



EXHIBIT A-1

(The Garrison Place Real Estate Investment Trust – Nottingham)

A certain tract of land, situated in Nottingham, in the County of Rockingham and State of New Hampshire, with the buildings thereon, bounded as follows: On the South by the turnpike Road, so-called; on the East by land now or formerly of Jeremiah Chesley Northerly by Strafford County line, and Westerly by land now or formerly of True W. Chesley. Containing one hundred acres, be the same more or less, and having been formerly known as the homestead farm of the late Asa G. Chesley.

Also a certain tract of land, situate in Barrington, in the County of Strafford and State of New Hampshire, bounded and described as follows, to wit: Beginning at the County Line at the corner of land of True W. Chesley and running N. 44 E. by land of said Chesley and land formerly owned by Bartlett and Coursey 62.82 rods to stake and stones; thence Southeasterly about 53 rods to a stake and stones on line of the Evans land; thence by this line and spotted trees Southwesterly to a stake and stones on County Line; thence Northwesterly by said County Line to first mentioned bound. Containing twenty acres, more or less, and known as the Garland Lot and owned by the late Asa G. Chesley.

Meaning and intending to describe and mortgage the same premises conveyed to Francesco Rotondo, Trustee of The Garrison Place Real Estate Investment Trust dated May 5, 1998, and recorded in the Rockingham County Registry of Deeds at Book 3290, Page 392, and rerecorded at Book 3308, Page 1138.



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EXHIBIT A-2
(Sweet Review Realty Trust – Nottingham)

A certain tract of land with the buildings thereon, situated in the Town of Nottingham, County of Rockingham and state of New Hampshire, bounded and described as follows:

Lot 6, containing 3,338,510 square feet (76.62 acres) more or less on a subdivision plan which is recorded at the Rockingham County Registry of Deeds as Plan #D-33508.

Being a portion of the premises conveyed to us by deed of Brett Gillespie dated December 27, 1999, and recorded at Rockingham County Registry of Deeds on January 3, 2000 at Book 3447, Page 2221.

Meaning and intending to describe and mortgage the same premises conveyed to Sweet Review Realty Trust by Warranty Deed of Brett Gillespie and Stephanie Gillespie dated April 25, 2006, to be recorded herewith.



EXHIBIT A-3
(Just Cause Realty Trust – Nottingham)

A certain tract or parcel of land with the buildings thereon, in Nottingham, County of Rockingham and State of New Hampshire, being bounded and described as follows:

Beginning at a stonewall on the Northerly sideline of the Turnpike Road, so-called, now known as Route 4 – at land of the heirs of Felix Pulcinella; thence running Northerly along the said stonewall and land of Pulcinella to the Town line of Barrington, also the County Line of Strafford County; thence turning and running Westerly along the said Town and County lines, a distance of twenty (20) rods to land formerly of Alice Chesley and Bessie M. Spencer – now of Douglas McDonald; thence turning and running by said McDonald's land and parallel with the first-described line, to a point two hundred thirty-five (235) feet Northerly from the said Turnpike Road, thence turning and running Easterly by land conveyed by Pearl V. Chesley, as Grantor, to Victor and Violet DeMeritt by deed dated September 14, 1953, and recorded in the Rockingham County Records, Book 1294, Page 27, to a point thirty (30) feet from Pulcinella land; thence turning and running Southerly, parallel with the said stonewall and land of Pulcinella, a distance of one hundred fifty (150) feet to the said Turnpike Road; thence turning and running Easterly along the said Turnpike Road, a distance of thirty (30) feet to the point of beginning. Containing fourteen (14) acres, more or less.

Meaning and intending to describe and mortgage the same premises conveyed to Joseph Fitzgibbons, Trustee of Just Cause Realty Trust by Warranty Deed of Kirby G. Harnum, Trustee of the K. and B. Realty Trust dated June 11, 2003, and recorded in the Rockingham County Registry of Deeds at Book 4054, Page 2394.



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EXHIBIT A-4

(The Garrison Place Real Estate Investment Trust – Barrington)

Those certain tracts or parcels of land situate in Barrington, County of Strafford and in Nottingham, County of Rockingham, State of New Hampshire, being bounded and described as follows:

A certain tract of land, situated in Nottingham, in the County of Rockingham and State of New Hampshire, with the buildings thereon, bounded as follows: On the South by the turnpike Road, so-called; on the East by land now or formerly of Jeremiah Chesley Northerly by Strafford County line, and Westerly by land now or formerly of True W. Chesley. Containing one hundred acres, be the same more or less, and having been formerly known as the homestead farm of the late Asa G. Chesley.

Also a certain tract of land, situate in Barrington, in the County of Strafford and State of New Hampshire, bounded and described as follows, to wit: Beginning at the County Line at the corner of land of True W. Chesley and running N. 44 E. by land of said Chesley and land formerly owned by Bartlett and Coursey 62.82 rods to stake and stones; thence Southeasterly about 53 rods to a stake and stones on line of the Evans land; thence by this line and spotted trees Southwesterly to a stake and stones on County Line; thence Northwesterly by said County Line to first mentioned bound. Containing twenty acres, more or less, and known as the Garland Lot and owned by the late Asa G. Chesley.

Meaning and intending to describe and mortgage the same premises conveyed to Francesco Rotondo, Trustee of The Garrison Place Real Estate Investment Trust by Quitclaim Deed of Robert C. Pulcinella dated May 5, 1998, and recorded in the Strafford County Registry of Deeds at Book 2003, Page 726.

**EXHIBIT B**

USA SPRINGS, INC.

PERMITS

NHDES

1. Large Groundwater Withdrawal Permit No. LGWP 2004-0003
Date of Issuance: July 1, 2004
Date of Expiration: July 1, 2014
Permit Holder: USA Springs, Inc.
2. Groundwater Management Permit No. GWP-200302008-N-001
Date of Issuance: July 1, 2004
Date of Revision: November 30, 2004
Date of Expiration: June 30, 2009
Permit Holder: USA Springs, Inc.
3. Certificate of No Further Action dated April 28, 2005
Certificate Holder: USA Springs, Inc.
4. Site Specific Permit WPS-7147
Date of Issuance: May 11, 2005
Date of Expiration: May 11, 2007
Permit Holder: Garrison Place Real Estate Investment Trust
5. Wetlands and Non-Site Specific Permit 2001-00716
Date of Issuance: May 25, 2005
Date of Expiration: May 25, 2010
Permit Holder: Garrison Place Real Estate Investment Trust
6. Approval of Request to Retain 6 Monitoring Structures dated May 26, 2005
to Garrison Place Real Estate Investment Trust
7. Permit No. 184.22 – Permit to Construct a New Dam dated May 26, 2005
Permit Holder: Garrison Place Real Estate Investment Trust
8. Approval of Application for Holding Tank Registration dated June 8, 2005
Application Holder: USA Springs, Inc.
9. Amendment of Site Specific Permit WPS-7147 dated July 14, 2005
(New Permit No. WPS-7147-A)
Permit Holder: Garrison Place Real Estate Investment Trust
10. Approval No. CA2005072713 dated June 10, 2005
to Garrison Place Real Estate Investment Trust
11. Site Plan Review for Site Specific Permit No. WPS-7147 dated October 17, 2005
for USA Springs, Inc.



12. Approval of Wells USA-1, USA-2, USA-4 dated October 25, 2005 to USA Springs, Inc.

NHDOT

13. Driveway and Excavation Permit No. 06-351-296
Dated: September 15, 2004
Date of Expiration: September 15, 2007
Permit Holder: Garrison Place Real Estate Investment Trust

U.S. ARMY CORP OF ENGINEERS

14. Confirmation of Authorization by NH SPGP, Permit No. 52, dated July 19, 2006 with attached Work Start Notification Form to Garrison Place Real Estate Investment Trust

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15. Declaration of Restrictive Covenant by the Garrison Place Real Estate Investment Trust recorded in the Rockingham County Registry of Deeds on August 8, 2006, Book 4692, Page 2263

16. Application for Building Permit No. 141-06 - Town of Nottingham dated November 22, 2006
Applicant: Garrison Place Real Estate Investment Trust

17. Building Permit No. 141-06 - Town of Nottingham issued November 22, 2006
Owner: Garrison Place Real Estate Investment Trust

U.S. E.P.A. NPDES

18. Stormwater Construction General Permit (CGP)
Issued 12-28-05 EPA Tracking Number NHR10B032



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EXHIBIT C

Schedule B- Section II Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Note: As used herein recorded shall mean recorded with the Rockingham and Strafford County (New Hampshire) Registry of Deeds, as noted.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any encroachment, encumbrance, violation variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey and personal inspection of the Land.
3. Any lien, or right to a lien, for services, labor or materials, heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Rights or claims of parties and/or persons in possession.
5. Liens for real estate taxes assessed for that portion of the fiscal year and subsequent years not yet due and owing, and for unpaid water, sewer and/or other municipal charges, if any.
6. Title to and rights of the public and others entitled thereto in and to any portion of the insured premises located within the bounds of adjacent streets, roads and ways.
7. This policy does not insure the accuracy of any statements of area or acreage appearing in the insured description.
8. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the Condominium Act of the State of New Hampshire R.S.A. Chapter 356-B or set forth in the Declaration of Condominium referenced in Exhibit A hereof, as amended of record, in the related By-Laws, Rules and Regulations and site and floor plans, in any instrument creating the estate or interest insured by this policy and in any of the instruments aforesaid.

SCHEDULE B-2, PART 1-1 (NOTTINGHAM) APPLYING TO PARCEL A-1 (Garrison Place Real Estate Investment Trust)

9. DES Permit to construct Dam at Book 4493, Page 567.
10. Current Use at Book 1074, Page 399, as may apply.
11. Right to use lane at Book 1074, Page 399.
12. Easement to Public Service Company of New Hampshire dated 11/14/2007 at Book 4891, Page 935.

SCHEDULE B-2, PART 1-2 (NOTTINGHAM) APPLYING TO PARCEL A-2 (Sweet Review Realty Trust)



13. All matters noted and depicted on Plan D-33508.
14. Telecommunications Ground Lease and access at Book 3445, Page 31, Book 3445, Page 36, Book 3479, Page 1877, Book 3478, Page 1879, and Book 4383, Page 2477.
15. Utility Easement to Verizon NE, Inc. at book 4742, Page 2645.
16. Water rights reserved and set forth at Book 2354, Page 661.
17. All matters noted and depicted on Plan D2743.

SCHEDULE B-2, PART 1-3 (NOTTINGHAM) APPLYING TO PARCEL A3 (JUST CAUSE REALTY TRUST)

18. Easement to Public Service Company, New England Telephone and Telegraph at Book 2371, Page 1264.
19. Agreement with Twin State Gas at Book 925, Page 190.

SCHEDULE B-2, PART 1-4 (BARRINGTON) APPLYING TO PARCEL A-4 (The Garrison Place Real Estate Investment Trust)

20. Access to the subject Parcel is land locked.
21. Notice of Groundwater Permit and Release at Book 3053, Page 965, and Book 3211, Page 739.

SCHEDULE B-2, PART 1-5 APPLYING TO A-1, A-2, A-3, A-4 (All Parcels)

26. Planning Board approvals by the Town of Nottingham and Barrington.
27. DES Notice of Groundwater Management Permit at Book 4350, Page 681 (Rockingham).
28. DES Administrative Order at Book 3852, Page 2055 (Rockingham).
29. DES Wetlands and Non Site Specific Permit at Book 4593, Page 1641 (Rockingham).
30. Deed Restriction at Book 4609, Page 2310 as applicable to Parcel on Exhibit A-1, and as may apply to A-2, A-3, and A-4 (Rockingham).
31. DES Wetlands Permit 2001-0076.
32. Declaration of Restrictive Covenants of August 4, 2006 at Book 4692, Page 2263 including reference to DES Wetlands Permit 2001-76, State Programmatic General Permit NAE 2004-2551, DES Groundwater Permit LGWD 2004-03 and all other matters (Rockingham).
33. Affidavit as to Permits Approvals and States at 4609, Page 2291 corrected at Book 4626, Page 1509 (Rockingham).
34. All matters noted and depicted on Plan 33445, and all sheets related or recorded therewith, and all matters noted or depicted thereon (Rockingham).



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- 35 Notice of Groundwater Management Permit at Book 4333, Page 1940 (Rockingham).
- 36 Any matter referenced on B-1-A-1, A-2, A-3, and A-4 that has general application to all parcels.
- 37 Permits 1-18 on USA Springs, Inc., permits, as attached.