

EXHIBIT A

RK2789 P2059

3063R-238699-NS186-52

MH #44-45

17113
Apr 25 1 18 PM '89

KNOW ALL MEN BY THESE PRESENTS that the St. James Building Association, having a usual place of operation at Tide Mill Road, Hampton, New Hampshire, hereinafter referred to as Grantor, in consideration of One Dollar and other valuable considerations to it paid by the New England Telephone and Telegraph Company, a New York corporation having a principal place of business at 185 Franklin Street, Boston, Massachusetts 02107, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto said Grantee, its licensees, permittees, successors and assigns, with quitclaim covenants, the right to construct, reconstruct, operate, maintain, inspect, replace and remove lines for the transmission of intelligence, including the necessary underground cables, pipes, conduits, manholes, markers and other appurtenances with wires and/or cables therein, upon, across and under premises in the Town of Hampton, County of Rockingham, State of New Hampshire, of which St. James Building Association is the sole owner, located and described as follows, to wit:

Land of the St. James Building Association lying northeast of New Hampshire State Route 51 as shown on the plans for New Hampshire Department of Transportation Project Number BRF-F-FG-020-1(6), said land being a portion of the premises described in a deed recorded in Volume _____, Page _____ at the Rockingham County Registry of Deeds.

Rockingham County

The above granted rights may be more particularly described as the exclusive right to construct, reconstruct, operate, maintain, inspect, replace and remove underground cables, wires, pipes, conduits, and such markers and other appurtenances with wires and/or cables therein, as the Grantee may from time to time desire, within a strip of land ten feet (10') in width upon, across and under said described premises, with the location of said strip being such that it parallels and abuts the northeasterly limit of the public right-of-way of New Hampshire State Route 51 as shown on the aforesaid plans, with permission to enter upon said strip and upon said premises for access thereto for all the above purposes.



BK2789 P2060

2 of 2
ST. JAMES BUILDING ASSOCIATION EASEMENT

IN WITNESS WHEREOF, the said St. James Building Association has caused these presents to be signed in its name and behalf by GORDON E. HEAL, its VICE PRESIDENT thereunto duly authorized, this 9TH day of JANUARY, 1987.

Samuel M. Smith
Witness

ST. JAMES BUILDING ASSOCIATION

Gordon E. Heal
By GORDON E. HEAL
Its Vice President

STATE OF NEW HAMPSHIRE)
COUNTY OF ROCKINGHAM)

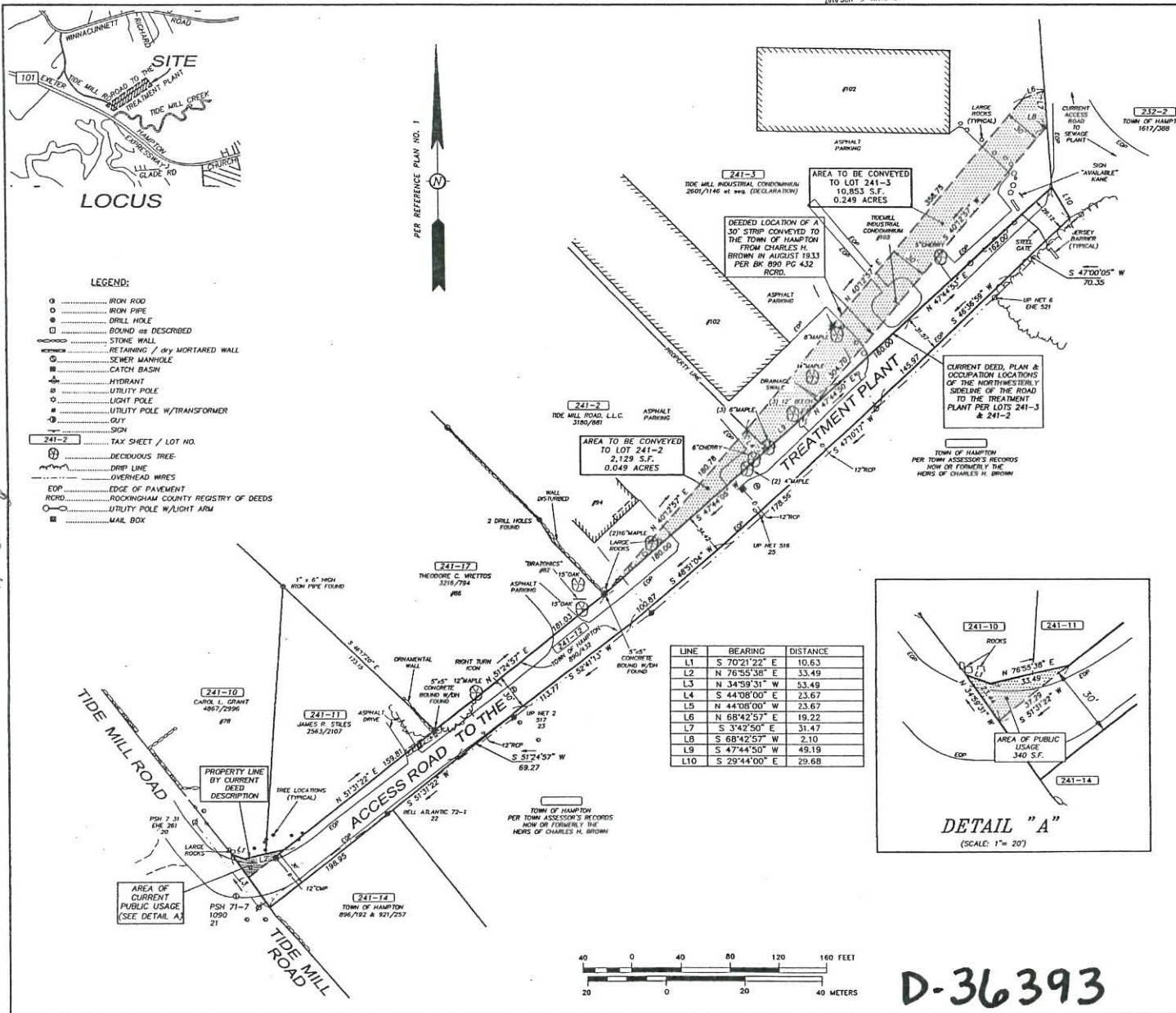
S.S.

On this 9TH day of JANUARY, 1987,
personally appeared before me the above-named GORDON E. HEAL,
VICE PRESIDENT of the St. James Building
Association, and acknowledged the foregoing instrument to be his free act
and deed and the free act and deed of said St. James Building Association.

Samuel M. Smith
Justice of the Peace / ~~Notary Public~~

My Commission expires: April 1988

* The other valuable considerations mentioned above to be performed by the telephone company are for the excavation, burial, and finish grading of a connecting sewer line between St. James Lodge and Tide Mill Rd. Plumbing contractor and pipe to be provided by St. James Lodge.



NOTES:

- OWNER OF RECORD: TOWN OF HAMPTON
ADDRESS: 100 WINNACUNNETT ROAD, HAMPTON, NH 03842
DEED REFERENCE: 890/432
TAX SHEET / LOT: 241-12
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- NO UTILITY INVESTIGATION WAS PERFORMED BY JAMES VERRA AND ASSOCIATES. THOSE UTILITIES SHOWN ARE FOR REFERENCE ONLY AND THEIR LOCATIONS ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- INDIVIDUAL CONDOMINIUM OWNERS ARE NOT SHOWN HEREON.

REFERENCE PLANS:

- SUBDIVISION OF LAND, HAMPTON, NEW HAMPSHIRE, FOR BURDON TOOL STEEL CO., INC., DATED SEPTEMBER 1977, REVISED NOVEMBER 1977, RCD # D-7477
- TOWN OF HAMPTON - NEW HAMPSHIRE, SEWERAGE COMMISSION, TAKING FOR SEWERS, CHARLES H. BROWN PROPERTY, DATED JULY 1933, RCD # 0724.
- SITE PLAN FOR N.H.B. CO. IN HAMPTON, N.H., DATED NOVEMBER 1983, RCD # D-14284.
- SUBDIVISION OF LAND FOR MICHAEL J. & ANN J. CARMABY IN HAMPTON N.H., DATED JULY 1988, REVISED FEB. 1989, RCD # D-19223.
- SUBDIVISION OF LAND, HAMPTON, N.H., FOR WILLIAM J. JR. & MARTA L. POLKATEWICH, DATED MARCH 1984, RCD # C-12333.

PURSUANT TO RSA 676:18, III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

James Verra 2010-06-08
JAMES VERRA DATE



DETAIL "A"
(SCALE: 1" = 20')

REV. NO.	DATE	DESCRIPTION	APPROVED
<p align="center">PLAN OF LAND ACCESS ROAD TO THE TREATMENT PLANT HAMPTON, NEW HAMPSHIRE ASSESSOR'S PARCEL 241-012</p> <p align="center">Outlet: TOWN OF HAMPTON</p> <p align="center">JAMES VERRA and ASSOCIATES, INC.</p> <p align="center">101 SHATROCK WAY NEWINGTON, N.H. 03801-7876 603.436.3327</p>			
DATE:	1-06-2010		
ADD NO.:	23279		
SCALE:	1" = 40'		
DWG NAME:	23279		
PLAN NO.:	23279		
SHEET:	1 OF 1		

D-36393

Exhibit B

PETITION AND POLE LICENSE
PETITION

Manchester, New Hampshire
To the Selectmen of Hampton

Date: May 02, 2011
New Hampshire.

Northern New England Telephone Operations LLC d/b/a Fairpoint Communications-NNE and UNITIL ENERGY SYSTEMS, INC. desire a license to erect and maintain poles and structures with wires, cables, conduits and devices thereon, together with sustaining, strengthening and protecting fixtures along, across and under the following highways in said municipality:

Northern New England Telephone Operations LLC
d/b/a Fairpoint Communications-NNE

By: [Signature]
RIGHT-OF-WAY DEPARTMENT

UNITIL ENERGY SYSTEMS, INC.

By: [Signature]

LICENSE

Upon Petition of Northern New England Telephone Operations LLC d/b/a Fairpoint Communications- NNE and UNITIL ENERGY SYSTEMS INC., it appearing that the public good so requires, it is hereby

ORDERED

Date:

Northern New England Telephone Operations LLC d/b/a Fairpoint Communications-NNE and UNITIL ENERGY SYSTEMS, INC. be and hereby are granted a license to erect and maintain poles and structures with wires, cables, conduits and devices thereon, together with sustaining, strengthening and protecting fixtures, in the highways covered by said petition. All of said wires except such as are vertically attached to poles and structures shall be placed in accordance with the National Safety Code in effect at the time of petition and/or license is granted.

In accordance with the requirements of RSA 72:23, I(b), this license is granted to the licensee(s) subject to the condition that the licensee(s) and any other entity using or occupying property of the state or of a city, town, school district or village district pursuant to this license shall be responsible for the payment of, and shall pay, all property assessed real and personal property taxes no later than the due date. Failure of the licensee(s) to pay duly assessed personal and real taxes when due shall be cause to terminate this license.

In accordance with the requirements of RSA 72:23, I(b), the licensee(s) hereunder and any other entity using or occupying property of the state or of a city, town, school district or village district pursuant to this license shall be responsible for the payment of, and shall pay, both current and potential real and personal property taxes when due. Furthermore, in accordance with the requirements of RSA 72:23, I(b), the licensee(s) and any other entity using and/or occupying property of the state or city, town, school district or village district pursuant to this license shall be obligated to pay real and personal property taxes on structures or improvements added by the licensee(s) or any other entity using or occupying property of the state or of a city, town, school district or village district pursuant to this license.

The approximate location of the poles and structures shall be shown on plan marked

Northern New England Telephone Operations LLC d/b/a Fairpoint Communications-NNE and UNITIL ENERGY SYSTEMS, INC., No. April 50 dated April 50 2011, attached to and made a part thereof.

Selectman [Signature]

Selectman [Signature]

Selectman [Signature]

By vote of

Town of Hampton, New Hampshire

Attest: [Signature]

Town Clerk

Received and entered in the records of the Town of Hampton, New Hampshire.

Book _____ Page _____

Date May 02, 2011

AMENDMENT TO PERMISSIONS/LICENSES

EXHIBIT D

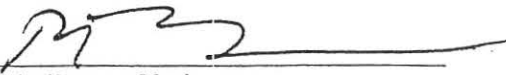
Having found that it is in the public good to do so, the Board of Selectmen of the Town of Hampton, after notice to Northern New England Telephone Operations LLC d/b/a FairPoint Communications-NNE (hereinafter "FairPoint") and public hearing hereby amend all permissions/licenses previously given in any form or manner for the infrastructure of FairPoint and any of its predecessors to be located in Town highways or rights of way or public grounds,


so as to impose upon FairPoint, its heirs, successors, agents or assigns the obligation under RSA 72:23 to pay both current and potential real and personal property taxes for the use and occupation of the said Town highways or rights of way or public grounds and the obligation to pay real and personal property taxes on structures or improvements in such Town highways or rights of way or public grounds that are added in the future by FairPoint its heirs, successors, agents or assigns,

and to indicate pursuant to RSA 72:23, I (c) that failure of FairPoint, its heirs, successors, agents or assigns to pay the duly assessed real and personal property taxes when due shall be cause to terminate said permissions/licenses by the Town of Hampton.

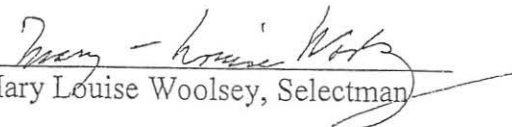
Dated this 1st day of April 2013.

**TOWN OF HAMPTON
BOARD OF SELECTMEN**


Philip Bean, Chairman


Bennett F. Moore, Selectman


Richard Nichols, Vice Chairman


Mary Louise Woolsey, Selectman


Michael Pierce, Selectman