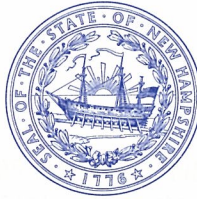


THE STATE OF NEW HAMPSHIRE

CHAIRMAN  
Thomas B. Getz

COMMISSIONERS  
Graham J. Morrison  
Clifton C. Below

EXECUTIVE DIRECTOR  
AND SECRETARY  
Debra A. Howland



PUBLIC UTILITIES COMMISSION

21 S. Fruit Street, Suite 10  
Concord, N.H. 03301-2429

Tel. (603) 271-2431

FAX (603) 271-3878

TDD Access: Relay NH  
1-800-735-2964

Website:  
[www.puc.nh.gov](http://www.puc.nh.gov)

June 4, 2009

Debra A. Howland, Executive Director  
N.H. Public Utilities Commission  
21 S. Fruit Street, Suite 10  
Concord, N.H. 03301-2429

Re: DW 08-065 Hampstead Area Water Company, Inc.  
Record Request for Hearing, Exhibit No. 7



Dear Ms. Howland:

At yesterday's hearing in this docket, a record request was made for the attached documents and Hearing Exhibit No. 7 was reserved for these. Thank you in advance for your assistance with ensuring that this exhibit is placed in the Commission's file.

Sincerely,

A handwritten signature in cursive script that reads "Marcia A. B. Thunberg".

Marcia A. B. Thunberg  
Staff Attorney/Hearings Examiner

cc: Service List

**2008 ADDITIONS  
PROMISSORY NOTE**

Initial Interest Rate    5.50%  
Principle Balance:      \$94,232.09  
Date:                      July 1, 2009  
Term:                      Twenty (20) years

Hampstead Area Water Company, Inc. (HAWC) promises to pay to Lewis Builders Development, Inc., (LBDI), the sum of Ninety Four Thousand Two Hundred Thirty Two and 09/100<sup>th</sup> Dollars (\$94,232.09) ("Principal"), plus interest calculated initially from the date of this note at the rate of Five and 50/100<sup>th</sup> (5.50%) percent, and payable as follows:

In Two Hundred and Forty (240) monthly installments of \$648.21 commencing on July 1, 2009 and every month thereafter, to be paid on the 1<sup>st</sup> day of each month until the balance is paid in full. The interest rate shall be adjusted on July 1, 2012 and every three (3) years thereafter, to be calculated in the amount of Two and one-quarter (2-1/4%) plus the Prime Rate as published in the Wall Street Journal on the last business day of each calendar year.

Hampstead Area Water Company, Inc. may prepay this note at any time.

HAMPSTEAD AREA WATER  
COMPANY, INC.

\_\_\_\_\_  
Witness:

By: \_\_\_\_\_  
Christine Lewis Morse, Its Vice  
President, duly authorized.

ACKNOWLEDGED AND ACCEPTED  
LEWIS BUILDERS DEVELOPMENT, INC.,

BY \_\_\_\_\_  
Christine Lewis Morse, its President duly authorized



**Banknorth**

Commercial Real Estate Group  
153 Merrimack Street  
P.O. Box 431  
Haverhill, MA 01831-2314  
T: 978 374-1911 F: 978 521-5826  
TDBanknorth.com

TD Bank, N.A.  
Term Sheet –  
For  
Hampstead Area Water Company Inc.  
54 Sawyer Avenue  
Atkinson, NH  
May 29, 2009

The proposed terms and conditions set forth below have been approved and constitute a commitment to lend.

<u>Borrower:</u>	Hampstead Area Water Company
<u>Co-Borrower:</u>	Lewis Builders Inc.
<u>Guarantors:</u>	Christine Lewis Morse shall provide an unlimited guarantee.
<u>Amount:</u>	\$1,450,000.00
<u>Purpose:</u>	Refinance existing obligations of Hampstead Area Water Company due to Lewis Builders Inc. and Lewis Builders Development Inc.
<u>Maturity:</u>	5 years
<u>Amortization:</u>	20 years
<u>Interest Rate:</u>	Fixed forty eight (48) hours prior to closing for the term of the note at 300 basis points above the 5 year Federal Home Loan Bank Classic Advance Rate. For discussion purposes, if the interest rate were to be set today it would be 6.49%.
<u>Origination Fee:</u>	One half of one percent of the first mortgage loan amount - \$6,750.00
<u>Prepayment Penalty:</u>	Standard yield maintenance
<u>Collateral:</u>	Second security interest in all business assets of Hampstead Area Water Company Inc.  Mortgage and Assignments of Leases/Rents on the Mortgaged Properties known the East Village Apartments, Atkinson Apartments and Cobblers Ridge subject to existing mortgages held by TD Bank, N.A. All loan facilities outstanding with Lewis Builders Inc. shall be cross defaulted.

Covenants:

Borrower(s) must maintain a minimum debt service coverage ratio of 1.25x defined as:

[ HAWC's (EBITDA PLUS/MINUS nonrecurring expenses/income MINUS distributions MINUS cash taxes) + Lewis Builders Inc. & Subsidiaries (EBITDA PLUS/MINUS nonrecurring expenses/income MINUS distributions MINUS cash taxes)] DIVIDED BY [ HAWC's (prior period CMLTD interest expense) + Lewis Builders Inc (prior period CMLTD interest expense)]

Loan-To-Value Ratio:

Subject to review and acceptance by TD Bank's Commercial Appraisal Department of an evaluation of the properties provided as collateral supporting a loan to value ratio no greater than 70%. The 70% maximum loan to value will be an on going requirement for the life of the loan. (Completed)

Financial Reporting:

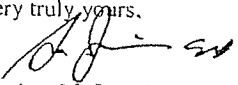
Full financial disclosure of the borrower's and guarantor's on an annual basis.

Other Conditions:

1. Subject to receipt and review of satisfactory environmental due diligence. (Completed)
2. Subject to loan documents satisfactory to Bank counsel.
3. No material or adverse changes between the date of the commitment letter and closing.

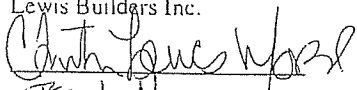
We are very pleased to be able to provide these terms and would like to discuss any concerns or comments you may have. Please call me directly at (978) 556-1106 so we can discuss this proposal in detail.

Very truly yours,

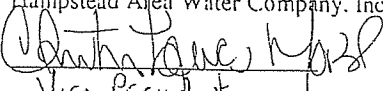
  
Stephen M. Jasklevicus  
Senior Vice President

Please sign below indicating your acceptance and understanding of these terms and conditions. This commitment will expire on August 28, 2009. All terms will be incorporated into the loan documents and this document will not survive the closing.

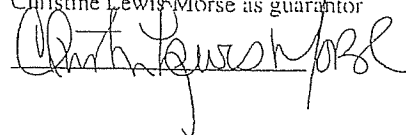
Lewis Builders Inc.

  
President

Hampstead Area Water Company, Inc.

  
Vice President

Christine Lewis Morse as guarantor



STEPHEN R ECKBERG  
OFFICE OF CONSUMER ADVOCATE  
21 SOUTH FRUIT ST STE 18  
CONCORD NH 03301

MEREDITH A HATFIELD  
OFFICE OF CONSUMER ADVOCATE  
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ROBERT LEVINE  
HAMPSTEAD AREA WATER COMPANY  
54 SAWYER AVE  
ATKINSON NH 03811

STEPHEN P ST CYR  
STEPHEN P ST CYR & ASSOC  
17 SKY OAKS DR  
BIDDEFORD ME 04005

JOHN SULLIVAN  
LEWIS BUILDERS  
54 SAWYER AVE  
ATKINSON NH 03811

Docket #: 08-065      Printed: June 04, 2009

**FILING INSTRUCTIONS:**    **PURSUANT TO N.H. ADMIN RULE PUC 203.02(a),**  
**WITH THE EXCEPTION OF DISCOVERY, FILE 7 COPIES (INCLUDING COVER LETTER) TO:**  
DEBRA A HOWLAND  
EXEC DIRECTOR & SECRETARY  
NHPUC  
21 SOUTH FRUIT STREET, SUITE 10  
CONCORD NH 03301-2429

PURSUANT TO N.H. ADMIN RULE 203.09 (d), FILE DISCOVERY

DIRECTLY WITH THE FOLLOWING STAFF

RATHER THAN WITH THE EXECUTIVE DIRECTOR

LIBRARIAN  
NHPUC  
21 SOUTH FRUIT ST, SUITE 10  
CONCORD NH 03301-2429

BULK MATERIALS:

Upon request, Staff may waive receipt of some of its multiple copies of bulk materials filed as data responses. Staff cannot waive other parties' right to receive bulk materials.

DOUG BROGAN  
NHPUC  
21 SOUTH FRUIT ST, SUITE 10  
CONCORD NH 03301-2429

JIM CUNNINGHAM  
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MARK NAYLOR  
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21 SOUTH FRUIT ST, SUITE 10  
CONCORD NH 03301-2429

MARCIA THUNBERG  
NHPUC  
21 SOUTH FRUIT ST, SUITE 10  
CONCORD NH 03301-2429

PURSUANT TO N.H. ADMIN RULE 203.09 (d), FILE DISCOVERY

DIRECTLY WITH THE FOLLOWING STAFF

RATHER THAN WITH THE EXECUTIVE DIRECTOR

AMANDA NOONAN  
CONSUMER AFFAIRS DIRECTOR  
NHPUC  
21 SOUTH FRUIT ST, SUITE 10  
CONCORD NH 03301-2429