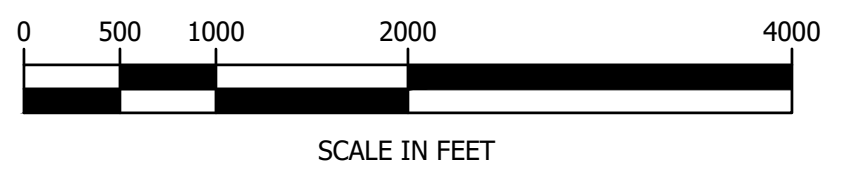
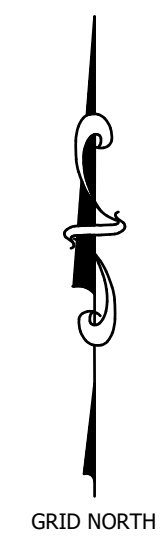
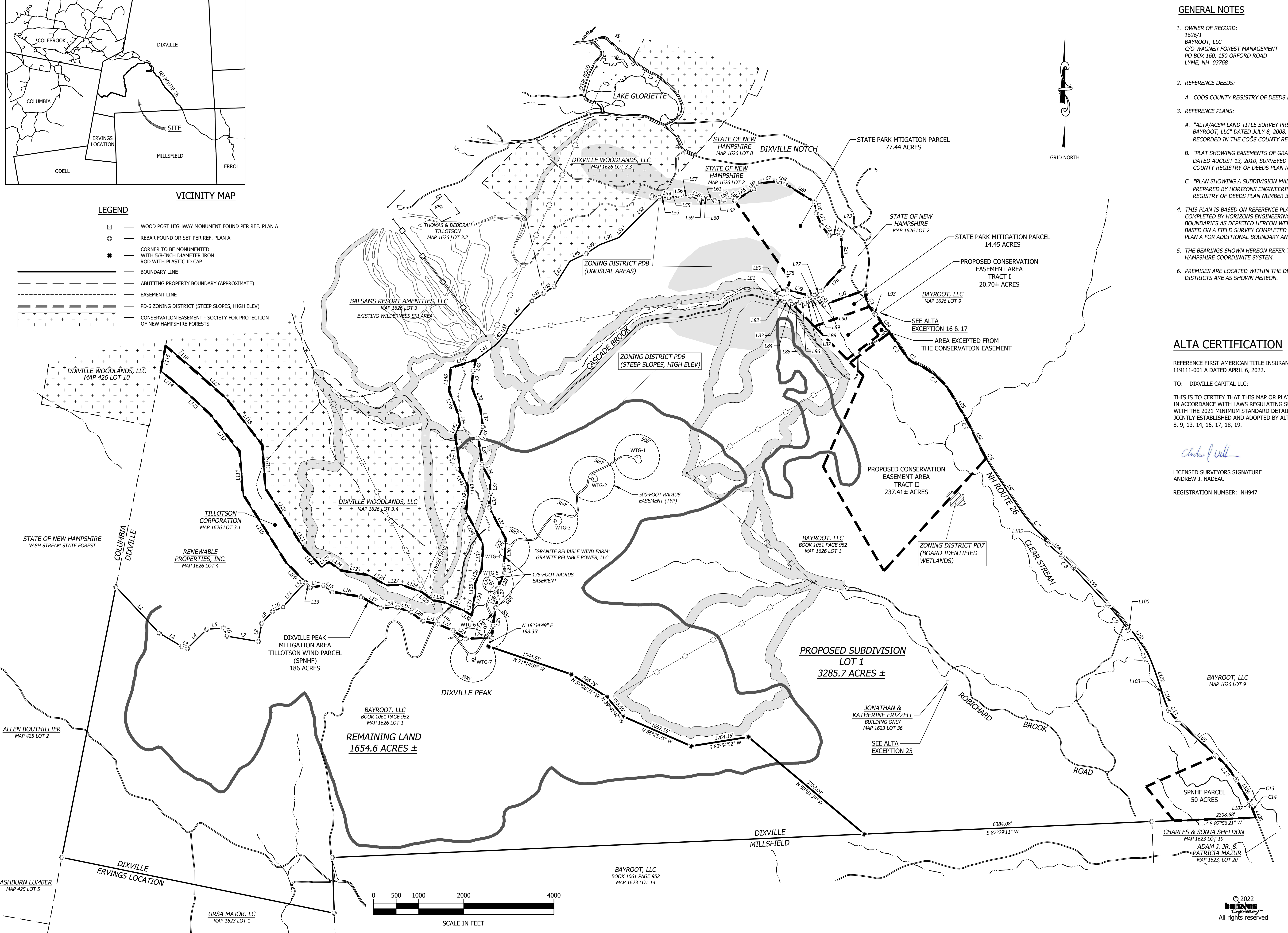


VICINITY MAP

LEGEND

- WOOD POST HIGHWAY MONUMENT FOUND PER REF. PLAN A
- REBAR FOUND OR SET PER REF. PLAN A
- CORNER TO BE MONUMENTED WITH 5/8-INCH DIAMETER IRON ROD WITH PLASTIC ID CAP
- BOUNDARY LINE
- - - ABUTTING PROPERTY BOUNDARY (APPROXIMATE)
- - - EASEMENT LINE
- - - PD-6 ZONING DISTRICT (STEEP SLOPES, HIGH ELEV)
- + + + CONSERVATION EASEMENT - SOCIETY FOR PROTECTION OF NEW HAMPSHIRE FORESTS



GENERAL NOTES

1. OWNER OF RECORD:  
1626/1  
BAYROOT, LLC  
C/O WAGNER FOREST MANAGEMENT  
PO BOX 160, 150 ORFORD ROAD  
LYME, NH 03768
2. REFERENCE DEEDS:  
A. COOS COUNTY REGISTRY OF DEEDS BOOK 1061 PAGE 952.
3. REFERENCE PLANS:  
A. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR GRANITE RELIABLE POWER, LLC LAND OF BAYROOT, LLC" DATED JULY 8, 2008, SURVEYED BY YORK LAND SERVICES, LLC AND RECORDED IN THE COOS COUNTY REGISTRY OF DEEDS PLAN NUMBER 3476.  
B. "PLAT SHOWING EASEMENTS OF GRANITE RELIABLE POWER, LLC ON LAND OF BAYROOT, LLC" DATED AUGUST 13, 2010, SURVEYED BY YORK LAND SERVICES, LLC AND RECORDED IN COOS COUNTY REGISTRY OF DEEDS PLAN NUMBER 3483.  
C. "PLAN SHOWING A SUBDIVISION MADE FOR BALSAMS VIEW, LLC" DATED MARCH 19, 2012, PREPARED BY HORIZONS ENGINEERING, INC. AND RECORDED IN THE COOS COUNTY REGISTRY OF DEEDS PLAN NUMBER 3654.  
4. THIS PLAN IS BASED ON REFERENCE PLANS A AND B ABOVE, AND ON A PRECISION GPS SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. PER REFERENCE PLAN C. THE PERIMETER BOUNDARIES AS DEPICTED HEREON WERE COMPILED FROM REFERENCE PLAN A AND ARE NOT BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. REFER TO REFERENCE PLAN A FOR ADDITIONAL BOUNDARY AND MONUMENTATION DETAILS.  
5. THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM.  
6. PREMISES ARE LOCATED WITHIN THE DD-G GENERAL DEVELOPMENT DISTRICT. OVERLAY DISTRICTS ARE AS SHOWN HEREON.

ALTA CERTIFICATION

REFERENCE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 119111-001 A DATED APRIL 6, 2022.

TO: DIXVILLE CAPITAL LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF NEW HAMPSHIRE AND WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 2, 3, 4, 7, 8, 9, 13, 14, 16, 17, 18, 19.

*Andrew J. Nadeau*  
LICENSED SURVEYORS SIGNATURE  
ANDREW J. NADEAU  
REGISTRATION NUMBER: NH947

**horizons**  
*Engineering*  
Civil and Structural Engineering  
Land Surveying and Environmental Consulting  
MAINE • NEW HAMPSHIRE • VERMONT  
www.horizonsengineering.com

ALTA/NSPS LAND TITLE SURVEY MADE FOR  
**DIXVILLE CAPITAL, LLC**  
OF PROPERTIES LOCATED ON:  
NH ROUTE 26  
DIXVILLE, COOS COUNTY, NEW HAMPSHIRE  
RECORD OWNER:  
**BAYROOT, LLC**  
COOS COUNTY MAP 1626 LOT 1  
BOOK 1061 PAGE 952

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	12/9/22	ADDED 175' AND MITIGATION EASEMENTS		SJB

DATE: 11/09/2022 PROJECT #: 220907  
 ENG'D BY: --- DRAWN BY: AJN  
 CHECK'D BY: AJN ARCHIVE #: H-  
 SHEET 1 OF 2



11/09/2022 10:30:24 (Item) Proj: 20221220907 Dixville Capital - Balsams Redevelopment\Internal\Survey\DWG\220907 ALTA, BAYROOT PARCEL.dwg, ALTA, 12/12/2022 11:02:21 AM, SJB.dwg

NOTES CORRESPONDING TO SCHEDULE B - II ITEMS.

- 1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN IN THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
2. ANY, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE...
3. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS.

SCHEDULE B- SECTION II CONTINUED

HEREINAFTER, ANY REFERENCE TO A "RECORDED" INSTRUMENT IS TO RECORDING AT THE COOS COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE STATED.

- 6. MORTGAGE GIVEN BY BAYROOT LLC TO YANKEE FARM CREDIT, ACA, DATED AS OF AUGUST 3, 2015, RECORDED IN BOOK 1425, PAGE 78...
7. COLLATERAL ASSIGNMENT OF LEASES AND RENTS BY AND BETWEEN BAYROOT LLC AND YANKEE FARM CREDIT, ACA, DATED AS OF AUGUST 3, 2015...
8. ASSIGNMENT OF AGREEMENTS BY AND BETWEEN BAYROOT LLC AND YANKEE FARM CREDIT, ACA, DATED AS OF AUGUST 3, 2015...
9. UCC FINANCING STATEMENT FROM BAYROOT LLC TO YANKEE FARM CREDIT, ACA, RECORDED IN THE COOS COUNTY REGISTRY OF DEEDS IN BOOK 1425, PAGE 143...
10. SUBJECT TO TERMS OF A REAL ESTATE RIGHTS AGREEMENT BY AND BETWEEN BAYROOT LLC AND MEADWESTVACO OXFORD CORPORATION...

NOTE: MEAD WESTVACO OXFORD CORPORATION CHANGED ITS NAME TO RUMFORD PAPER COMPANY. SEE CERTIFICATE OF NAME CHANGE RECORDED IN COOS COUNTY REGISTRY OF DEEDS AT BOOK 1128, PAGE 662. AND AS AFFECTED BY:

RELEASE OF THE LAND FROM THE AFORESAID REAL ESTATE RIGHTS AGREEMENT TO BE RECORDED AT OR BEFORE CLOSING PURSUANT TO SECTION 10(B) OF THE OPTION AGREEMENT.
AFFECTS SURVEYED PREMISES

- 11. WHATEVER RIGHTS, IF ANY, MAY EXIST UNDER THE TERMS OF A CROSSING AGREEMENT BETWEEN BROWN COMPANY AND THE TWITCHELL HEIRS...
12. SUBJECT TO CURRENT USE TAX AS SET FORTH IN NOTICE OF CURRENT USE BY BROWN COMPANY RECORDED IN BOOK 617, PAGE 28...
13. LEASE OF BAYROOT LLC TO GRANITE RELIABLE POWER, LLC NOTICE OF WHICH IS DATED AS OF JULY 1, 2008, RECORDED AT BOOK 1256, PAGE 241...
A. AMENDMENT NO. 1 TO LEASE...
B. AMENDMENT NO. 2 TO LEASE...
C. SUBORDINATION, NON-DISTURBANCE AND ATTOMMENT AGREEMENT AMONG BY YANKEE FARM CREDIT...
D. RECOGNITION AGREEMENT BY AND BETWEEN BAYROOT LLC, RUMFORD PAPER COMPANY AND GRANITE RELIABLE POWER...
E. ESTOPPEL AND AGREEMENT, RELATED TO FINANCING FOR GRANITE RELIABLE POWER...
F. AMENDMENT NO. 3 TO LEASE WITH FINAL PLAN OF LEASED PREMISES...

- 34. FACTS, MATTERS AND DETAILS REVEALED BY OR REFERENCED ON THE FOLLOWING RECORDED PLANS:
A. PLANS # 3476 & 3477, ALTA/ACSM LAND TITLE SURVEY FOR GRANITE RELIABLE POWER, LLC ON LAND OF BAYROOT LLC (DIXVILLE) AFFECTS SURVEYED PREMISES
B. PLAN # 3483, PLAT SHOWING EASEMENTS OF GRANITE RELIABLE POWER, LLC ON LAND OF BAYROOT LLC (DIXVILLE) AFFECTS SURVEYED PREMISES
15. GROUND LEASE OF BAYROOT LLC TO RENEWABLE PROPERTIES, INC. DATED AS OF OCTOBER 12, 2012, NOTICE OF WHICH IS RECORDED AT BOOK 1364, PAGE 456, AS AFFECTED BY:
A. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT AMONG BY YANKEE FARM CREDIT, ACA, BAYROOT LLC AND RENEWABLE PROPERTIES, INC. RECORDED AT BOOK 1425, PAGE 155. AFFECTS SURVEYED PREMISES
B. RECOGNITION AGREEMENT BY AND AMONG BAYROOT LLC, RUMFORD PAPER COMPANY AND RENEWABLE PROPERTIES, INC., DATED AS OF OCTOBER 1, 2012, AND RECORDED AT BOOK 1364, PAGE 471. AFFECTS SURVEYED PREMISES
C. AMENDED NOTICE OF LEASE BETWEEN BAYROOT LLC, AS LANDLORD, AND NORTHERN PASS TRANSMISSION LLC, ASSIGNEE OF RENEWABLE PROPERTIES, INC. RECORDED AT BOOK 1466, PAGE 375, DECLARING COMMENCEMENT DATE OF LEASE FOR THE CONSTRUCTION AND OPERATION OF A TRANSMISSION LINE FACILITY AFFECTS SURVEYED PREMISES, AND
D. CONFIRMATION BY RENEWABLE PROPERTIES, INC. AND BAYROOT LLC OF ASSIGNMENT OF THE GROUND LEASE BY RENEWABLE PROPERTIES, INC. TO NORTHERN PASS TRANSMISSION LLC, EXCEPT AS TO THE RIGHT TO DEVELOP A WIND ENERGY FACILITY AND THE SUBSEQUENT TERMINATION OF THE GROUND LEASE AS TO ANY WIND ENERGY FACILITY.

- 16. RIGHTS TO MAINTAIN SLOPES AND EMBANKMENTS ON THE EASTERLY AND WESTERLY SIDES OF NH ROUTE 16 AS CONVEYED BY BROWN COMPANY TO THE STATE OF NEW HAMPSHIRE IN QUITCLAIM DEED DATED JANUARY 31, 1956 AND RECORDED AT BOOK 420, PAGE 162. AFFECTS SURVEYED PREMISES - AS SHOWN HEREON (ROW OF STATE ROUTE 26).
17. RIGHTS TO MAINTAIN SLOPES AND EMBANKMENTS ON THE EASTERLY AND WESTERLY SIDES OF NH ROUTE 16 AS CONVEYED BY BROWN COMPANY TO THE STATE OF NEW HAMPSHIRE IN QUITCLAIM DEED DATED JANUARY 7, 1960 AND RECORDED AT BOOK 451, PAGE 93. AFFECTS SURVEYED PREMISES - AS SHOWN HEREON (STATE ROUTE 26).
18. TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF PUBLIC ROADWAYS, IF ANY, WHICH MAY BE INCLUDED WITH THE LAND DESCRIBED ON EXHIBIT A.
19. POLICY TO BE ISSUED WILL NOT INSURE THAT ANY OF THE LAND DESCRIBED ON EXHIBIT A CONSISTS OF ANY PARTICULAR ACREAGE, NOTWITHSTANDING ANY RECITATIONS OF ACREAGE SET FORTH IN SAID EXHIBIT A OR ELSEWHERE IN THE POLICY TO BE ISSUED.
20. RESERVATION TO BAYROOT OF ACCESS RIGHT OF WAY TO BE DESCRIBED IN DEED OF BAYROOT LLC TO DIXVILLE CAPITAL, LLC OF THE LAND, TO BE RECORDED.
21. RESERVATION TO BAYROOT OF THE WIND LEASE RENTS AND THE REPLACEMENT WIND LEASE RENTS TO BE DESCRIBED IN DEED OF BAYROOT LLC TO DIXVILLE CAPITAL, LLC OF THE LAND, TO BE RECORDED.
22. LEASE ASSUMPTION AND RESERVATION AGREEMENT BETWEEN BAYROOT LLC AND DIXVILLE CAPITAL, LLC IN FORM REQUIRED BY THE OPTION AGREEMENT TO BE RECORDED.
23. ASSIGNMENT OF RENTS BY DIXVILLE CAPITAL, LLC TO BAYROOT LLC IN FORM REQUIRED BY THE OPTION AGREEMENT TO BE RECORDED.
24. COOPERATION AGREEMENT AS TO EXISTING AND FUTURE WIND ENERGY FACILITY LEASES BETWEEN BAYROOT LLC AND DIXVILLE CAPITAL, LLC IN FORM REQUIRED BY THE OPTION AGREEMENT TO BE RECORDED.
25. UNRECORDED CAMP LEASE TO JONATHAN & KATHERINE FRIZZELL, BUILDING IDENTIFIED ON PLAN CREATING THE SKI RESORT PARCEL TO BE RECORDED. AFFECTS SURVEYED PREMISES - AS SHOWN HEREON.

LINE TABLE table with columns: LINE #, BEARING, DISTANCE. Rows L1 to L50.

LINE TABLE table with columns: LINE #, BEARING, DISTANCE. Rows L51 to L100.

LINE TABLE table with columns: LINE #, BEARING, DISTANCE. Rows L101 to L147.

horizons Engineering logo and contact information: Civil and Structural Engineering, Land Surveying and Environmental Consulting, MAINE • NEW HAMPSHIRE • VERMONT, www.horizonsengineering.com

ALTA/NSPS LAND TITLE SURVEY MADE FOR DIXVILLE CAPITAL, LLC OF PROPERTIES LOCATED ON: NH ROUTE 26 DIXVILLE, COOS COUNTY, NEW HAMPSHIRE. RECORD OWNER: BAYROOT, LLC. COOS COUNTY MAP 1626 LOT 1 BOOK 1061 PAGE 952

Table with columns: NO., DATE, REVISION DESCRIPTION, ENG, DWG. Includes a signature block and a project information table.