6. Northerly, by a curve to the right, having a radius of 225.00 feet, a distance of 147.66 feet to a point, thence;

7. N. 12°-51'-00" W, a distance of 81.19 feet to a point at the beginning of a curve to the left, thence;

8. Northwesterly by said curve, having a radius of 125.00 feet, a distance of 71.46 feet to a point, thence;

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9. S 70°-00'-00" W, a distance of 152.68 feet to the point of beginning.

PHASE VI

Beginning at a point on the easterly line of Boston & Maine Railroad Right-of-Way, said point being N 20°-00'-00" W, a distance of 440.00 feet from the northwest corner of Lot 68, owned by now or formerly Sports Management Services, Inc., and shown on plan entitled, Phasing Plan, Thoreau's Landing, Lock Street Extension, Nashua, NH, dated 11 September 1981 by Allan H. Swanson, Inc., thence;

1. N 20°-00'-00" W, a distance of 385.00 feet along said easterly line of Boston & Maine Railroad Right-of-Way to a point on the southerly line of Phase VII, thence;

2. N 65°-20'-00" E, a distance of 360 feet, more or less by said Phase VII to the Merrimack River, thence;

3. Southeasterly, a distance of 590 feet, more or less, along said Merrimack River to a point on the northerly line of Phase V, thence;

4. S 65°-20'-00" W, a distance of 230 feet, more or less, to a point, thence;

5. N 71°-00'-00" W, a distance of 280.00 feet to the point of beginning.

PHASE VII

Beginning at a point on the easterly line of Boston & Maine Railroad Right-of-Way, said point being N 20°-00'-00" W, a distance of 625.00 feet from the northwest corner of Lot 68, owned by now or formerly Sports Management Services, Inc., and shown on plan entitled, Phasing Plan, Thoreau's Landing, Lock Street Extension, Nashua, NH, dated 11 September 1981 by Allan H. Swanson, Inc., thence;

1. N 20°-00'-00" W, a distance of 789.34 feet along said easterly line of Boston & Maine Railroad Right-of-Way to a point at the beginning of a curve to the right, thence;

2. Northerly by said curve having a radius of 2798.93 feet, a distance of 781.61 feet along said Boston & Maine Railroad Right-of-Way to a point, thence;

3. N 04°-00'-00" W, a distance of 446 feet, more or less, along said Boston & Maine Railroad Right-of-Way to a point on the westerly edge of the Merrimack River, thence;

4. Southeasterly, a distance of 2180 feet, more or less, along said Merrimack River to a point on the northerly line of Phase VI, thence;

5. S 65°-20'-00" W, a distance of 360 feet, more or less, to the point of beginning.