

FAIRFIELD ESTATES
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Return to:
Robert C. Levine
Lewis Builders, Inc.
54 Sawyer Avenue
Atkinson, NH 03811

**EXHIBIT 1
FAIRFIELD**

WATER RIGHTS DEED AND EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that, we the undersigned, **GRANT TO HAMPSTEAD AREA WATER CO., INC.**, (HAWC) a New Hampshire corporation with offices at 54 Sawyer Avenue, Atkinson, Rockingham County, New Hampshire 03811 (Grantee) with **QUITCLAIM COVENANTS**

The following interest in land situated in the Town of **Sandown**, Rockingham County, New Hampshire; the following water rights and easements over parcels of land known as a certain parcel of land situate in Rockingham County, Town of **Sandown**, New Hampshire, and shown on plan of land entitled "Map 5, Lot 18, Lot Line Change Plan located in Sandown, N.H. know as 'Fairfield', scale 1"=50', dated June 20, 1985", prepared by James M Lavelle Assoc, and recorded in the Rockingham Registry of Deeds as Plan no. D-14068 (Plan). Being the premises described in deed recorded in Book 2506 Page 936 of the Rockingham Registry of Deeds.

I. WATER RIGHTS:

HAWC shall have the right and title to all ground and bedrock water in, on, or that may be produced from the Premises as described below the right and title to all pipes, mains, pumps, pump houses, and related machinery and equipment as may now or may subsequently be constructed on the Premises as part of the domestic water supply system.

II. EASEMENT FOR ACCESS TO CONSTRUCT WATER SYSTEM AND FACILITIES:

HAWC shall have the right and easement for the full right of ingress and egress over upon and across so much of the Premises as is reasonably necessary for the purpose of exploring for such and for drilling wells or producing the same and for storing and removing the same when so produced. This right of ingress and egress shall include the right to make and use of so much of the surface of the land described and shown on the Plan, as may be reasonably incident or convenient to any exploration, development, storage, or production, including drilling of water wells and the erection

of pipe lines, storage tanks, pumps, pump houses, and other surface structures incident or convenient to such production, storage, or removal of water from the Premises. All such structures, material, machinery, or equipment placed upon the property by Grantee or anyone claiming under it may be removed by Grantee or those claiming under them at any time.

III. RIGHT TO REASONABLE ACCESS AND TO SECURE FACILITIES AND CONTROL ACCESS:

HAWC shall have the right to reasonable access to service and repair pipe lines, storage tanks, pumps, pump houses, and other surface structures and the right to fence-off and otherwise secure all such pumping and storage facilities and to control access thereto as may be reasonably necessary to protect and preserve the quality of water so provided and stored and to prevent the interruption of supply of water.

IV. RIGHT AND EASEMENT TO ENFORCE PROTECTIVE WELL RADIUS EASEMENTS:

HAWC shall have the right and easement to enforce the sanitary water protective easement provisions of Schedule A attached hereto, within the sanitary easement area as is shown on the Plan in accordance with and to the extent required or allowed by the New Hampshire Department of Environmental Services or its successor;.

V. THE RIGHT AND EASEMENT TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN, AND OPERATE A WATER DISTRIBUTION SYSTEM, FACILITIES AND SYSTEM:

HAWC shall have the right and easement to lay, construct, maintain, and operate pipe lines, valves, hookups, and meters for the supply of domestic water to all lots as may be shown on the Plan or as may otherwise be or become a part of the development in, Rockingham County, New Hampshire, (Development) as shown on the Plan, and to such adjoining or other premises as now or as may in the future constitute part of Grantee's franchise area.

The within granted right being the right to enter onto and construct, reconstruct, maintain, and operate water lines, valves, hookups, and meters in and under private and public ways and in and under strips of land

1. along and adjacent to public and private ways; and
2. across such strips of the land as shown on the Plan as may be reasonably necessary to lay, construct, and maintain water lines, pipes, and valves to serve the Premises and other premises within any franchise area licensed

to Grantee by the New Hampshire Public Utility Commission as the same may, from time to time, be constituted, and to collect such water charges as such Commission shall approve.

VI. GRANTEES COVENANTS AND OBLIGATIONS.

By acceptance of this grant and conveyance, Grantee hereby covenants and agrees;

1. Not to disturb or interfere, except for emergencies, with the use of any lot or residence built or to be built on the Premises;
2. To reconstruct and regrade any and all areas its disturbs in constructing and maintaining water lines; and
3. To supply domestic potable water to the Premises in quantities sufficient to meet the reasonable requirements of the Development

This is homestead property of the Grantors and we hereby waive our homestead rights therein.

WITNESS our hand and seal this 28th day of October, 2010

**FAIRFIELD ESTATES
HOMEOWNERS ASSOCIATION**

Donne M. Manning
Witness

By: John Cloten

Don M. Manning
Witness

By: William Keenan

Don M. Manning
Witness

By: For J. D. Gallant

1 Fairfield Road

Darren M. Gallant
Darren M. Gallant

Jessica D. Gallant
Jessica D. Gallant

4 Fairfield Road
4 Fairfield Road Realty Trust

by: Dana E. Kawa
Dana E. Kawa, Trustee

[Signature]
Witness

6 Fairfield Road

[Signature]
Lisa R. Brown

[Signature]
Witness

7 Fairfield Road

[Signature]
Shawn P. Morris

[Signature]
Denise Morris

9 Fairfield Road

The John A. Clater and Letitia L. Clater Revocable Living Trust u/d/t July 6, 1998

by: [Signature]
John A. Clater, Trustee

by: [Signature]
Letitia L. Clater, Trustee

11 Fairfield Road

[Signature]
William E. Gurczak, Jr.

[Signature]
Sandra J. Gurczak

15 Fairfield Road

[Signature]
Bernardo D. Aquino

[Signature]
Maribel M. Aquino

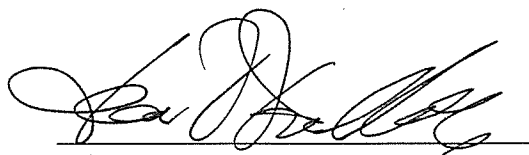
17 Fairfield Road

[Signature]
Karen A. Ely


[Signature]
David Call


19 Fairfield Road


Sandra J. Rivet

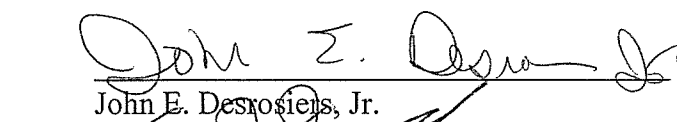


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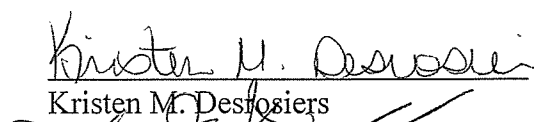

21 Fairfield Road

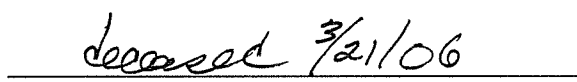

Joseph Terlikosky



Denise Terlikosky

1 Geisser Lane

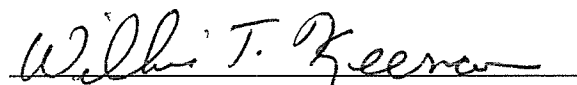

John E. Desrosiers, Jr.

2 Geisser Lane

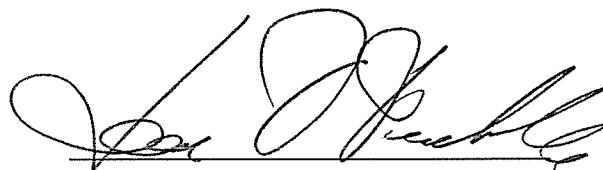

Kristen M. Desrosiers



Robert M. Curran



Cheryl Curran

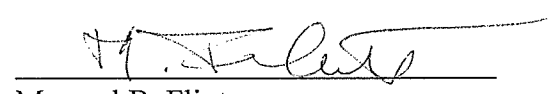
3 Geisser Lane


William T. Keenan

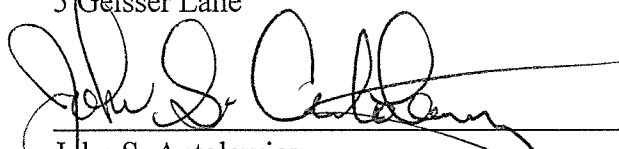

Witness

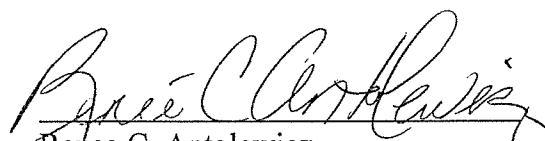
4 Geisser Lane

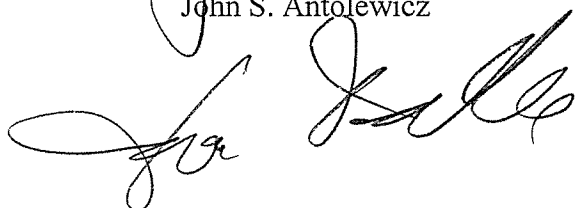

Robert A. Flint

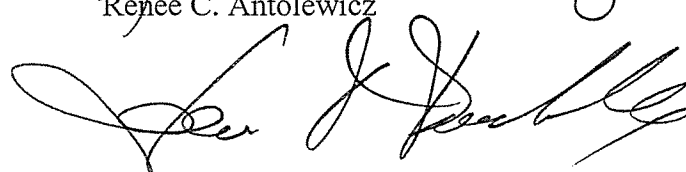

Marycel B. Flint

5 Geisser Lane


John S. Antolewicz


Renee C. Antolewicz



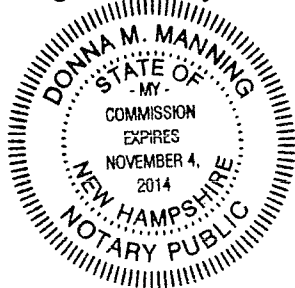


ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

October 28, 2010

Personally appeared before me, John Clater, William Keenan & Joseph T. Terlikosky, being all the Directors of the Fairfield Estates Homeowners Association, duly authorized, and known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same, in such capacity, for the purposes therein contained.



Donna M. Manning
Justice of the Peace/Notary Public
My Commission Expires:

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

7/26, 2010

Personally appeared before me, Darren M. Gallant and Jessica D. Gallant, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



Denise Terlikosky
Justice of the Peace/Notary Public
My Commission Expires:

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

7/26, 2010

Personally appeared before me, Dana E. Kawa, Trustee of the 4 Fairfield Road Realty Trust, known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.



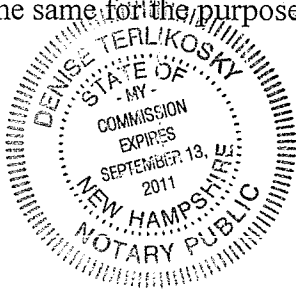
Denise Terlikosky
Justice of the Peace/Notary Public
My Commission Expires:

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

Oct 25, 2010

Personally appeared before me, Lisa R. Brown, known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.



Denise Terlikosky
Justice of the Peace/Notary Public
My Commission Expires:

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

Aug 1, 2010

Personally appeared before me, Shawn P. Morris and Denise Morris, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



Denise Terlikosky
Justice of the Peace/Notary Public
My Commission Expires:

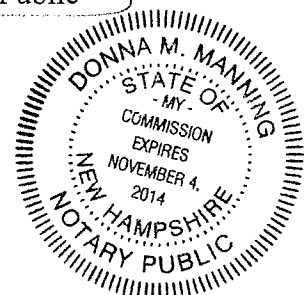
ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

October 28, 2010

Personally appeared before me, John A. Clater and Letitia L. Clater, Trustees of The John A. Clater and Letitia L. Clater Revocable Living Trust u/d/t July 6, 1998, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Donna M. Manning
Justice of the Peace/Notary Public
My Commission Expires:

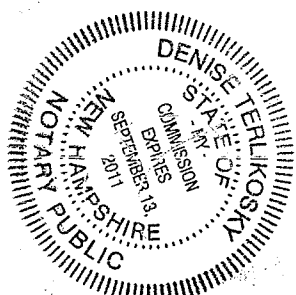


ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

10/2, 2010

Personally appeared before me, William E. Gurczak and Sandra J. Gurczak, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



[Signature]
Justice of the Peace/Notary Public
My Commission Expires:

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

8-4, 2010

Personally appeared before me, Bernardo D. Aquino and Maribel M. Aquino, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



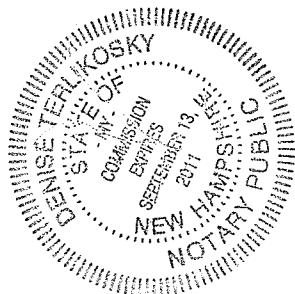
[Signature]
Justice of the Peace/Notary Public
My Commission Expires:

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

10/22, 2010

Personally appeared before me, Karen A. Ely and David Call, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



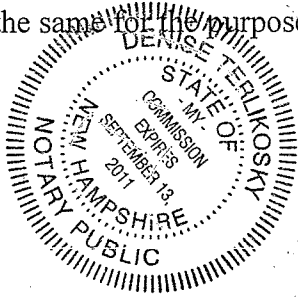
[Signature]
Justice of the Peace/Notary Public
My Commission Expires:

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

7/6, 2010

Personally appeared before me, Sandra J. Rivet, known to me or satisfactorily proven, to be the persons whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.



Denise Terlikosky
Justice of the Peace/Notary Public
My Commission Expires:

9/13/2011

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

October 25, 2010

Personally appeared before me, Joseph Terlikosky and Denise Terlikosky, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

DONNA M. TAYLOR
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
MY COMMISSION EXP. JAN. 30, 2013

Donna M. Taylor
Justice of the Peace/Notary Public
My Commission Expires:

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

10/18, 2010

Personally appeared before me, Robert M. Curran and Cheryl Curran, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



Denise Terlikosky
Justice of the Peace/Notary Public
My Commission Expires:

10/18/10

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

7/26, 2010

Personally appeared before me, William T. Keenan, known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.



Denise Terlikosky
Justice of the Peace/Notary Public
My Commission Expires:

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

10/22, 2010

Personally appeared before me, Robert A. Flint and Marycel B. Flint, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



Denise Terlikosky
Justice of the Peace/Notary Public
My Commission Expires:

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

7/26, 2010

Personally appeared before me, John S. Antolewicz and Renee C. Antolewicz, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



Denise Terlikosky
Justice of the Peace/Notary Public
My Commission Expires:

SCHEDULE A

The purpose of this Sanitary Protective Easement is to establish a protective area to prevent contamination of the water supply distribution system shown on the Plan. Hereafter, and for so long as said system located within the easement area are used for a water distribution system, the area of the above-described easements shall be kept in a natural state. No use of the area shall be permitted which could directly or indirectly degrade the quality of the aforementioned water distribution system.

Uses that are prohibited include:

1. Transportation corridors, except as shown on the Plan, and as access to booster stations and pump house for maintenance and repairs;
2. Underground utilities or structures, except those that are associated with potable water, electricity or communication;
3. The storage, handling, transporting, treating or disposal of:
 - a. domestic or industrial waste or waste water;
 - b. hazardous or regulated substances such as pesticides, gas and oil or other chemicals;
 - c. hazardous or solid wastes; or
 - d. fertilizers.
4. Any other activities or uses that the New Hampshire Department of Environmental Services (NHDES) determines would be detrimental to water quality.

No Change in the use of the area of the protective easement may be undertaken without approval from the NHDES.

The Sanitary Protective Easement as shown on the Plan is for the benefit of the public, and as such, the above provisions may be enforced by NHDES, Grantee, the Town of, and the customers of any water system.

EXHIBIT A

A certain tract of land situated in Chester, County of Rockingham, and State of New Hampshire, bounded and described as follows, viz:

A certain tract or parcel of land situated in the Town of Chester, County of Rockingham and State of New Hampshire, and shown on plan of land entitled "Map 5, Lot 104, Boundary plan, Alta's Way, Route 121A, Chester, New Hampshire", dated December 27, 2005 through revision dated December 18, 2006, prepared by Promised Land Survey, LLC, and recorded in the Rockingham Registry of Deeds as Plan no. D-34394 bounded and described as follow:

Beginning at Northeasterly corner at a granite bound set by Sandown Road (Route 121A) and along the westerly sideline of said road S 56° 57' 19" E a distance of 303.07 feet to a point at a stone wall; thence turning and running S 50° 12' 12" E a distance of 27.15 feet to a point; thence turning and running S 00° 07' 44" W a distance of 19.30 feet to a point; thence turning and running S 14° 42' 39" W a distance of 11.59 feet to a point; thence turning and running S 26° 26' 11" W a distance of 79.66 feet to a point; thence turning and running S 28° 25' 36" W a distance of 75.45 feet to a point; thence turning S 26° 17' 37" W a distance of 98.32 feet to a point; thence turning and running S 27° 00' 56" W a distance of 75.98 feet to a point; thence turning and running S 27° 50' 12" W a distance of 115.98 feet to a point; thence turning and running S 25° 22' 19" W a distance of 69.28 feet to a point; thence turning and running S 26° 55' 58" W a distance of 288.43 feet to a point; thence turning and running S 26° 06' 13" W a distance of 79.89 feet to a point; thence turning and running S 27° 02' 05" W a distance of 108.06 feet to a point; thence turning and running S 26° 21' 47" W a distance of 70.16 feet to a point; thence turning and running S 25° 15' 13" W a distance of 139.46 feet to a point; thence turning and running S 28° 08' 42" W a distance of 253.91 feet to a point; thence turning and running S 28° 12' 03" W a distance of 83.20 feet to a point; thence turning and running S 21° 35' 43" W a distance of 27.43 feet to a point; thence turning and running S 28° 31' 08" W a distance of 42.76 feet to a point; thence turning and running S 25° 11' 51" W a distance of 257.73 feet to a point; thence turning and running S 30° 47' 03" W a distance of 36.81 feet to a point; thence turning and running S 28° 51' 05" W a distance of 40.54 feet to a point; thence turning and running S 26° 34' 12" W a distance of 50.33 feet to a point; thence turning and running S 28° 34' 38" W a distance of 33.82 feet to a point; thence turning and running S 25° 59' 31" W a distance of 49.30 feet to a point; thence turning and running S 28° 31' 44" W a distance of 45.88 feet to a point; thence turning and running S 24° 23' 29" W a distance of 20.01 feet to a point; thence turning and running S 21° 21' 56" W a distance 16.09 feet to a point; thence turning and running N 59° 03' 38" W a distance of 61.32 feet to a point; thence turning and running N 60° 14' 37" W a distance of 71.26 feet to a point; thence turning and running N 57° 35' 02" W a distance of 68.88 feet to a point; thence turning and running N 58° 25' 50" W a distance of 61.77 feet to a point; thence turning and running N 59° 04' 51" W a distance of 50.87 feet to a

point; thence turning and running N 58° 55' 33" W a distance of 39.82 feet to a point; thence turning and running S 27° 22' 20" W a distance of 169.18 feet to a point; thence turning and running S 27° 04' 53" E a distance of 178.87 feet to a point; thence turning and running N 55° 51' 29" W a distance of 114.30 feet to a point; thence turning and running N 56° 53' 14" W a distance of 48.11 feet to a point; thence turning and running N 55° 55' 52" W a distance of 182.15 feet to a point; thence turning and running N 28° 12' 02" E a distance of 93.31 feet to a point; thence turning and running N 27° 06' 48" E a distance of 241.13 feet to a point; thence turning and running N 27° 12' 05" E a distance of 54.64 feet to a point; thence turning and running N 26° 46' 37" E a distance of 45.19 feet to a point; thence turning and running N 27° 09' 27" E a distance of 436.18 feet to a point; thence turning and running N 27° 08' 25" E a distance of 136.08 feet to a point; thence turning and running N 26° 47' 41" E a distance of 234.27 feet to a point; thence turning and running N 26° 01' 08" E a distance of 67.88 feet to a point; thence turning and running S 64° 03' 08" E a distance of 340.65 feet to a point; thence turning and running N 26° 56' 22" E a distance of 91.64 feet to a point; thence turning and running N 27° 17' 51" E a distance of 156.74 feet to a point; thence turning and running N 27° 41' 26" E a distance of 47.70 feet to a point; thence turning and running N 26° 19' 47" E a distance of 129.33 feet to a point; thence turning and running N 29° 28' 00" E a distance of 35.13 feet to a point; thence turning and running N 27° 13' 47" E a distance of 85.71 feet to a point; thence turning and running N 28° 26' 18" E a distance of 65.64 feet to a point; thence turning and running N 27° 16' 59" E a distance of 161.31 feet to a drill hole set; thence turning and running N 26° 45' 17" E a distance of 55.39 feet to a point; thence turning and running N 28° 14' 41" E a distance of 82.89 feet to a point; thence turning and running N 26° 17' 53" E a distance of 38.88 feet to a point; thence turning and running N 27° 16' 37" E a distance of 187.52 feet to a point; thence turning and running N 27° 16' 37" E a distance of 41.91 feet to the point of beginning.

Containing twenty seven and 851/1000th (27.851) acres, more or less.

✓

**PERMIT TO OPERATE
PUBLIC WATER SYSTEM
FISCAL YEAR 2012
July 1, 2011 - June 30, 2012**

Date Issued: June 28, 2011


**JOSEPH TERLIKOSKY
FAIRFIELD HOME OWNERS ASSN
21 FAIRFIELD RD
SANDOWN NH 03873**

**The New Hampshire Department of Environmental Services
DRINKING WATER AND GROUNDWATER BUREAU
hereby issues
a Permit to Operate a Public Water System**

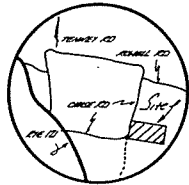
PERMIT NO: 12-2082020 DATE VALID: July 1, 2011 - June 30, 2012

**FAIRFIELD - 2082020
LOCATED IN: SANDOWN NH**

Pursuant to NH RSA 485:3-a, the New Hampshire Department of Environmental Services, Water Division grants this permit to operate. The Permit (or copy) should be appropriately displayed on premises of the operating facility.


**Sarah Pillsbury, Administrator
Drinking Water and Groundwater Bureau**

S-19-3
PAUL J. JOHNS GLESSER
25 CHASE RD.
SANDOWN, N.H. 03873



LOCATION PLAN
1" = 200'



S-19
JAMES M. LITTLE ASSOC
33 CHASE RD.
SANDOWN, N.H. 03873

S-15
MR. ROBERT L. GORDON
DIVISION
1000 1/2 RAILROAD ST.
SANDOWN, N.H. 03873

S-20
MR. ROBERT L. GORDON
DIVISION
1000 1/2 RAILROAD ST.
SANDOWN, N.H. 03873

1. THIS PLANNING PERMITS EXISTING LINES AND ADJACENT
SUPPLIES AND IS PROVIDED TO MORE DENSELY DEVELOP
THE SANDOWN AREA THIS PLANNING PERMITS
1. EXISTING PAVEMENT IS TO BE REPAVED TO 12" OF BASE
BE ALSO: REPAVED PAVEMENT OF LAND LOCATED IN SANDOWN
TOWN AS PERMITTED BY THIS OFFICE DATED 7-1-83
REVISED TO 6-27-83.

MAP 5 LOT 18 LOT LINE CHANGE PLAN

LOCATED IN
SANDOWN, N.H.,

KNOWN AS

"FAIRFIELD"

SCALE: 1" = 50' DATE: 11-17-93

50' 0' 50' 100' 150'

JAMES M. LITTLE ASSOC
STATE ROAD JUNCTION
KIMBERLY, N.H. 03871

S-38
MR. ROBERT L. GORDON
DIVISION
1000 1/2 RAILROAD ST.
SANDOWN, N.H. 03873

BUFFER ZONE

18
8.24 ACRES
OPEN SPACE
(EXCLUSIVE OF WELL AND UTILITY)

CHASE ROAD

FAIRFIELD ROAD

BEISSER ROAD

GRIFFIN ROAD (UNCOMPLETED)

SANDOWN CREEK

WELL HOUSE

EXISTING WELL

SANDOWN PLANNING BOARD APPROVAL

DATE: 12/24/93
CHAIRMAN: G. G. G. G. G.
SECRETARY: G. G. G. G. G.

S-16
MR. ROBERT L. GORDON
DIVISION
1000 1/2 RAILROAD ST.
SANDOWN, N.H. 03873

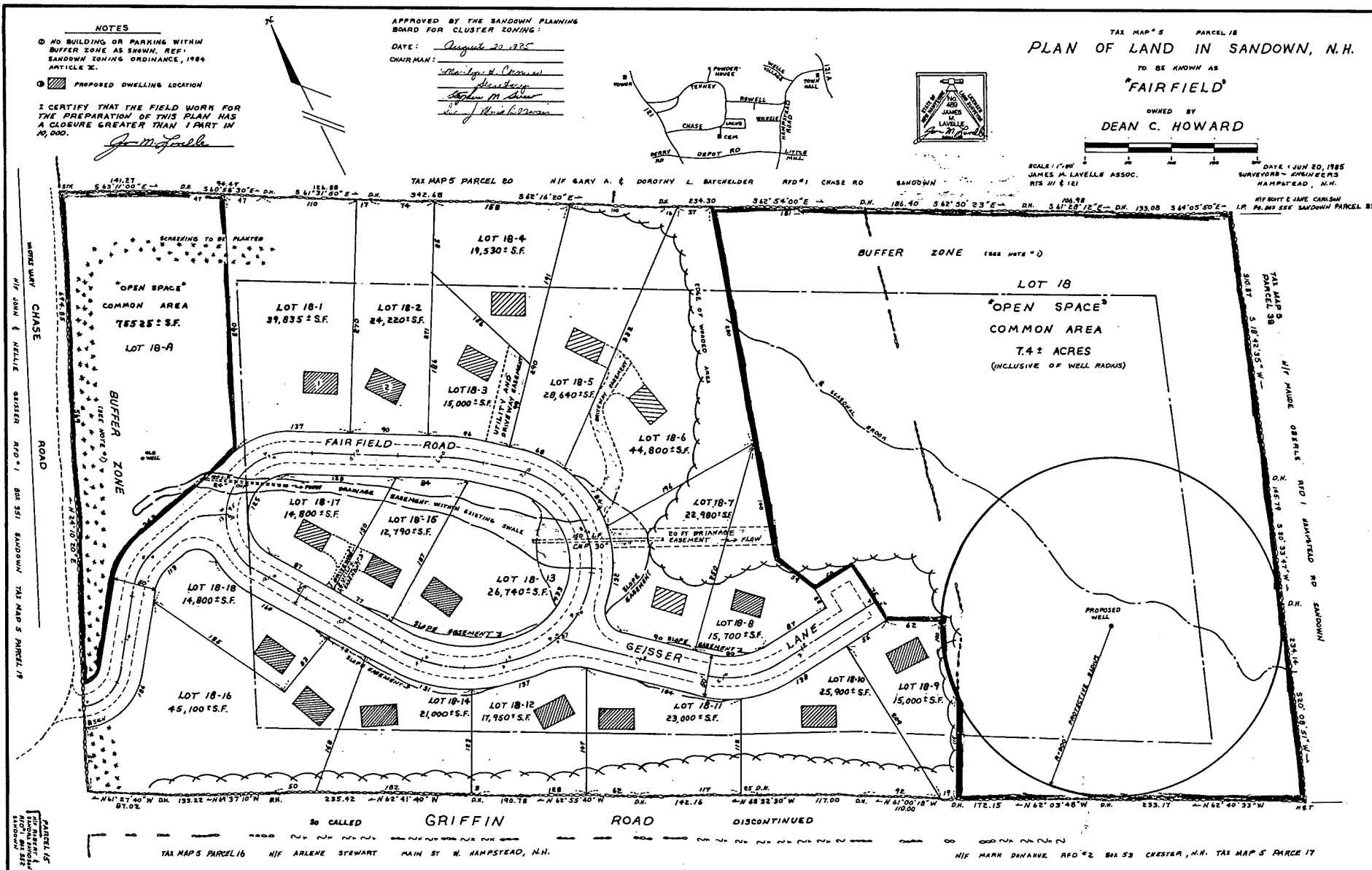
S-17
MR. ROBERT L. GORDON
DIVISION
1000 1/2 RAILROAD ST.
SANDOWN, N.H. 03873

D-22640

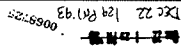
**PROPOSED FRANCHISE AREA
FAIRFIELD**

A certain tract of land situated in Sandown, County of Rockingham, and State of New Hampshire, bounded and described as follows, viz:

The following interest in land situated in the Town of **Sandown**, Rockingham County, New Hampshire; the following water rights and easements over parcels of land known as a certain parcel of land situate in Rockingham County, Town of **Sandown**, New Hampshire, and shown on plan of land entitled "Map 5, Lot 18, Lot Line Change Plan located in Sandown, N.H. know as 'Fairfield', scale 1"=50', dated June 20, 1985", prepared by James M Lavelle Assoc, and recorded in the Rockingham Registry of Deeds as Plan no. D-14068 (Plan). See also Plan D-22640 in said Registry. Being the premises described in deed recorded in Book 2506 Page 936 of the Rockingham Registry of Deeds.



D-14068 See BK 2593 Page 1633
See BK 2593 Page 1634



8X2506 P0936

KNOW ALL MEN BY THESE PRESENTS, That John A. Geisser, Jr., and Nellie K. Geisser, husband and wife, both of Chase Road, Sandown Rockingham County, New Hampshire

for consideration paid, grant to Dean C. Howard, individually, of 180 Emerson Avenue, Hampstead, County of Rockingham, New Hampshire

with warranty covenants

A certain parcel of land situated on the easterly side of Chase Road, Sandown, County of Rockingham, State of New Hampshire, as shown on "Plan of land in Sandown, New Hampshire, John A. Jr., and Nellie K. Geisser, Scale 1" = 100', October 25, 1977, James A. Lavelle Associates Surveyors, Engineers", recorded in Rockingham Registry of Deeds as Plan #C-7677.

Containing 21.97 acres, more or less and being Tax Lot 15-6.

Together with any interest therein, if any, of the within grantors in and to an "Old Road" as shown on said plan.

Being a portion of the Premises conveyed by deed of John A. Geisser Jr., to John A. Geisser Jr., et al, dated May 23, 1956, Recorded in Rockingham Records at Volume 1394, Page 375.



We are husband and wife and we, ~~XXXXXX~~ and ~~XXXXXX~~, release to said grantee all rights of homestead and other interests therein.

Signed this 14th day of August, 1984

John A. Geisser Jr. L.S.
John A. Geisser, Jr.
Nellie K. Geisser L.S.
Nellie K. Geisser
L.S.

State of New Hampshire
Rockingham ss.:

August 14 A.D. 1984

Personally appeared John A. Geisser, Jr. and Nellie K. Geisser known to me, or satisfactorily proven, to be the person s whose name s are subscribed to the foregoing instrument and acknowledged that the y executed the same for the purposes therein contained.

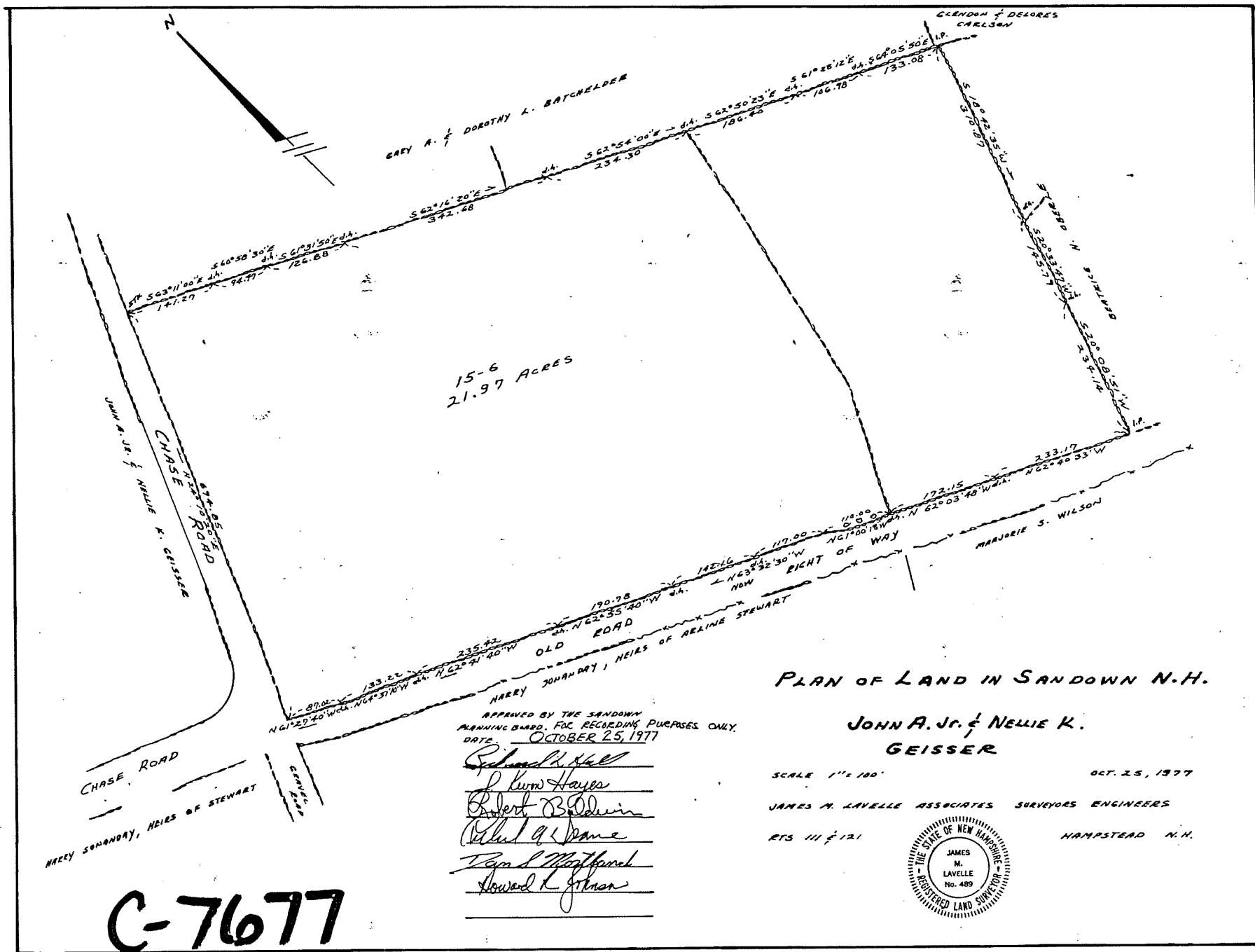
Before me, [Signature]
Justice of the Peace / Notary Public

Rockingham County
Registry of Deeds
Aug 15 12 20 PM '84
30182

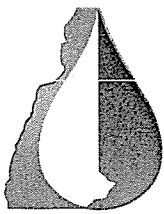
78 MAR 21 10:51

REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

06459



C-7677



HAMPSTEAD AREA

WATER COMPANY, INC

54 SAWYER AVENUE, ATKINSON, NH 03811

TEL: 603.362.4299 FAX: 603.362.4936
www.hampsteadwater.com

September 22, 2011

Board of Selectmen
Town of Sandown
320 Main Street
P.O. 1756
Sandown, NH 03873-2613

Dear Board Members:

This letter is to advise you that the Hampstead Area Water Company, Inc. is filing a petition with the State of New Hampshire Public Utilities Commission to franchise a limited area in your town.

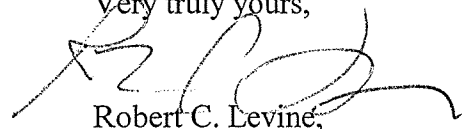
The purpose of the franchise area will be to serve the developed subdivision/site known as Fairfield, off Geisser Lane and Fairfield Road

We request that the Board of Selectmen acknowledge, in writing, to the Public Utilities Commission that they have been duly notified of this proposed petition to franchise this limited area. We have provided a form which you can sign and mail in the enclosed stamped envelope.

By signing this letter you are **not** waiving any right to intervene, should you so desire, nor to appear before or take part in the franchise proceedings before the PUC, should you so desire, but are only acknowledging that we have notified you of this proposed franchised petition.

If you have any questions, please do not hesitate to call me at the above number at extension 3019.

Very truly yours,



Robert C. Levine,
General Counsel

RCL/ja
encl.

TOWN OF SANDOWN

Mr. Douglas Brogan
Public Utilities Commission
21 Fruit Street, Suite 10
Concord, New Hampshire 03301-2429

RE: Petition of Hampstead Area Water Company, Inc. to acquire and operate a water system in Sandown to service the Fairfield subdivision, in Sandown, NH.

Dear Mr. Brogan:

Please be advised that the Sandown Selectmen have been notified of the proposed petition to acquire and operate a small water system extension in Sandown to serve the Fairfield subdivision, located in Sandown, New Hampshire, which consists of 15 units.

Our address is 320 Main Street, P.O. 1756, Sandown, NH 03873-2613, and our telephone number is 603-887-3646.

Dated: _____

Sandown Board of Selectmen

By: _____

Title: _____

**FAIRFIELD ESTATES
BILL OF SALE OF WATER UTILITY ASSETS**

NOW COMES THE FAIRFIELD ESTATES HOMEOWNERS ASSOCIATION, of GEISSER LANE, SANDOWN, New Hampshire, ("Seller"), and in consideration of the agreement to operate of the water system described below, by Hampstead Area Water Company, Inc., of 54 Sawyer Avenue, Atkinson, New Hampshire ("Buyer"), and other consideration, receipt of which is hereby acknowledged, Seller does hereby sell, assign, transfer and convey to Buyer all of its right, title and interest in and to all of the following assets used in the production and supply and distribution of water produced from wells and related assets located at the Fairfield Estates Subdivision, on Geisser Lane and Fairfield Road, in the Town of Sandown, Rockingham County, New Hampshire.

PUC		
CODE	DESCRIPTION [Include machine and labor costs]	CONTRACTORS PRICE
303	Easement Deed	\$0.00
304	Pump House and Site Work	\$23,500.00
304	Booster Pumping Station	\$0.00
304	Electric service	\$2,350.00
307	Wells (drilling, Testing, engineering)	\$3,525.00
309	Supply Mains (mains, manholes, pipes, trenching, backfill, valves etc. from pump house to wells	
	i. 4 inch x 250 feet	\$1,200.00
	ii _____ inch x _____ feet	\$0.00
311	Pumping Equipment (Pumps, motors, pump house, plumbing, electric, switches, connectors, piping, valves etc)	\$7,050.00
320	Water Treatment (filters etc)	\$0.00
330	Distribution Storage (tanks, valves, standpipes, hydro tanks	\$7,050.00
331	Transmission and Distribution mains	
	i. 4" x 1500.00 feet at \$14.10/foot	\$21,150.00
333	Services (water lines to "curb stop" at customer's property line)	
	i. 15 customers x \$282.00 per service	\$4,230.00
334	Meters _____ customers x _____ per customer	\$0.00
335	3 Hydrants x \$3500.00 per hydrant (includes installation)	\$0.00
339	Miscellaneous [not otherwise included]	<u>\$0.00</u>

Total

\$70,055.00

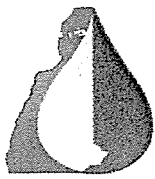
To have and to hold the same unto Buyer and its assigns and successors forever

Dated _____

FAIRFIELD ESTATES HOMEOWNERS ASSOCIATION
Owner

By: _____
Duly authorized

Witness



HAMPSTEAD AREA

WATER COMPANY, INC

54 SAWYER AVENUE, ATKINSON, NH 03811

TEL: 603.362.4299 FAX: 603.362.4936
www.hampsteadwater.com

February 4, 2010

Fairfield Home Owners Association
21 Fairfield Road
Sandown, NH 03873

Re: Proposal to Acquire the Water System at Fairfield - Sandown, NH

Attn: Association Members

Dear Members,

HAWC is a privately owned public utility regulated by the NH Public Utilities Commission (NHPUC). HAWC currently owns and operates 19 community water systems located in 10 communities throughout southern New Hampshire serving 3,000 customers.

In response to your request to acquire the Fairfield Water System HAWC has put together a list of items to be executed in order to proceed with assessing the viability of taking over the ownership, maintenance and operation of your water system, we would require the Association's ratification and authorization for each of the items detailed below. Once each item is accomplished successfully in a timely manner, HAWC will accept ownership, maintenance and operation of your water system. This proposal consists of the following:

1. Grant a water rights and easement deed to HAWC on the property to access the water lines, wells, pump house, signed by each owner.
2. Obtain a partial release and subordination signed by each owner's mortgage holder for this utility easement.
3. NHPUC Approval of the franchise area, acquisition of the system, and application of existing rates.
4. Transfer of the Fairfield Water System. from the curb stop (water shut off) located outside of each home, including the well, water meters, pump house, & distribution system by a bill of sale.
5. House plumbing allows for ease of meter installation.
6. Every house has a water shut off located outside of the house.
7. System is up to date with all town, state, and federal regulations.
8. Water quality is meets EPA approved drinking water standards.

HAWC will perform a full system inspection after this proposal is agreed upon. Your acceptance of this proposal is provided for below:

RECEIVED MAY 06 2010

ACKNOWLEDGED AND ACCEPTED:

Fairfield Home Owners Association

Board of Directors

By Joe Terlikosky
Print Name:

Date:

By Bill Keenan
Print Name:

Date:

By John Clater
Print Name:

Date:

By _____
Print Name:

Date:

By _____
Print Name:

Date:

ATTEST:

Secretary

Fairfield Home Owners Association

By Denise Terlikosky
Print Name:

Date:

CERTIFICATE

I, Denise Terlikosky Secretary of the Fairfield Home Owners Association,
hereby certify that:

1. On Jan 20 2010, I examined certain of the Minutes of
proceedings of the Board of Directors of the Association.

2. On Jan 20 2010, a duly noticed meeting of the Association
was called, a quorum was present and the foregoing proposal was presented to the
members.

3. On Jan 20 2010, it was voted by the necessary majority of
members to authorize the Board of Directors to proceed with the foregoing proposal.

3. On Jan 20 2010, a written consent to the action, signed by
each member of Board of Directors of the Association as above, was filed with the
Minutes of the proceedings of the Board.

SCHEDULE OF COSTS OF ACQUISITION

**I. SCHEDULE OF CONVEYANCE/ASSIGNMENT OF THE SYSTEM TO HAWC
FROM FAIRFIELD ESTATES HOMEOWNERS ASSOCIATION**

1. Fairfield Estates Homeowners Association shall execute a bill of sale of the System, completed in accordance with Exhibit 8 and within Thirty (30) days after the grant of the franchise area to HAWC, as Contribution in Aid of Construction [CIAC] (See Bill of Sale, Exhibit 7).

Continuing Property Record

Classification Account Pumping Equipment Number: 311

Unit Description:

Fairfield Estates
Sandown, NH

Total Cost 7,050.00 Est. Cost of Removal _____ Est. Salvage _____
 Net Cost _____ Rate of Depreciation 10.00% Est. Life in Yrs. 10
 Date Acquired 2011 Yearly Depreciation 705.00 Est. Yr of Retire _____

Date	Additions		Retirements		Balance		Remarks or Location
	Units	Amounts	Units	Amounts	Units	Amounts	
12/31/11		7,050.00				7,050.00	Plumbing equipment (CIAC=100%)
						7,050.00	
						7,050.00	
						7,050.00	
						7,050.00	
						7,050.00	
						7,050.00	
						7,050.00	
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						7,050.00	
						7,050.00	
						7,050.00	
						7,050.00	
						7,050.00	
						7,050.00	
TOTALS		<u><u>7,050.00</u></u>		<u><u>0.00</u></u>		<u><u>7,050.00</u></u>	

THE STATE OF NEW HAMPSHIRE

PUBLIC UTILITIES COMMISSION

IN THE MATTER OF

HAMPSTEAD AREA WATER COMPANY, INC.

**PRE-FILED TESTIMONY IN SUPPORT OF PETITION TO EXPAND FRANCHISE,
APPROVAL OF FINANCING, APPROVAL ACQUISITION OF ASSETS AND
APPROVAL PERMANENT RATES**

11-

PRE-FILED TESTIMONY OF JOHN SULLIVAN

Q. Please state your name and business address:

A. John Sullivan, 54 Sawyer Avenue, Atkinson, New Hampshire.

Q. What is your present employment?

A. I am the controller for Lewis Builders Inc., employed as are most employees, by Lewis Builders Development, Inc., a wholly-owned subsidiary of Lewis Builders, Inc.

Q. As controller for Lewis, do your duties also include similar duties for Hampstead Area Water Company, Inc.("HAWC")?

A. Yes.

Q. HAWC has submitted a "Petition to Expand Franchise, Approval of Financing, Approval Acquisition of Assets, and Approval Permanent Rates". Would you explain briefly what the purposes are for this petition?

A. Yes. There are basically three reasons for this petition. First, to seek the approval of the Commission for the expansion of the franchise in Sandown. Secondly, to have the

Commission approve the acquisition of the system assets and financing for it purchase.

Thirdly, to seek Commission approval for the application of the existing rate to the new franchise area.

Q. What is the proposed expansion of the system?

A. The proposed expansion requested would encompass the addition of the system in the Fairfield Estates Development. We will be acquiring that system as CIAC from the homeowners association which operated previously as a community water system. The cost of the system being acquired is \$60,400. The out of pocket cost to HAWC is \$3,500, which represents the expenses incurred to file this petition and secure the easement rights.

Q. What are the system assets being acquired?

A. Those assets are listed on the Bill of Sale and the Continuing Property Report, attached as Exhibits 7 and 10 respectively.

Q. What are the rates proposed for the franchise area and how were they derived?

A. The existing tariff for the franchise area in Sandown is our system wide rate, which is a base charge of \$10.00 per month and a consumption charge of \$4.74 per 100 cubic feet.

We are requesting that the existing tariff be applied to the new franchise area.

Q. Does this conclude your testimony?

A. Yes.