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White Mountain Survey Co., Inc. Sample Project List

The purpose of this sample project list is to provide the reader with a very small window to view a portion of the type of services that White Mountain Survey is capable of providing. This list is not meant to be exhaustive and complete, but will provide you with recent examples of services we have provided for other clients.

Because we employ Licensed Land Surveyors, Licensed Professional Engineers, and Licensed Subsurface Systems Designers, White Mountain Survey can provide virtually all aspects of land development you may require. If you don't see the service you may require, please contact us and we will be happy to discuss your project and how we may be of assistance to you.

Boundary Surveys/Subdivisions

The foundation upon which White Mountain Survey was built consists of boundary retracement surveys, topographic surveys and ALTA surveys. This type of service is also required as the basis of virtually every Subdivision, Boundary Line Adjustment and Site Plan Review. Since our founding in 1977 we have performed a countless number of these services. Here is a very small sample of projects we have performed.

- **Lakes Region Conservation Trust - 2000:** This project involved a Category 1, Condition 1, Boundary Survey and Boundary Line Adjustment, as defined by the New Hampshire Land Surveyors Association Ethics and Standards Bylaw, prepared for the Lakes Region Conservation Trust of a 37.34 acre parcel of land located in the Town of Wolfeboro, N.H, owned by Mr. Raymond Tuttle. Concurrently, we also performed, on the Trust's behalf, a Category 1, Condition 1, Boundary Survey of an adjacent 37.84 acre parcel of the Mary McBride Estate.
- **Run About Bay Subdivision - 2000:** This project involved the subdivision of a 35 acre cottage colony located on Conway Lake in Conway, N.H. The original parcel had, for many years, been a seasonal cottage colony. Today, the property has been converted to a 21 lot subdivision with 8 waterfront lots. What makes this project unique is the project's accessibility to the Conway Lake. The project is serviced by a 1/2 mile paved road. Virtually all other access to the lake involves long, narrow, windy, gravel roads with very little likelihood of upgrade.
- **Settler's Green ALTA Survey - 1998-9:** An ALTA (American Land Title Association) Survey is an extremely detailed survey typically required for larger commercial financing transactions, where the Land Surveyor must locate and depict all visible detail on the property, including parking lot striping, utilities, ground covering material (i.e. distinguishing

pavement from concrete), curbing, manholes, etc. and be certain to monument all lot line corners and angle points. The greater the amount of detail, the more labor intensive the survey. The Settler's Green parcel is comprised of 2 parcels of land equaling 22.30 acres in size with over 225,000 square feet of building space and approximately 60-70% lot coverage.

Site Plan Review

Site Plan Reviews are required in many municipalities where zoning exists in order to obtain a permit to construct any non-residential project or multi-family buildings larger than a duplex. The information required to secure approval can vary widely, but a typical example of the information required can include the following: A boundary survey, topographic mapping, soil and/or wetland mapping, drainage analysis, sewer/septic system design, landscaping, and basic site planning layout such as the required number of parking spaces, loading and maneuvering areas, site access, and traffic studies or analysis. Here is a very small sample of projects we have performed.

- **Brewster Academy Field House** - 2001: Presently, White Mountain Survey is working to secure a site plan approval, in the Town of Wolfeboro, for a new state-of-the-art 36,000 square foot field house for the Brewster Academy Boarding School. This facility will be a one-of-a-kind facility, incorporating features from similar facilities at Harvard and Bates Colleges and one facility in Montana. The facility will feature a hardwood floor which converts to astro-turf on the ground floor with the second floor featuring a 200 meter 4 lane, indoor track. We are performing drainage analysis for 2, 10, and 25 year storm events, addressing grading and access issues, complying with landscaping and lighting requirements and representing the client before all State and local boards and agencies.
- **Staples** - 2000: In the summer of 2000, White Mountain Survey obtained Site Plan Approval in the town of Conway for a 33,200 square foot building with 166 parking spaces, for the nationally recognized Staples franchise, leased from one of our long-term clients. In addition to the typical issues associated with a Site Plan Approval, this application required a presentation to the Zoning Board of Adjustment to seek guidance on the proposed use of the property compared with the prior use. The approval process required submission to the State of New Hampshire D.E.S for Site Specific approval, N.H.D.O.T. for an entrance permit, as well as local approval complying with all aspects of Site Plan Approval including drainage analysis, lighting, landscaping, parking, and greenspace compliance.
- **Sugar Hill Retirement Community** - 1996-1999: This project was performed in several phases on behalf of Huggins Hospital, as a 114 unit Elderly Housing project in the town of Wolfeboro. This application was both a Site Plan Review application for the "Sugar House", which is a combination congregate care and independent living structure, and subdivision for a series of duplexes and quadraplexes. The professional services required included road

design, drainage analysis and design, municipal water system extension, and community septic system design. It also required permits from the state of New Hampshire D.E.S. for Site Specific approval, Wetlands Bureau approval for wetlands impacts, and septic system construction approval.

Sewage Disposal/Septic System Design

Living in a rural area where municipal sewer systems are available in only a very small area, most projects require the design of on-site sewage disposal systems, commonly referred to as septic systems. These systems can range from a small system designed to handle 300 gallons per day (GPD) for a single family residence to as large and complex as commercial system(s) disposing of 30,000 GPD or more. We stay abreast of currently technologies available in the field and take pride in designing systems that are functional and cost effective to install. Our design fees may sometimes be greater than our competitors, however that difference is generally more than made up in reduction of the installation cost. Here is a very small sample of projects we have performed.

- **Storyland** - 1990-2001: Over the last 10 plus years, the children's amusement park located in Glen, NH known as Storyland has expanded significantly. Each year Storyland has made additions and/or improvements which have necessitated new sewage disposal system design. These systems we have designed have ranged from a small individual system for a specific building requiring disposal of about 300 GPD to an aggregate dry-well system located under the parking lot designed to handle 11,267 GPD. In total, we have designed systems to handle more than 35,400 GPD in the park.
- **Marriott Compound** - 2001: Situated on the shores of Lake Winnepesaukee in Tuftonboro, NH, the Marriott family owns a family compound. Beginning in the fall of 2000 and continuing into the spring of 2001, we have been working with their architect to design a septic system which will handle the sewage flow for a total of 35 bedrooms, or 5,250 GPD. This system will service numerous buildings and will protect the lake by placing the leaching portion of the system on a remote location, more distant from the lake than might otherwise be the case if each building retained their own system on each waterfront lot.
- **"Wabanaki" & "The Beaches" Campgrounds** - 2000: In order to comply with the State of New Hampshire D.E.S.'s deadline that all recreational campgrounds secure subdivision approval and septic system prior to September 5, 2000, we were involved in the design of septic systems for both of these campgrounds. Wabanaki Campground, located in Freedom, NH had a total flow of 6,800 GPD and serviced a total of 69 campsites. The Beaches Campground, located in Conway, NH had a total flow of 9,500 GPD and serviced a total of 108 campsites.

Wetlands Bureau Applications

In the state of New Hampshire, in order to install a dock, boathouse, construct a beach or retaining wall, or alter in any way the shoreline of any body of water, you must first apply to the Department of Environmental Services (D.E.S.) Wetlands Bureau for a permit. You are also required to apply for a permit prior to altering any seasonally wet area for the purposes of any type of alteration or development. While these permits are designed to be completed by the home owner, due to the technical information they require, coupled with the complexity of the application, more and more people are turning to professionals to prepare the applications on their behalf. Since our office is located only a few miles from Lake Winnepesaukee, the largest lake in New Hampshire, we have been involved in some of the largest waterfront projects approved in the state. Here is a very small sample of the larger projects we have performed.

- **Canyon Trust of 1996 - 1997-1999:** This project involved the permitting of a 7 slip dug-in boathouse with an associated boat basin and ramp on the shoreline of Lake Winnepesaukee. White Mountain Survey provided the base mapping and site design necessary to secure the permit for this application and worked in concert with the owners agent and attorney in the application process. This is the largest boathouse approved in the state of New Hampshire.
- **Wolfeboro Town Docking Facility - 1996-1997:** This project involved the reconstruction and expansion of the town of Wolfeboro docking facility located on Lake Winnepesaukee and the eastern tip of Wolfeboro Bay. We applied for a permit to reconstruct the dock for the Mount Washington, a 200' plus long cruise ship, and to expand the remainder of the town docks from 38 slips to 78 slips.
- **Saco River Bank Stabilization - 2000:** This project involved the stabilization of approximately 200 linear feet of river bank along the Saco River in the town of Conway, on behalf of the Town of Conway. The method of bank stabilization was determined by the Natural Resource Conservation Service (NRCS), the Army Corps of Engineers, and the Conway Public Works Director prior to our involvement in the project. We were responsible for completing the package and coordinating with the NH Wetlands Bureau, the Army Corps of Engineers and the EPA prior to final approval being obtained.

Municipal Projects

Over the years, in addition to providing professional services to individuals and businesses, White Mountain Survey has also provided professional services to public sector clients. These clients have ranged from various cities and towns, to the federal government, to local school districts. Here is a very small sample of projects we have performed.

- **Wolfeboro Zoning Map Preparation - 2001:** For this service, we were required to prepare a new Zoning Map for the Town of Wolfeboro which would incorporate all tax map parcels as well as development zones with the intent of being able to incorporate other infrastructure

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such as municipal sewer and water in the future. This zoning map will be used by virtually all applicants and town boards for their use in applying and enforcing the zoning.

- **Patte Brooke Dam - 2000:** For this project, White Mountain Survey provided the base mapping and wetlands delineation for the replacement of the Patter Brook Dam in Albany, Maine. This work was performed for the US Forest Service and was provided to SEA Consultants who were responsible for the design of the dam. In addition to providing detail and topography within a 100' - 150' radius of the dam, we had to provide soundings in the pond on the upstream side of the dam and map the bed of the stream on the downstream side of the dam.
- **Blueberry Lane Road Re-design - 1999:** This project involved the re-design and re-alignment of 2,850 feet of a town road known as Blueberry Lane in Conway, NH. This project involved initial base mapping of the existing conditions including topography and detail, followed by a redesign, both horizontal and vertical of the road itself. This work was performed for the town of Conway.

Environmental Site Assessments

New Hampshire is a “superlien” state. “Superliens” are a unique creation of environmental law: a superlien to repay the government for the cost of cleanup of hazardous waste is given priority over all other liens against the property even though other liens may pre-date the superlien. Due to these legal concerns, lending institutions and other investors in real estate today are well-advised to exercise due diligence before acquiring real property. Due diligence generally takes the form of an “environmental site assessment”. Although environmental site assessments are given different labels by difference companies performing them, White Mountain Survey performs Phase One, Level I site audits. These site assessments begin with a check on the history of a parcel, a review of aerial photographs, record review at the state and federal level, an on-site investigation, and the preparation of a report of our findings. Here is a list of clients for whom we have performed this service.

Community Bank and Trust Company
Performed 22 Level I ESA's for them.
15 Varney Road
Wolfeboro, NH 03894
(603) 569-8400
Joseph Costello, VP, Commercial Lending

Domestic Bank
Performed 1 Level I ESA for them.
815 Reservoir Ave.

Cranston, RI 02910
Fred Hashway, V.P. Commercial Lending

New Hampshire Business Development Corp.
Performed 6 Level I ESA's for them.
1001 Elm Street
Manchester, NH 03101
(603) 623-5500
Jean Gill

North Conway Bank (Now Peoples Heritage Bank)
Performed 3 Level I ESA's for them.
No present contacts

First New Hampshire Bank (Now Citizens)
Performed 24 Level I ESA's for them.
No present contacts

Farmington National Bank
Performed 6 Level I ESA's for them.
8 Central Street
Farmington, NH 03835
(603) 755-2255
Bennett K. Morong, VP
Mary Boute