

**Pohopek Land Surveyors
& Septic System Design, LLC**

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October 27, 2010

This is a report of findings pertaining to the existing rights, and or easements, held by the B&M railroad for the railroad crossings listed below, located in the Town of Exeter, New Hampshire.

The following is a list of B&M railroad crossing, describing the locations, types of easement, and the recorded supporting documents.

FRONT STREET CROSSING

Right of Way & Tack Map, Boston & Maine R.R., dated June 30, 1914,
Valuation Map V2NH/48

Identification: Parcel 7

Type of Instrument: "Location"

Grantor: Town of Exeter

Grantee: B&M Railroad

Date: Aug. 23, 1839

Recorded at the Secretary of State's office Aug. 28, 1839

Remark: "Right to cross Highway"

MAIN STREET CROSSING

Right of Way & Tack Map, Boston & Maine R.R., dated June 30, 1914,
Valuation Map V2NH/49

Identification: Parcel 18

Type of Instrument: "Location"

Grantor: Town of Exeter

Grantee: B&M Railroad

Date: Aug. 23, 1839

Recorded at the Secretary of State's office Aug. 28, 1839

Remark: "Right to cross Highway"

PARK STREET CROSSING

Right of Way & Tack Map, Boston & Maine R.R., dated June 30, 1914,
Valuation Map V2NH/49

Identification: Parcel 31

Type of Instrument: "Location"

Grantor: Town of Exeter

Grantee: B&M Railroad

Date: Aug. 23, 1839

Recorded at the Secretary of State's office Aug. 28, 1839

Remark: "Right to cross Highway"

Extra Note: Parcel 31 custodians No. 665, Kind of Instrument Quit, Oct.
16, 1893, Grantor Jacob Carlisle, Grantee B&M R.R., Recorded R.C.R.D. Bk 537
Pg 124, Nov. 4 1893, Remarks, Release of Damages

POWDER MILL ROAD CROSSING

Right of Way & Tack Map, Boston & Maine R.R., dated June 30, 1914,
Valuation Map V2NH/47

Identification: Parcel 3

Type of Instrument: "Location"

Grantor: Town of Exeter

Grantee: B&M Railroad

Date: Aug. 23, 1839

Recorded at the Secretary of State's office Aug. 28, 1839

Remark: "Right to cross Highway"

SUMMER SREET CROSSING

Right of Way & Tack Map, Boston & Maine R.R., dated June 30, 1914,
Valuation Map V2NH/49

Identification: Parcel 38

Type of Instrument: "Location"

Grantor: Town of Exeter

Grantee: B&M Railroad

Date: Aug. 23, 1839

Recorded at the Secretary of State's office Aug. 28, 1839

Remark: "Right to cross Highway"

Parcel 35, custodians No. A.487, Kind of Instrument "F. War.", dated June 7,
1841, Grantor; Nathaniel Rundlette, Grantee; B&M Railroad, recorded R.C.R.D.
Bk. 528 Pg. 74, June 8, 1891.

Parcel 35 Custodians No. 472, Kind of Instrument "Quit", dated April 17, 1847, Grantor; James Bell, Grantee; B&M Railroad, recorded R.C.R.D. Bk. 529 Pg. 12, June 8, 1891.

Parcel 36, Kind of Instrument "no filed record found", Grantor; B&M Railroad, Grantee; Town of Exeter, Remarks "used for highway purposes".

Parcel 37, custodians No. 621, Kind of instrument "Quit", April 3, 1893, Grantor Town of Exeter, Grantee B&M Railroad recorded R.C.R.D. Bk 533 Pg 443, April 24, 1893.

Parcel 38, custodians No. 4392, kind of instrument "location", dated Aug. 23, 1839, Grantor; Town of Exeter, Grantee; B&M Railroad, recorded at the Secretary of State office, Aug. 28, 1839, remark "Right to cross Highway".

Please find attached a copy, from the office of the Secretary of State, commissioner returns of the railroad layout and railroad valuation maps.

As explained by Pam Am Railways, Inc., formerly B&M Railroad, located at #1700 Iron Horse Park, North Billerica, MA 01862-1681, Engineering Department, the quoted " Right to cross Highway " is an easement, and is not to be considered ownership of land itself.

Sincerely,

Bruce L. Pohopek, LLS