

**MINOR SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: February 2 2021

**Property information**

Tax map #: 205; Lot #(s): 6; Zoning district: Industrial

Property address/location: 7 Amarosa Drive

Brief project description: Existing building fit up for phase 1 operations. Phase 1 limits shown on exhibits.

**Property owner**

Name (include name of individual): State of NH, Business Finance Authority

Mailing address: 2 Pillsbury St. Suite 201 Concord, NH 03301

Telephone #: 603-415-0190 Email address: jameskw@nhbfa.com (James Key-Wallace)

**Applicant/developer (if different from property owner)**

Name (include name of individual): Sig Sauer, Inc

Mailing address: 72 Pease Blvd. Newington, NH 03842

Telephone #: 603-610-3550 Email address: jeff.chierepko@sigsauer.com

**Engineer/surveyor/designer (if applicable)**

Name (include name of individual): Norway Plains Associates, LLC (Scott Lawler)

Mailing address: 2 Continental Blvd, Rochester, NH

Telephone #: 603-335-3948 Email address: slawler@norwayplains.com

**Check one:**

- ☒ Nonresidential project      ☐ Home Occupation II or III  
☐ Multi-Family Residential project

Check all that apply:

- ☒ change of use      ☐ new building      ☐ building addition  
☐ new parking area      ☐ expansion of existing parking area  
☐ new signage;      ☐ exterior lighting      ☐ other site changes

Describe current use/nature of property: Warehouse/Manufacturing

Describe proposed use/activity: Manufacturing, metal cutting

# parking spaces: existing: 363 ; total proposed: 363

Current square footage of building 221,995 ; Proposed square footage of building 221,995

City water? yes x no    ; How far is City water from the site?                     

City sewer? yes    no x ; How far is City sewer from the site? At entrance

If City water, what are the estimated total daily needs? Unknown gallons per day

Where will stormwater be discharged? Existing drainage to remain

Number of existing dwelling units: 0 Total number of proposed dwelling units: 0

New building(s)? 0 Addition(s)/modifications to existing building(s)? Interior only

Describe current use/nature of property: Warehouse/Manufacturing

Describe proposed use/activity: Manufacturing, metal cutting

# of parking spaces: existing: 363 total proposed: 363

Hours of Operation: 24 Days of Operation: 7

Number of employees: 125 Square footage to be used for new proposed use: 125,000

Maximum Number of Pupils at one time (for classes): N/A

## Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Phase 1 will occupy approximately 125,000 SF with Northeast Nonwovens staying as is until 12/2021.

Planned upgrades to interior utilities, mechanical room and electrical room as well as some office build outs

We will be utilizing the 221 existing parking spaces located to the east of Amarosa Dr and existing building.

This application must be accompanied by the following:

- Site plan drawing with:
  - All building dimensions (including any additions, if applicable)
  - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
  - Location of proposed change of use/addition/home occupation.

## Submission of application & acknowledgement about process

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity. I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case (in accordance with RSA 674:43 III).

Signature of property owner:

 NHBFA


Date: 2/3/2021

Signature of applicant/developer:

 Jeffrey M. Chierepko

Date: 2/3/2021

Signature of agent:

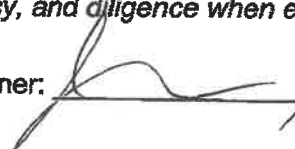
 Gregg Mikolaiter

Date: 2/3/2021

### Authorization to enter property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner:

 NHBA

Date: 2/3/2021

**Home Occupation:** An occupation or business activity which is conducted by a resident within his/her own dwelling or in a garage or barn-type outbuilding and which is clearly subordinate to the principal residential use. Home occupations are designated as Home Occupations - 1, 2, and 3. (See Section 42.24 - Home Occupations)

**Requirements for All Home Occupations.** The following standards apply to all home occupations - 1, 2, and 3: (If any of these cannot be met, it will be deemed not an allowed use)

1. **On Resident's Property.** Home occupations shall be conducted by the individual on the property in which he/she resides.
2. **Inside the Dwelling.** All activity related to the home occupation shall be conducted inside the dwelling or inside a garage or barn-type outbuilding.
3. **Character.** Home occupations must be subordinate to the residential use and must have little or no impact upon the neighborhood. There must be minimal indication of the home occupation evident from the road or from neighboring properties.
4. **Retail Sales.** There shall be no retail sales of goods or products on the premises, except:
  - a. as may be incidental to the primary office or personal services occupation (such as sales of hair products to a salon customer);
  - b. for goods shipped pursuant to mail/email/telecommunication order;



LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED IN ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 205/2, NOW OR FORMERLY OWNED BY AMAROSA, AS SHOWN ON "LOT CONSOLIDATION PLAN, ROCHESTER, NH FOR CABLESTON SYSTEMS, INC." DATED OCTOBER 1994 BY NORWAY PLAINS ASSOCIATES, INC., AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NO. 46-32 (THE "PLAN"), THENCE S 14° 00' 00" W 488.33 FEET BY SAID LOT 205/2 TO LAND NOW OR FORMERLY OF GREENBERG (LOT 210/32) AND BEING THE SOUTHWEST CORNER OF SAID LOT 205/2, THENCE S 55° 10' 35" W 1344.14 FEET BY LOT 210/32 AND LAND NOW OR FORMERLY OF MARKET BASKET, INC. (LOT 210/24) TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PREMISES AT LAND NOW OR FORMERLY OF N.H. NORTHCOAST CORP., THENCE N 10° 18' 30" E 1982.58 FEET BY SAID N.H. NORTHCOAST CORP. LAND TO AN IRON PIPE AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PREMISES AT LAND NOW OR FORMERLY OF SEEKINS (LOT 205/12); THENCE S 81° 52' 55" E 941.37 FEET BY SAID SEEKINS LAND, AND LAND NOW OR FORMERLY OF MARSH (LOT 205/10), OF LAMIRE (LOT 205/9), AND WHITE (LOT 205/8) TO AN IRON PIPE AT LAND NOW OR FORMERLY OF HOLMES (LOT 205/7), THENCE S 36° 55' 55" E 100.09 FEET BY SAID HOLMES LAND TO AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID HOLMES LAND; THENCE N 53° 26' 40" E 198.92 FEET BY SAID HOLMES LAND TO AN IRON PIPE AT CROSS RD.; THENCE S 36° 37' 25" E 196.62 FEET BY CROSS RD., TO THE INTERSECTION OF MILTON ROAD - ROUTE 125; THENCE BY SAID MILTON ROAD BY A CURVE TO THE RIGHT HAVING A RADIUS OF 3767.00 FEET, A DISTANCE OF 330.97 FEET TO A POINT, THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 59.79 FEET TO A POINT ON AN UNNAMED SUBDIVISION ROAD SHOWN ON THE PLAN, THENCE N 87° 55' 29" W 423.27 FEET BY SAID UNNAMED ROAD TO A POINT, THENCE S 02° 04' 32" W 60.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE NONEXCLUSIVE RIGHT TO USE AMAROSA DRIVE SHOWN ON SAID PLAN 46-32 FOR ALL PURPOSES FOR WHICH A PUBLIC WAY MAY BE USED.

REFERENCE IS HEREBY MADE TO A TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 61050-32, EFFECTIVE DATE SEPT. 30, 2020 AT 04:00 PM.

SCHEDULE B-1 EXCEPTIONS:

1. NON-SURVEY ITEM (NSI)
2. IF ANY, SHOWN ON PLAN
3. NON-SURVEY ITEM (NSI)
4. NON-SURVEY ITEM (NSI)
5. NON-SURVEY ITEM (NSI)
6. N/A
7. RESTRICTION OF LIABILITY IN SECT. 101
8. EASEMENT TO PSH 1350/40 SHOWN ON PLAN
9. EASEMENT TO TENANT 1350/89 SHOWN ON PLAN
10. RIGHTS OF TENANTS UNDER UNRECORDED LEASES: NSI
11. SEE PLAN REF. NO. 4
12. 10A DETENTION AREA EASEMENT: SEE PLAN REF. NO. 2, SHOWN
13. 10B 15' DRAINAGE EASEMENT: SEE PLAN REF. NO. 2, SHOWN
14. MORTGAGE (NSI/807): NSI
15. ASSIGNMENT OF LEASE (NSI/837): NSI
16. UCC FINANCING STATEMENT (NSI/849): NSI

ADDITIONAL NOTES:

1. COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BENEFIT OF THE BOSTON & MAINE RAILROAD, REFERRED TO OR SET FORTH IN INSTRUMENTS RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BK. 580, PG. 51 BK. 581, PG. 351 BK. 1346, PAGE 758. LOCATION NOT SPECIFICALLY PLOTTED HEREON. NO BUILD AREA CITED IN 807/9 NO LONGER IN FORCE AS THE ORIGINAL GRANTEE NO LONGER OWNS THE ADJACENT PROPERTY.
2. RIGHTS AND EASEMENTS GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE & TELEGRAPH IN INSTRUMENTS RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BK. 1366, PG. 599. A EASEMENT GRANTED OVER THE ENTIRE PARCEL AND 15' WIDE PORTION PLOTTED HEREON.

LEGEND:

- UTILITY POLE
- LIGHT POLE
- CATCH BASIN
- DRAIN LINE
- WATER LINE
- WETLANDS
- HYDRAULIC
- OVERHEAD WIRE



LOCATION MAP

FILE NO. 147  
PLAN NO. C-1536-20-ALTA  
DWG. NO. 20288/ALTA-2020  
F.B. NO. TJR

31 MOONEY STREET, ALTON, NH 603-875-3948

DSM MB 1, LLC  
4263/1054

328 CAMBRIDGE LLC  
4690/0488

TO EIP AMAROSA DRIVE LLC, ITS SUCCESSORS AND/OR ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS, NOMINEES AND ASSIGNS; SIG SAUER REAL ESTATE, INC. THEIR SUCCESSORS AND ASSIGNS; SIG SAUER, INC.; NIXON PEABODY, LLP; SERVICE FEDERAL CREDIT UNION; AND NEW HAMPSHIRE BUSINESS FINANCE AUTHORITY, EXCLUSIVELY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/19/2020.

RANDOLPH R. TETREBAULT, LL.S. #729  
DATE 12/15/2020

NOTES:

1. THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM A FIELD SURVEY OF ABOVE GROUND UTILITIES AND UTILITY COMPANY RECORDS AND CITY RECORDS.
2. SEE EASEMENTS RECORDED AT BK. 1350/ PG. 41 AND BK. 1366/ PG. 589

125/12  
IZA SEEKINS  
994/1932

205/10  
SHAWN F. MARSH  
3051/347

205/9  
KATHERINE I. LLOYD

205/8  
MARY E. ALLYSON  
4466/908

205/7  
GEORGE GARY &  
LINDA L. HOLMES  
3671/117

- NOTES:
1. TOTAL PARCEL AREA: TAX MAP 205, LOT 6, 1.345,022 SF. OR 35.47 AC.
  2. TOTAL BUILDING AREA IS 209,700 SF.
  3. TOTAL NUMBER OF PARKING SPACES 870, OF WHICH 14 ARE HANDICAP ACCESSIBLE
  4. THIS PARCEL IS SERVED BY THE MUNICIPAL WATER SYSTEM AND ON-SITE SEPTIC SYSTEMS. A NEW CITY SEWER LINE HAS BEEN CONSTRUCTED ON MILTON ROAD AS DEPICTED HEREON SHEET 3 OF 3.
  5. A PORTION OF THE PARCEL IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/05, MAP NUMBER 32037C0203D AND AS DEPICTED HEREON SHEET 1 OF 3.
  6. THERE WAS NO EVIDENCE OF ANY PARTY WALLS WITH ADJACENT PROPERTIES.
  7. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  8. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT FOR THE REPAIRS TO MILTON ROAD FOR THE INSTALLATION OF THE NEW SEWER LINES, AS DEPICTED HEREON.
  9. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. HOWEVER A "HAZARD WASTE STORAGE" CONTAINMENT SHED AS DEPICTED HEREON SHEET 3 OF 3.
  10. OBSERVED WETLANDS ARE DEPICTED HEREON SHEET 1 OF 3, AND WERE DELINEATED BY RANDOLPH TETREBAULT, NH0000000.
  11. OTHER THAN THE RIGHT TO USE AMAROSA DRIVE AS DESCRIBED HEREON, THERE DO NOT APPEAR TO BE OFFSITE EASEMENTS BENEFITING THIS PROPERTY.
  12. THE PARCEL IS ZONED INDUSTRIAL. ZONING REPORT SUMMARY IS BELOW.
  13. NO APPARENT ENCROACHMENTS WERE OBSERVED IN THE COURSE OF THIS SURVEY EXCEPT:
  14. MAIN BUILDING APPEARS TO ENCRUCH INTO THE FRONT SETBACK OF AMAROSA DRIVE.
  15. "TRANS BUILDING" APPEARS TO ENCRUCH INTO THE WETLAND SETBACK.

ZONING AND SITE REQUIREMENTS SUMMARY REPORT  
PREPARED BY NATIONAL DUE DILIGENCE SERVICES, A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.  
2549 MAGUIRE BLVD., SUITE 200, ORLANDO, FL 32805  
TELEPHONE (877) 434-2582 FAX (407) 426-9743  
DATED OCT. 26, 2020; REV. OCT. 30, 2020

1. SUMMARY OF FINDINGS
- 1.1 CONFORMANCE STATUS: LEGAL NONCONFORMING.
  - 1.2 ZONING DISTRICT: GENERAL INDUSTRIAL.
  - 1.3 FUTURE LAND USE DESIGNATION: GENERAL INDUSTRIAL.
  - 1.4 IS THIS CURRENT USE PERMITTED: YES, AS A PERMITTED USE PER TABLE 18-D.
  - 1.5 ZONING ORDINANCE DATE: NOV. 2018
  - 1.6 YEAR BUILT: 1980
  - 1.7 OUTSTANDING CODE VIOLATIONS: NONE CITED
7. NONCONFORMING CHARACTERISTICS OF THE SITE:
1. EXISTING BUILDING DOES NOT CONFORM TO EXISTING BUILDING SETBACK REQUIREMENTS.
  12. RIGHT TO REBUILD AFTER CASUALTY (IN EVENT OF NONCONFORMING STRUCTURE): SEC. 278-30-B: A NONCONFORMING STRUCTURE OR USE THAT IS DAMAGED OR DESTROYED BY FIRE OR ANY OTHER HAZARD MAY BE REBUILT BY SPECIAL EXCEPTION SUBJECT TO THE FOLLOWING TERMS/FINDINGS:  
1. RESTORATION MUST BE COMMENCED WITHIN 24 MONTHS OF WHEN THE DAMAGE OCCURRED;  
2. THE DAMAGE WAS NOT INTENTIONALLY CAUSED BY THE PROPERTY OWNER;  
3. THE OVERALL IMPACT OF THE RESTORED STRUCTURE OR USE IS DETERMINED TO BE NO MORE ADVERSE THAN THE ORIGINAL STRUCTURE OR USE;  
4. IN THE CASE OF NONCONFORMING STRUCTURES, REASONABLE EFFORTS ARE MADE TO MINIMIZE, MITIGATE, OR ELIMINATE THE NONCONFORMING CONDITIONS; AND  
5. MODIFICATIONS TO THE ORIGINAL BUILDING CONFIGURATION MAY BE APPROVED FOR GOOD CAUSE AS DETERMINED BY THE DIRECTOR OF BUILDINGS, ZONING, AND LICENSING SERVICES.

15' DRAINAGE EASEMENT RESERVED FOR THE CITY OF ROCHESTER (SEE REF. PLAN NO. 2). SEE ALSO 15' WIDE EASEMENT ALONG MILTON RD. TO NEW ENGLAND TELEPHONE & TELEGRAPH CO. AND PUBLIC SERVICE CO. OF N.H. RECORDED S.C.P.D. 1266/584.

REFERENCE PLANS:

1. "SUBDIVISION OF LAND, ROCHESTER, N.H. - FOR THOMAS R. ALBERT & WILLIAM ALICIA," DATED APRIL 17, 1981 BY LORWAY PLAINS SURVEY ASSOCIATES, INC. - RECORDED S.C.P.D. AS PLAN NO. 31A-83.
2. "LOT CONSOLIDATION PLAN, ROCHESTER, N.H. - FOR CABLESTON SYSTEMS, INC." DATED OCT. 1994 BY LORWAY PLAINS ASSOCIATES, INC. - RECORDED S.C.P.D. AS PLAN NO. 46-32.
3. "ALTA/ACSM LAND TITLE SURVEY, ROUTE 125 & CROSS ROAD, ROCHESTER, NH FOR SOUTH SHORE A-ROCHESTER, LLC & EQUITY INSURANCE A-ROCHESTER, LLC & EQUITY INDUSTRIAL A-ROCHESTER, LP" DATED: JANUARY 2008 & AUGUST 2012 BY NORWAY PLAINS ASSOCIATES, INC.
4. "ALTA/NSPS LAND TITLE SURVEY, 7 AMAROSA DRIVE, ROCHESTER, NH FOR EIP AMAROSA DRIVE LLC" DATED: AUGUST 2017 BY NORWAY PLAINS ASSOCIATES, INC.

TAX MAP 205, LOT 6  
OWNER OF RECORD:  
EIP AMAROSA DRIVE, LLC  
SCRD BK. 4051, PG. 668

ALTA/NSPS LAND TITLE SURVEY  
7 AMAROSA DR., ROCHESTER  
STRAFFORD CO., NH  
FOR: EIP AMAROSA DRIVE LLC

SCALE: 1"=100'

DECEMBER 2020

100 0 100 200 300 400 FEET



LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED IN ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 205/2, NOW OR FORMERLY OWNED BY AMAROSA, AS SHOWN ON "LOT CONSOLIDATION PLAN, ROCHESTER, NH FOR CABLESTON SYSTEMS, INC." DATED OCTOBER 1994 BY NORWAY PLAINS ASSOCIATES, INC., AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NO. 46-32 (THE "PLAN"), THENCE S 14° 10' 00" W 488.33 FEET BY SAID LOT 205/2 TO LAND NOW OR FORMERLY OF GREENIER (LOT 210/32) AND BEING THE SOUTHWEST CORNER OF SAID LOT 205/2, THENCE S 52° 10' 35" W 1244.14 FEET BY LOT 210/32 AND LAND NOW OR FORMERLY OF MARKET BASKET, INC. (LOT 210/24) TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PREMISES AT LAND NOW OR FORMERLY OF N.H. NORTHCOAST CORP., THENCE N 10° 18' 30" E 1982.58 FEET BY SAID N.H. NORTHCOAST CORP. LAND TO AN IRON PIPE AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PREMISES AT LAND NOW OR FORMERLY OF SEEKINS (LOT 205/12); THENCE S 81° 52' 55" E 941.37 FEET BY SAID SEEKINS LAND, AND LAND NOW OR FORMERLY OF MARSH (LOT 205/10); OF LAMIRS (LOT 205/9), AND WHITS (LOT 205/8) TO AN IRON PIPE AT LAND NOW OR FORMERLY OF HOLMES (LOT 205/7), THENCE S 36° 55' 55" E 100.09 FEET BY SAID HOLMES LAND TO AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID HOLMES LAND; THENCE N 53° 26' 40" E 198.92 FEET BY SAID HOLMES LAND TO AN IRON PIPE AT CROSS RD.; THENCE S 36° 37' 25" E 196.62 FEET BY CROSS ROAD, TO THE INTERSECTION OF MILTON ROAD - ROUTE 125; THENCE BY SAID MILTON ROAD BY A CURVE TO THE RIGHT HAVING A RADIUS OF 37.67 FEET, A DISTANCE OF 330.97 FEET TO A POINT, THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET A DISTANCE OF 39.79 FEET TO A POINT ON AN UNNAMED SUBDIVISION ROAD SHOWN ON THE PLAN, THENCE N 87° 55' 29" W 423.27 FEET BY SAID UNNAMED ROAD TO A POINT, THENCE S 02° 04' 32" W 60.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE NONEXCLUSIVE RIGHT TO USE AMAROSA DRIVE SHOWN ON SAID PLAN 46-32 FOR ALL PURPOSES FOR WHICH A PUBLIC WAY MAY BE USED.

REFERENCE IS HEREBY MADE TO A TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 68205-36, EFFECTIVE DATE SEPT. 30, 2020 AT 04:00 PM.

SCHEDULE B-1 EXCEPTIONS:

1. NON-SURVEY ITEM (NSI)
2. IF ANY, SHOWN ON PLAN
3. NON-SURVEY ITEM (NSI)
4. NON-SURVEY ITEM (NSI)
5. NON-SURVEY ITEM (NSI)
6. N/A
7. RESTRICTION OF LIABILITY IN 581/25: NSI
8. BASEMENT TO PLAN: 1356/40: SHOWN ON PLAN
9. BASEMENT TO NESTED: 1366/78: SHOWN ON PLAN
10. RIGHTS OF TENANTS UNDER UNRECORDED LEASES: NSI
11. SEE PLAN REF. NO. 4
12. 10A. DETENTION AREA BASEMENT: SEE PLAN REF. NO. 2, SHOWN
13. 10B. 15' DRAINAGE BASEMENT: SEE PLAN REF. NO. 2, SHOWN
14. MORTGAGE (1537/807): NSI
15. ASSIGNMENT OF LEASE (1537/837): NSI
16. UCC FINANCING STATEMENT (1537/847): NSI

ADDITIONAL NOTES:

11. COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BENEFIT OF THE BOSTON & MAINE RAILROAD, REFERRED TO OR SET FORTH IN INSTRUMENTS RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BK. 580, PG. 5; BK. 581, PG. 35; BK. 1346, PAGE 758. (LOCATION NOT SPECIFICALLY PLOTTED HEREON) NO-BUILD AREA CITED IN 580/5 NO LONGER IN FORCE AS THE ORIGINAL GRANTOR NO LONGER OWNS THE ADJOINING PROPERTY)
12. RIGHTS AND EASEMENTS GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE & TELEGRAPH IN INSTRUMENTS RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BK. 1366, PG. 589. A BLANKET EASEMENT OVER THE ENTIRE PARCEL AND 15' WIDE PORTION PLOTTED HEREON.

LEGEND:

- UTILITY POLE
- LIGHT POLE
- CATCH BASIN
- DRAIN LINE
- WATER LINE
- WETLANDS
- HYDRAULIC
- OVERHEAD WIRE



LOCATION MAP

FILE NO.147  
PLAN NO.C-1536-20-ALTA  
DWG. NO.17188-LDD/2020  
F.B. NO. TJR

31 MOONEY STREET, ALTON, NH 603-875-3948

NOTES:

1. THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM A FIELD SURVEY OF ABOVE GROUND UTILITIES AND UTILITY COMPANY RECORDS AND CITY RECORDS.
2. SEE EASEMENTS RECORDED AT BK.1350/ PG.41 AND BK.1366/ PG.589

PRO FORMA

RANDOLPH R. TREBULT, LLS #729 10/26/20 DATE

TO EIP AMAROSA DRIVE LLC, ITS SUCCESSORS AND/OR ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS, NOMINEES AND ASSIGNS; SIO SAUER REAL ESTATE, INC. THEIR SUCCESSORS AND ASSIGNS; SIO SAUER, INC.; NIXON PEABODY, LLP; AND NEW HAMPSHIRE SMALL BUSINESS ASSOCIATION, EXCLUSIVELY: THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/9/2020.

205/12  
IZA SEEKINS  
994/1932

205/10  
SHAWN F. MARSH  
3051/347

205/9  
KATHERINE I. LLOYD

205/8  
MARY E. ALLYSON  
4466/908

205/7  
GEORGE GARY & LINDA L. HOLMES  
3671/117

- NOTES:
1. TOTAL PARCEL AREA: TAX MAP 205, LOT 6 1.595/225 SF. OR 35-17 AC.
  2. TOTAL BUILDING AREA IS 205/782 SF.
  3. TOTAL NUMBER OF PERSONS SPACES 579 OF WHICH 14 ARE HANDICAP ACCESSIBLE
  4. THE PARCEL IS SERVED BY THE MUNICIPAL WATER SYSTEM AND CHISTS SEPTIC SYSTEMS. A NEW CITY SEWER LINE HAS BEEN CONSTRUCTED ON MILTON ROAD AS DEPICTED HEREON SHEET 2 OF 3.
  5. A PORTION OF THIS PARCEL IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/05, MAP NUMBER 33021C02021D AND AS DEPICTED HEREON SHEET 3 OF 3.
  6. THERE WAS NO EVIDENCE OF ANY PRETTY WALLS WITH ADJOINING PROPERTIES.
  7. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  8. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT FOR THE REPAIRS TO MILTON ROAD FOR THE INSTALLATION OF THE NEW SEWER LINE, AS DEPICTED HEREON.
  9. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, BUMP OR SANITARY LANDFILL. HOWEVER A "HAZARDOUS WASTE STORAGE" CONTAINMENT SHED AS DEPICTED HEREON SHEET 3 OF 3.
  10. OBSERVED WETLANDS ARE DEPICTED HEREON SHEET 1 OF 3, AND WERE DELINEATED BY RANDOLPH TREBULT, L.L.S.#729.
  11. OTHER THAN THE RIGHT TO USE AMAROSA DRIVE AS DESCRIBED HEREON, THERE DO NOT APPEAR TO BE OFFSETS EASEMENTS BENEFITTING THIS PROPERTY.
  12. THIS PARCEL IS ZONED INDUSTRIAL. NO INDEPENDENT ZONING REPORT PROVIDED TO DATE.
  13. NO APPARENT ENCROACHMENTS WERE OBSERVED IN THE COURSE OF THIS SURVEY EXCEPT:  
A. MAIN BUILDING APPEARS TO ENCROACH INTO THE FRONT SETBACK OF AMAROSA DRIVE.  
B. "TRANS BUILDING" APPEARS TO ENCROACH INTO THE WETLAND SETBACK.

ZONING AND SITE REQUIREMENTS SUMMARY REPORT  
PREPARED BY ALISA WINKLE OF THE PLANNING & ZONING RESOURCE COMPANY  
1300 S. AUBURN AVENUE, SUITE 1000 OKLAHOMA CITY, OKLAHOMA 73106  
TELEPHONE (405) 810-1544 FAX (405) 810-2508

VI. CONCLUSIONS

1. CONFORMANCE STATUS: LEGAL CONFORMANCE TO USE, HEIGHT, SITE AREA, DENSITY AND PARKING LEGAL. NONCONFORMING TO SETBACKS PER ALISA WINKLE, PLANNING & ZONING RESOURCE COMPANY. IN CONFORMANCE WITH ALL REGULATIONS SET FORTH AT THE TIME OF CONSTRUCTION. ANY NONCONFORMING CHARACTERISTICS WOULD BE CONSIDERED LEGAL NONCONFORMING.
2. NONCONFORMING CHARACTERISTICS OF THE SITE:  
1. BUILDING ENCROACHES INTO THE FRONT YARD SETBACK ALONG AMAROSA DRIVE BY 11 FEET
3. RECOMMENDED ACTION: NONE
4. REGULATORY CODE: SECTION 42-30-A NONCONFORMING STRUCTURE OR USE THAT IS DAMAGED OR DESTROYED BY FIRE OR ANY OTHER HAZARD MAY BE RESTORED BY SPECIAL EXCEPTION SUBJECT TO THE FOLLOWING TERMS/CONDITIONS:  
1. RESTORATION MUST BE COMMENCED WITHIN 24 MONTHS OF WHEN THE DAMAGE OCCURRED;  
2. THE DAMAGE WAS NOT INTENTIONALLY CAUSED BY THE PROPERTY OWNER;  
3. THE OVERALL IMPACT OF THE RESTORED STRUCTURE OR USE IS DETERMINED TO BE NO MORE ADVERSE THAN THE ORIGINAL STRUCTURE OR USE;  
4. IN THE CASE OF NONCONFORMING STRUCTURES, REASONABLE EFFORTS ARE MADE TO MAINTAIN, ALTERATE, OR ELIMINATE THE NONCONFORMING CONDITIONS; AND  
5. MODIFICATIONS TO THE ORIGINAL BUILDING CONFIGURATION MAY BE APPROVED FOR GOOD CAUSE AS DETERMINED BY THE DIRECTOR OF BUILDING, ZONING, AND LICENSING SERVICES.

15' DRAINAGE EASEMENT RESERVED FOR THE CITY OF ROCHESTER (SEE REF. PLAN LID. 2). SEE ALSO 15' WIDE EASEMENT ALONG MILTON RD. TO NEW ENGLAND TELEPHONE & TELEGRAPH CO. AND PUBLIC SERVICE CO. OF N.H. RECORDED S.C.R.D. 1366/1584.

REFERENCE PLANS:

1. "SUBDIVISION OF LAND: ROCHESTER, N.H. - FOR THOMAS P. ALBERT & WILLIAM ALICIL," DATED APRIL 17 1981 BY NORWAY PLAINS SURVEY ASSOCIATES, ILLC. - RECORDED S.C.R.D. AS PLAN LID 31A-83.
2. "LOT CONSOLIDATION PLAN: ROCHESTER, N.H. - FOR CABLESTON SYSTEMS, ILLC." DATED OCT. 1994 BY NORWAY PLAINS ASSOCIATES, ILLC. - RECORDED S.C.R.D. AS PLAN LID. 46-32.
3. "ALTA/NSPS LAND TITLE SURVEY, ROUTE 125 & CROSS ROAD, ROCHESTER, NH FOR SOUTH SHORE A-ROCHESTER, LLC & EQUITY INSURANCE A-ROCHESTER, LLC & EQUITY INDUSTRIAL A-ROCHESTER, LP" DATED: JANUARY 2008 & AUGUST 2012 BY NORWAY PLAINS ASSOCIATES, INC.
4. "ALTA/NSPS LAND TITLE SURVEY, 7 AMAROSA DRIVE, ROCHESTER, NH FOR EIP AMAROSA DRIVE LLC" DATED: AUGUST 2017 BY NORWAY PLAINS ASSOCIATES, INC.

TAX MAP 205, LOT 6  
OWNER OF RECORD:  
EIP AMAROSA DRIVE, LLC  
SCRD BK. 4051, PG. 668

ALTA/NSPS LAND TITLE SURVEY  
7 AMAROSA DR., ROCHESTER  
STRAFFORD CO., NH

FOR: EIP AMAROSA DRIVE LLC

SCALE: 1"=100'

OCTOBER 2020







KEY:

ROCHESTER  
BUILDING 125 & STONEWALL  
MFG OPERATIONS  
OPTION 17 DRAFT LAYOUT

6	DRAFT PROPOSAL REV.17 OFF, FINISH, OSP, AISLE Drawn by: Tom Doyle	1/31/21
5	DRAFT PROPOSAL REV.16 STONEWALL LOBBY /OFF Drawn by: Tom Doyle	1/23/21
4	DRAFT PROPOSAL REV.14 STONEWALL LOBBY /OFF Drawn by: Tom Doyle	12/21/20
3	DRAFT PROPOSAL REV.13 MAG, LOBBY & DOCK Drawn by: Tom Doyle	12/11/20
2	DRAFT PROPOSAL REV.12 MAG AUTO & ASSY REV Drawn by: Tom Doyle	12/3/20
1	DRAFT PROPOSAL REV.11 DOCK OPERATIONS Drawn by: Tom Doyle	12/2/20
<b>No.</b>	<b>Revision/Issue</b>	<b>Date</b>

**DRAWN BY: TOM DOYLE IE.**  
**SPACE PLANNING SOLUTIONS LLC**  
**DANVILLE, NH.**  
Office 603 382-8483  
Mobile 603 493-7142  
[www.spaceplanningsolutions.com](http://www.spaceplanningsolutions.com)

**SPACE PLANNING**  
**SOLUTIONS!**  
Maximize the use of your Commercial, Industrial or Residential space

Customer Name and Address

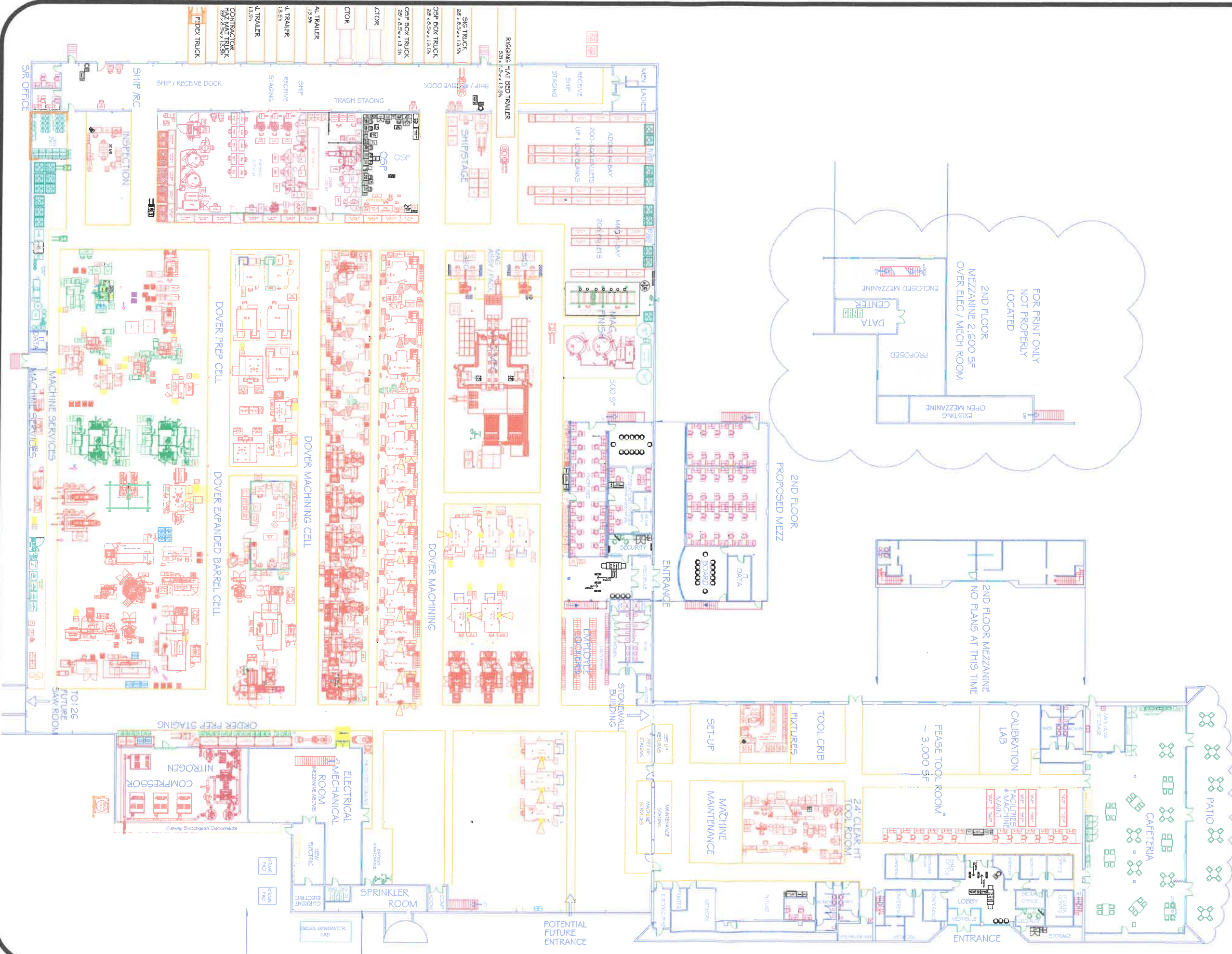
**SIG SAUER INC**  
72 PEASE BLVD.  
NEWINGTON, NH. 03805

JEFF CHIEREPKO  
DIRECTOR OF FACILITIES

Project Site and Address

Project Site and Address  
SIG SAUER  
132 MILTON RD.  
BUILDING 125  
ROCHESTER, NH.  
03839

Project PLANT LAYOUT	Sheet 1
Date JAN. 31, 2021	
Scale SCALED TO FIT	







KEY:

ROCHESTER  
STONEWALL BUILDING  
MFG OPERATIONS  
OPTION 17 DRAFT LAYOUT

6	DRAFT PROPOSAL REV.17 LOBBY, OFFICES CAFE Drawn by: Tom Doyle	1/31/21
5	DRAFT PROPOSAL REV.16 LOBBY, OFFICES CAFE Drawn by: Tom Doyle	1/23/21
4	DRAFT PROPOSAL REV.14 LOBBY, OFFICES CAFE Drawn by: Tom Doyle	12/21/20
3	DRAFT PROPOSAL REV.13 LOBBY, OFFICES CAFE Drawn by: Tom Doyle	12/11/20
2	DRAFT PROPOSAL REV.12 MAG AUTO & ASSY DESIGN Drawn by: Tom Doyle	12/3/20
1	DRAFT PROPOSAL REV.11 DOCK OPERATIONS Drawn by: Tom Doyle	12/2/20
No.	Revision/Issue	Date

DRAWN BY: TOM DOYLE IE.  
SPACE PLANNING SOLUTIONS LLC  
DANVILLE, NH.  
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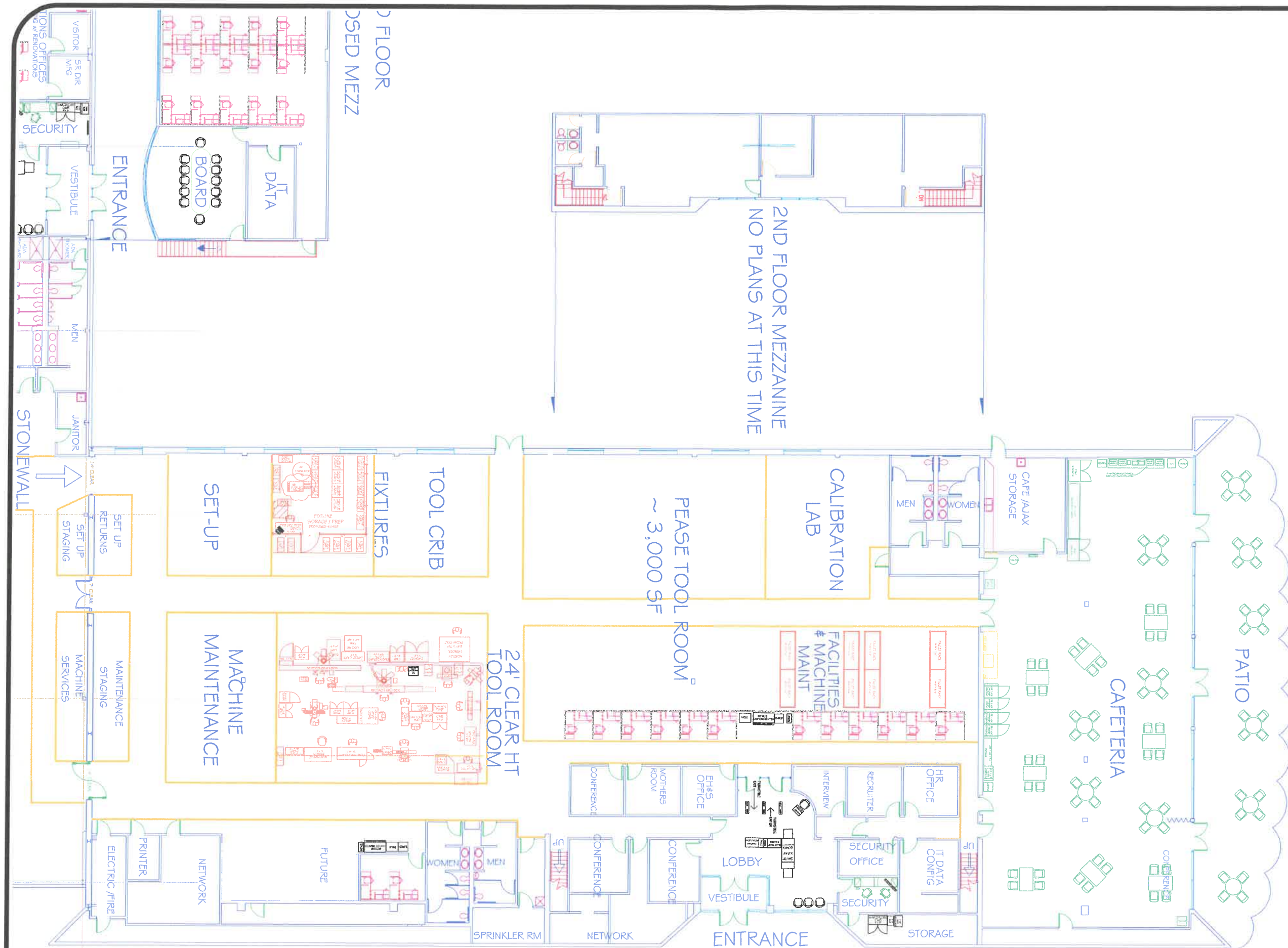
Customer Name and Address

SIG SAUER INC  
72 PEASE BLVD.  
NEWINGTON, NH. 03805

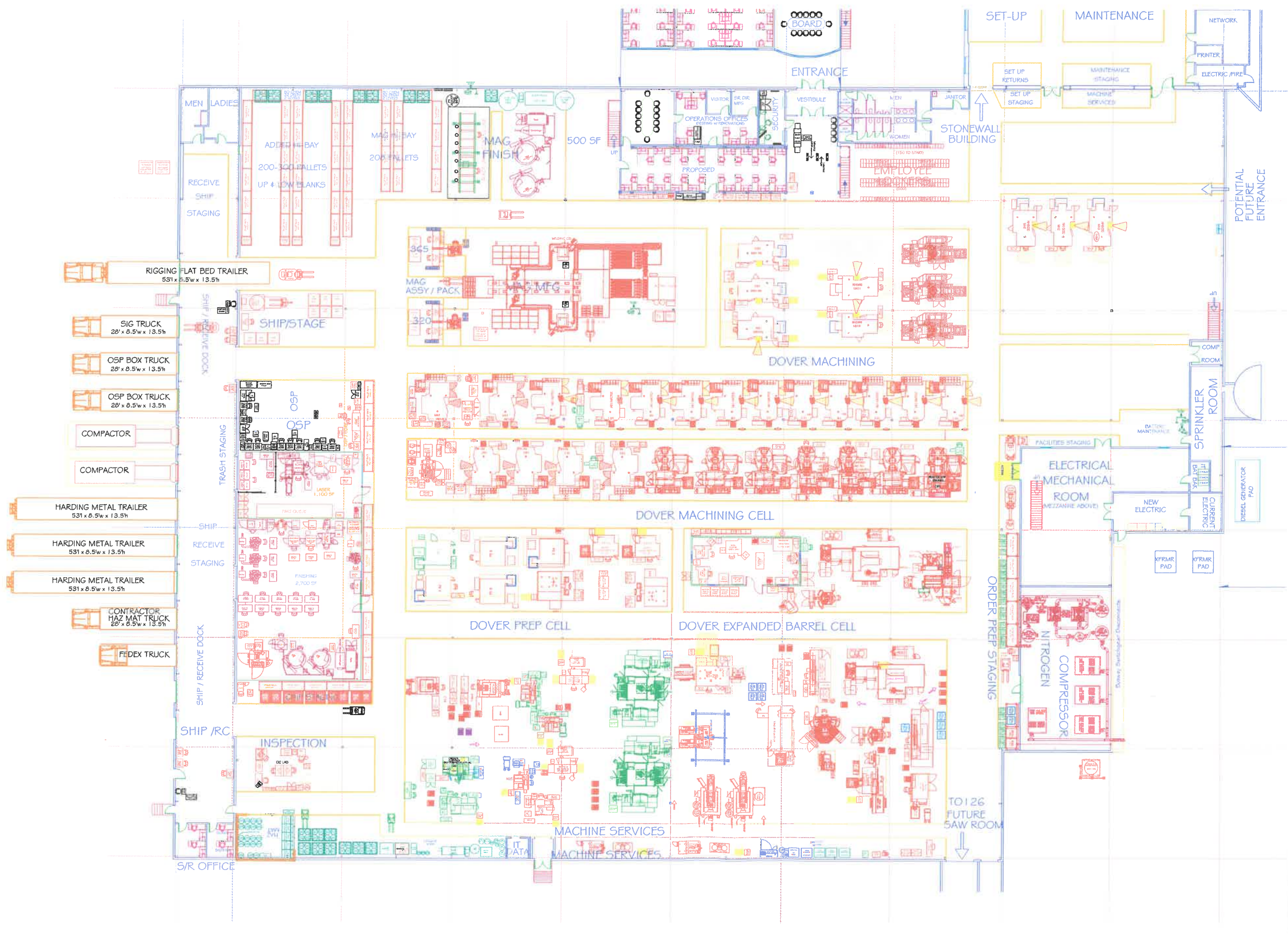
JEFF CHIEREPO  
DIRECTOR OF FACILITIES

Project Site and Address  
SIG SAUER  
132 MILTON RD.  
BUILDING 125  
ROCHESTER, NH.  
03839

Project PLANT LAYOUT	Sheet  2
Date JAN. 31, 2021	
Scale SCALED TO FIT	







ROCHESTER  
BUILDING 125  
OPTION 17  
DRAFT LAYOUT

No.	Revision/Issue	Date
16	DRAFT PROPOSAL REV.17 OFFICE, FINISH, OSP, AISLE Drawn by: Tom Doyle	1/31/21
15	DRAFT PROPOSAL REV.16 OPS OFFICE, COMPR ROOM Drawn by: Tom Doyle	1/23/21
14	DRAFT PROPOSAL REV.14 OPS OFFICE, COMPR ROOM Drawn by: Tom Doyle	12/21/20
13	DRAFT PROPOSAL REV.13 MAG AUTO & DOCK REDESIGN Drawn by: Tom Doyle	12/11/20
12	DRAFT PROPOSAL REV.12 MAG AUTO & ASSY REDESIGN Drawn by: Tom Doyle	12/3/20
11	DRAFT PROPOSAL REV.11 ADD PEASE SLIDE MAKINOS Drawn by: Tom Doyle	12/2/20

DRAWN BY: TOM DOYLE IE.  
SPACE PLANNING SOLUTIONS LLC  
DANVILLE, NH.  
Office 603 382-8483  
Mobile 603 493-7142  
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Customer Name and Address  
**SIG SAUER INC**  
72 PEASE BLVD.  
NEWINGTON, NH. 03805

JEFF CHIEREPO  
DIRECTOR OF FACILITIES

Project Site and Address  
**SIG SAUER**  
132 MILTON RD.  
BUILDING 125  
ROCHESTER, NH.  
03839

Project PLANT LAYOUT	Sheet 3
Date JAN 23, 2021	
Scale 1/16" = 1'	