

**WARRANTY EASEMENT DEED IN PERPETUITY**

**WETLANDS RESERVE PROGRAM  
EASEMENT # 66-142-80-1979-01**

**Sprucewoods Retirement Trust**, of 8 Littlejohn Road, Durham, NH 03824  
**GRANTOR** and the United States of America, by and through the Commodity Credit Corporation, of 2 Madbury Road, Durham, County of Strafford, State of New Hampshire,  
**GRANTEE.**

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## WARRANTY EASEMENT DEED IN PERPETUITY

### WETLANDS RESERVE PROGRAM EASEMENT NO. 6614280197901

**THIS WARRANTY EASEMENT DEED** is made by and between John H. Farrell, Trustee of the Sprucewoods Retirement Trust of 8 Little John Road, Durham, New Hampshire (hereafter referred to as the "Landowner"), Grantor(s), and **the UNITED STATES OF AMERICA**, by and through the Commodity Credit Corporation (CCC) (hereafter referred to as the "United States"), Grantee. The Landowner and the United States are jointly referred to as the "Parties". The acquiring agency of the United States is the Natural Resources Conservation Service (NRCS), United States Department of Agriculture.

#### Witnesseth:

Purposes and Intent. The purpose of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife and their habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. It is the intent of NRCS to give the Landowner the opportunity to participate in the restoration and management activities on the easement area. By signing this deed, the Landowner agrees to the restoration of the Easement Area and grants the right to carry out such restoration to the United States.

Authority. This easement deed acquisition is authorized by Title XII of the Food Security Act of 1985, as amended (16 U.S.C. §3837), for the Wetlands Reserve Program. The Landowner, (the Grantor(s)), their heirs, successors, assigns, lessees, and any other person claiming under them.

**NOW THEREFORE**, for and in consideration of the sum of one million five hundred two thousand two hundred Dollars (\$1,502,000.00) the Grantor(s), hereby grants and conveys with general warranty of title to the UNITED STATES OF AMERICA and its assigns, (the Grantee), in perpetuity, all rights, title and interest in the lands comprising the easement area described in Part I and appurtenant rights of access to the easement area, but reserving to the Landowner only those rights, title, and interest expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights not so reserved. This easement shall constitute a servitude upon the land so encumbered; shall run with the land for the duration of the easement; and shall bind the Landowner, (the Grantor(s)), their heirs, successors, assigns, lessees, and any other person claiming under them.

SUBJECT, however, to all valid rights of record, if any.

PART I. Description of the Easement Area. The lands encumbered by this easement deed, referred to hereafter as the easement area, are described on EXHIBIT A which is appended to and made a part of this easement deed.

TOGETHER with a right of access for ingress and egress to the easement area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT B which is appended to and made a part of this easement deed.

PART II. Reservations in the Landowner on the Easement Area. Subject to the rights, title, and interest conveyed by this easement deed to the United States, including the restoration, protection, management, maintenance, enhancement, and monitoring of the wetland and other natural values of the easement area, the Landowner reserves:

A. Title. Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.

B. Quiet Enjoyment. The right of the Landowner to enjoy the rights reserved on the easement area without interference from others.

C. Control of Access. The right to prevent trespass and control access by the general public subject to the operation of State and Federal law.

D. Recreational Uses. The right to undeveloped recreational uses, including undeveloped hunting and fishing and leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time. Undeveloped recreational uses must be consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. Undeveloped recreational use may include hunting equipment, such as, tree stands and hunting blinds that are rustic and customary for the locale as determined by NRCS.

E. Subsurface Resources. The right to oil, gas, minerals, and geothermal resources underlying the easement area, provided that any drilling or mining activities are to be located outside the boundaries of the easement area, unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C which is appended to and made a part of this easement deed, if applicable.

F. Water uses and water rights. The right to water uses and water rights identified as reserved to the Landowner in EXHIBIT D which is appended to and made a part of this easement deed, if applicable.

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this easement, including the following:

A. Prohibitions. Without otherwise limiting the rights of the United States acquired hereunder, it is expressly understood that the rights to carry out the following activities and uses have been acquired by the United States and, unless authorized by the United States under Part IV, are prohibited on the easement area:

1. haying, mowing, or seed harvesting for any reason;
2. altering of grassland, woodland, wildlife habitat or other natural features by burning, digging, plowing, disking, cutting or otherwise destroying the vegetative cover;
3. dumping refuse, wastes, sewage, or other debris;
4. harvesting wood products;
5. draining, dredging, channeling, filling, leveling, pumping, diking, impounding, or related activities, as well as altering or tampering with water control structures or devices, except as specifically set forth in EXHIBIT D, if applicable;
6. diverting or causing or permitting the diversion of surface or underground water into, within, or out of the easement area by any means, except as specifically set forth in EXHIBIT D, if applicable;
7. building, placing, or allowing to be placed structures on, under, or over the easement area, except for structures for undeveloped recreational use;
8. planting or harvesting any crop;
9. grazing or allowing livestock on the easement area;
10. disturbing or interfering with the nesting or brood-rearing activities of wildlife including migratory birds;
11. use of the easement area for developed recreation. These uses include but are not limited to, camping facilities, recreational vehicle trails and tracks, sporting clay operations, skeet shooting operations, firearm range operations and the infrastructure to raise, stock, and release captive raised waterfowl, game birds and other wildlife for hunting or fishing;
12. any activities which adversely impact or degrade wildlife cover or other habitat benefits, water quality benefits, or other wetland functions and values of the easement area; and
13. any activities to be carried out on the Landowner's land that is immediately adjacent to, and functionally related to, the land that is subject to the easement if such activities will alter,

degrade, or otherwise diminish the functional value of the eligible land.

B. Noxious Plants and Pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State, and local laws. A plan to control noxious weeds and pests must be approved in writing by the NRCS prior to implementation by the Landowner.

C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock shall be the responsibility of the Landowner. The installation or use of fences which have the effect of preventing wildlife access and use of the easement area are prohibited on the easement or easement boundary.

D. Use of water for easement purposes. The landowner shall use water for easement purposes as set forth in EXHIBIT D, which is appended to and made a part of this easement deed, if applicable.

E. Protection of water uses and water rights. As set forth in EXHIBIT D, if applicable, the Landowner shall undertake actions necessary to protect any water rights and water uses for easement purposes.

F. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.

G. Reporting. The Landowner shall report to the NRCS any conditions or events which may adversely affect the wetland, wildlife, and other natural values of the easement area.

H. Survival. Irrelevant of any violations by the Landowner of the terms of this deed, this easement survives and runs with the land for its duration.

#### PART IV. Compatible Uses by the Landowner.

A. General. The United States may authorize, in writing and subject to such terms and conditions the NRCS may prescribe at its sole discretion, the use of the easement area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.

B. Limitations. Compatible use authorizations will only be made if, upon a determination by NRCS in the exercise of its sole discretion and rights, that the proposed use is consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. The NRCS shall prescribe the amount, method, timing, intensity, and duration of the compatible use.

PART V. Rights of the United States. The rights of the United States include:

A. Management activities. The United States has the right to enter the easement area to undertake, on a cost-share basis with the Landowner or other entity as determined by the United States, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the easement area. The United States may apply to or impound additional waters, in accordance with State water law, on the easement area in order to maintain or improve wetland and other natural values.

B. Access. The United States has a right of reasonable ingress and egress to the easement area over the Landowner's property, whether or not the property is adjacent or appurtenant to the easement area, for the exercise of any of the rights of the United States under this easement deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes. To the extent practical, the United States shall utilize the access identified in EXHIBIT B.

C. Easement Management. The Secretary of Agriculture, by and through the NRCS, may delegate all or part of the management, monitoring or enforcement responsibilities under this easement to any entity authorized by law that the NRCS determines to have the appropriate authority, expertise and resources necessary to carry out such delegated responsibilities. State or federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify or terminate this easement (16 U.S.C. §3837e(b)) is reserved to the Secretary of Agriculture in accordance with applicable law.

D. Violations and Remedies - Enforcement. The Parties, Successors, and Assigns, agree that the rights, title, interests, and prohibitions created by this easement deed constitute things of value to the United States and this easement deed may be introduced as evidence of same in any enforcement proceeding, administrative, civil or criminal, as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this easement deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:

1. To enter upon the easement area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,

2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

PART VI. General Provisions.

A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents or assigns. All obligations of the Landowner under this easement deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other person claiming under them. All the Landowners who are parties to this easement deed shall be jointly and severally liable for compliance with its terms.

B. Rules of Construction and Special Provisions. All rights in the easement area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this easement deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this easement deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Wetlands Reserve Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.

C. Environmental Warranty. "Environmental Law" or "Environmental Laws" means any and all Federal, State, local or municipal laws, orders, regulations, statutes, ordinances, codes, guidelines, policies, or requirements of any governmental authority regulating or imposing standards of liability or standards or conduct (including common law) concerning air, water, solid waste, hazardous materials or substance, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, subdivision, inland wetlands and watercourses, health protection and similar environmental health, safety, building and land use as may now or at any time hereafter be in effect.

"Hazardous Materials" means any petroleum, petroleum products, fuel oil, waste oils, explosives, reactive materials, ignitable materials, corrosive materials, hazardous chemicals, hazardous wastes, hazardous substances, extremely hazardous substances, toxic substances, toxic chemicals, radioactive materials, infectious materials, and any other element, compound, mixture, solution or substance which may pose a present or potential hazard to human health or the environment.

Landowner warrants that it is in compliance with, and shall remain in compliance with, all applicable Environmental Laws. Landowner warrants that there are no notices by any government authority of any violation or alleged violation of, non-compliance or alleged non-compliance with or any liability under any Environmental Law relating to the operations or conditions of the Property. Landowner further warrants that it has no actual knowledge of a release or threatened release of Hazardous Materials, as such substance and wastes are defined by applicable Federal and State law.

D. General Indemnification. Landowner shall indemnify and hold harmless the United States, its employees, agents, and assigns for any and all liabilities, claims, demands, losses, expenses, damages, fines, fees, penalties, suits, proceedings, actions, and cost of actions, sanctions asserted by or on behalf of any person or government authority, and other liabilities (whether legal or equitable in nature and including, without limitation, court costs, and reasonable attorneys' fees and attorneys' fees on appeal) to which the United States may be subject or incur relating to the easement area, which may arise from, but is not limited to, Landowner's negligent acts or omissions or Grantor's breach of any representation, warranty, covenant, agreements contained in this easement deed, or violations of any Federal, State, or local laws, including all Environmental Laws.



**TO HAVE AND TO HOLD**, this Warranty Easement Deed is granted to the United States of America and its assigns forever. The Landowner covenants that he, she, or they are vested with good title to the easement area and will warrant and defend the same on behalf of the United States against all claims and demands. The Landowner covenants to comply with the terms and conditions enumerated in this document for the use of the easement area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this easement deed.

Dated this 29<sup>th</sup> day of March, 2013.

Landowner(s): *John H. Farrell*  
John H. Farrell, Trustee of the Sprucewoods Retirement Trust

**ACKNOWLEDGMENT**



STATE OF New Hampshire  
COUNTY OF Strafford

On this 29<sup>th</sup> day of March, 2013, before me, the undersigned, a Notary Public in and for said State personally appeared John H. Farrell, Trustee of Sprucewoods Retirement Trust, known or proved to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

*Michele S. Peckham*

Notary Public for the State of N.H Residing at

My Commission Expires 10-26-2016

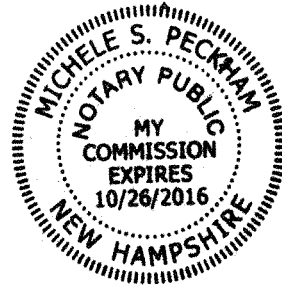
ACCEPTANCE BY GRANTEE:

I James Spielman Assistant State Conservationist for Programs, being the duly authorized representative of the United States Department of Agriculture, Natural Resources Conservation Service, do hereby accept this Conservation Easement Deed with respect to the rights and duties of the United States of America, Grantee.

Dated this 29 day of March, 2013.

James A. Spielman

By: The United States of America  
James Spielman  
Assistant State Conservationist for Programs  
Natural Resources Conservation Service  
United States Department of Agriculture



ACKNOWLEDGEMENT

STATE OF New Hampshire  
COUNTY OF Straford

On this 29th day of March, 2013, before me, the undersigned, a Notary Public in and of r said State personally appeared James Spielman, known or proved to me to be the person(s) described in and who executed the forgoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTAMONY WHEREOF, I have hereunto set my hand and official seal, the day and year first written above written.

Michele S. Peckham

Notary Public for the State of NH  
Residing at No. Hampton  
My Commission Expires 10-26-2016

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This instrument was drafted by the Office of the General Counsel, U.S. Department of Agriculture, Washington, D.C. 20250-1400.

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### **NONDISCRIMINATION STATEMENT**

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its program and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 705-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

### **PRIVACY ACT STATEMENT**

The above statements are made in accordance with the Privacy Act of 1974 (U.S.C. 522a). Furnishing this information is voluntary; however, failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other State or Federal Law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

**Exhibit A**  
**Wetland Reserve Program Easement**  
**Sprucewoods Retirement Trust**  
**NRCS Contract #6614280197901**

A conservation easement over a certain portion of a tract or parcel of land located in the Town of Durham, County of Strafford, State of New Hampshire, located on the northerly side Mill Road, so called, and northeasterly side of Packers Falls Road, so called, being depicted on a plan entitled *"Wetland Reserve Program Conservation Easement, Natural Resources Conservation Service Agreement #6614280197901 of Property in the Name of Sprucewoods Retirement Trust, Shown as Tax Map 13 / Lot 14-2, Mill Road & Packers Falls Road, County of Strafford, Durham, NH,"* dated January 16, 2013, prepared by David W. Vincent, LLS, Land Surveying Services, of Barrington, NH, recorded at the Strafford County Registry of Deeds as Plan No. 105-26

All bearings of this description are turned from grid north based on the New Hampshire State Plane Coordinate System and all distances are in US Feet based on the the referenced survey plan.

Beginning at an iron rod on the northerly side of Mill Road at the southwesterly corner of land now or formerly of Sandy Brook Corp., situated in the Town of Durham, County of Strafford, State of New Hampshire;

thence S 83°17'50" W a distance of 225.00' to a drill hole at the end of a stone wall; thence S 83°01'10" W a distance of 145.78' to a drill hole in said stone wall; thence S 83°11'45" W a distance of 74.94' to a drill hole at the end of said stone wall; thence S 84°19'58" W a distance of 207.46' to a drill hole at the end of a stone wall; thence S 80°59'35" W a distance of 190.75' to a drill hole in said stone wall; thence S 83°04'02" W a distance of 306.22' to a drill hole at the end of said stone wall; thence N 71°37'21" W, all along said Mill Road, a distance of 37.56' to an iron rod at the northeasterly side of said Packers Falls Road; thence with a curve turning to the left with an arc length of 331.52', with a radius of 350.00', to an iron rod; thence N 88°25'51" W, all along said Packers Falls Road, a distance of 347.03' to an iron rod at land now or formerly of the Town of Durham; thence N 10°08'42" E a distance of 15.00' to an iron pipe; thence continuing N 10°08'42" E a distance of 520.95' to an iron pipe; thence N 05°52'37" W a distance of 229.68' to an iron pipe; thence N 01°54'00" W a distance of 603.44' to a 10" oak tree with remains of barbed wire fence; thence N 12°54'43" E a distance of 62.18' to a 16" oak tree with remains of barbed wire fence; thence N 04°16'48" E a distance of 196.30' to a drill hole at the end of a stone wall; thence N 05°46'18" E a distance of 159.22' to a drill hole in said stone wall; thence N 00°56'42" E a distance of 229.30' to a drill hole in said stone wall; thence N 06°32'32" E a distance of 39.58' to a drill hole in said stone wall; thence N 01°59'18" W a distance of 40.13' to a drill hole in said stone wall; thence N 07°26'08" W a distance of 48.23' to a drill hole in said stone wall; thence N 00°19'49" E, all along said stone wall and land of said Town of Durham, a distance of 94.41' to a drill hole at the intersection of stone walls at land now or formerly of Joseph N. Colasante; thence N 02°35'49" E a distance of 137.89' to a drill hole in said stone wall; thence N 01°39'47" W a distance of 108.69' to a drill hole in said stone wall; thence N 03°03'19" E a distance of 142.67' to a drill hole at the end of said stone wall; thence N 01°38'05" E a distance of 126.06'

**Exhibit A**  
**Wetland Reserve Program Easement**  
**Sprucewoods Retirement Trust**  
**NRCS Contract #6614280197901**

to a drill hole at the end of a stone wall; thence N 04°16'37" W a distance of 129.01' to a drill hole in said stone wall; thence N 01°53'32" W a distance of 142.73' to a drill hole at the end of said stone wall; thence N 01°02'24" E a distance of 93.94' to a drill hole in a stone wall; thence N 09°30'38" W a distance of 36.16' to a drill hole at the end of a stone wall; thence N 00°55'56" W a distance of 47.51' to a drill hole in said stone wall; thence N 04°15'39" E a distance of 167.01' to a drill hole at the end of said stone wall; thence N 05°43'52" E a distance of 372.68' to a steel stake; thence continuing N 05°43'52" E, all along land of said Colasante, a distance of 27', more or less, to the center of the said Oyster River at land now or formerly of Amber Acres LLC; thence in a generally easterly direction, along the center of the said Oyster River and land of said Amber Acres LLC, to a point in the center of the Oyster River at land now or formerly of Chet Tecce Jr. Revocable Living Trust; thence S 08°31'28" E a distance of 53', more or less, to a point; thence continuing S 08°31'28" E, partially along a stone wall, a distance of 809.78' to the end of said stone wall; thence S 07°49'20" E a distance of 243.07' to the end of a stone wall; thence S 08°50'25" E, all along said stone wall and land of said Tecce, a distance of 265.00' to an iron rod at the intersection of stone walls at land of said Sandy Brook Corp.; thence S 08°49'45" E a distance of 60.87' to iron rod; thence S 81°16'32" W a distance of 60.42' to iron rod; thence S 08°54'07" E, all along land of said Sandy Brook Corp., a distance of 29.11' to an iron rod at land now or formerly of Emerishire LLC; thence S 58°09'50" W a distance of 560.41' to an iron rod; thence S 81°42'55" W a distance of 302.59' to an iron rod; thence S 15°50'39" E, all along land of said Emerishire LLC, a distance of 430.34' to an iron rod at land of said Sandy Brook Corp.; thence with a curve turning to the left with an arc length of 181.67', with a radius of 580.00', to an iron rod; thence S 63°25'47" W a distance of 196.96' to an iron rod; thence with a curve turning to the left with an arc length of 439.67', with a radius of 555.00', to an iron rod; thence S 67°05'09" E a distance of 1167.80' to an iron rod; thence S 18°06'34" E, all along said Sandy Brook Corp., a distance of 383.64' to said point of beginning, having an area of 124.24 acres, more or less.

Excluded from the conservation area described above is the Wiggin/Tuttle burial ground as depicted on said plan. However the conservation area is subject to the Wiggin and Tuttle heirs for ingress and egress across the conservation area to access the said burial ground.

**Exhibit B**  
**Wetlands Reserve Program Conservation Easement**  
**Sprucewoods Retirement Trust**  
**NRCS Contract #6614280197901**

Right of Access for ingress and egress to the Sprucewoods Retirement Trust Wetland Reserve Program Easement, as described in Exhibit A, will be from Mill Road, a public road immediately adjacent to the easement area.

EXHIBIT D  
WATER USES AND WATER RIGHTS

I. Water Uses and Water Rights Reserved to the Grantor (“Landowner”)  
(Warranty Easement Deed Part II.F.)

A. The following specifies each water use<sup>1</sup> that the NRCS determines the Landowner may continue on, across, or under the easement area without harming the purposes of the easement:

1. Impound surface water in the Oyster River upstream of a dam near the current or former location of the Arthur Rollins Water Treatment Plant, and within the easement area, for water storage and withdrawal for use by the Sprucewoods Retirement Trust, as well as future owners of these properties.

2. Transfer water from the Lamprey River, or a groundwater source to the Oyster River, or to a subsurface aquifer within the easement area for use by the Sprucewoods Retirement Trust, as well as future owners of these properties.

3. Withdraw groundwater from available groundwater sources, near or within the drainage area contributing to the Oyster River, including groundwater from the aquifer under the easement area for use by the Sprucewoods Retirement Trust, as well as future owners of these properties.

B. For each water use described above, the following water rights<sup>2</sup>, or portion of water rights, are associated with these uses. These are the only water rights, or portions of water rights, that the Landowner reserves for continuing agricultural, domestic, or other uses. All details of each reserved water right, or reserved portion of a water right, must be specified, including the water right number, priority date or date of appropriation, date of permit or adjudication, source, flow, volume, point of diversion, place of use, period of use, means of conveyance and purpose of use.

1. The Sprucewoods Retirement Trust, as well as future owners of these properties, reserve the right to continue to use the surface water impoundment in Oyster River behind a dam near the current or former Arthur Rollins Water Treatment Plant, and within the easement area, for water storage and withdrawal for use for current, as well as future owners of these properties.

2. Sprucewoods Retirement Trust, as well as future owners of these properties, reserve the right to transfer water from the Lamprey River, or a groundwater source to the Oyster River, or to a subsurface aquifer within the easement area for use by the current, as well as future owners of these properties.

3. Sprucewoods Retirement Trust, as well as future owners of these properties, reserve the right to withdraw groundwater from available groundwater sources near or within the drainage area

contributing to the Oyster River, including groundwater from the aquifer under the easement area for use by current, as well as future owners, of these properties.

- C. For each water right identified above, the Landowner retains the right to maintain, repair and reconstruct any existing water facilities associated with the right, unless that activity would adversely impact the conservation values of the easement, as determined by NRCS in its sole judgment. The Landowner must obtain approval from the United States prior to commencing any substantial maintenance, repair, or reconstruction of existing facilities. "Substantial maintenance, repair, or reconstruction" means all activities that may adversely affect the purposes of the easement and includes, but is not limited to, the lining of irrigation works and the piping of water.
- D. Any use other than stated above for water rights the Landowner reserves requires the consent of NRCS following its determination that the action will not be inconsistent with the purposes of the easement or the protection of the conservation values. This includes, but is not limited to, changing a water right to any new use (including municipal, industrial or commercial use); selling, leasing, transferring, or encumbering the water right; and changing the point of diversion or type or place of use.
- E. The Landowner reserves no other water rights or uses of water on, across, or under the easement area.

II. Encumbered Water Uses and Water Rights for Easement Purposes  
(Warranty Easement Deed, Part III.D.)

- A. The following specifies the water uses that the NRCS determines are necessary to accomplish the purposes of the easement.

NRCS has determined that the Water Uses and Water Rights Reserved to the Grantor, in sections I. A. and I. B. are not necessary to accomplish the purposes of the WRP easement, therefore shall not be listed in this section.

III. Protection of Encumbered Water Rights  
(Warranty Easement Deed Part III.E.)

NRCS has determined that the Water Uses and Water Rights Reserved to the Grantor, in sections I. A. and I. B. above, are not necessary to accomplish the purposes of the WRP easement, therefore shall not be listed in this section.



Footnotes:

<sup>1</sup> For purposes of this exhibit, the term “water use” means activities that control water or the use of water instream or in situ. The term includes, but is not limited to: diverting water from its natural source; conveying water in canals, ditches, laterals, flumes, or pipelines; storing water in reservoirs, impoundments, or ponds; pumping or otherwise controlling groundwater; developing springs; and intentionally leaving a quantity of water instream or in situ for a particular purpose. These activities also include installation, operation and maintenance of vehicle access for service, power lines, pumps, equipment shelters for related water treatment and other appurtenances associated with the described water uses whether owned by the property owner, water system operator or other third parties.

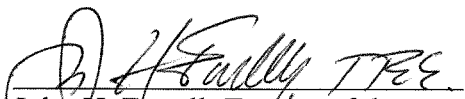
<sup>2</sup> For purposes of this exhibit, the term “water right” means an instrument, filing, or document that is associated with a particular water use. The term “water right” may include, but is not limited to water permits, water shares or stock certificates, water reservations, water allotments, or water contracts.

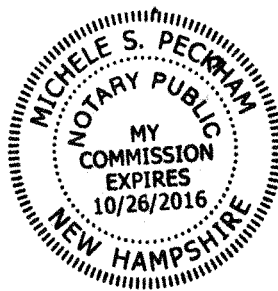
<sup>3</sup> By its terms, the Warranty Easement Deed also encumbers any water right appurtenant to the easement area that, for whatever reason, is not identified in this Exhibit D.

Certificate of Trustee

The undersigned Trustee is the sole Trustee under the Sprucewoods Retirement Trust (hereinafter the "Trust") and said Trustee has full and absolute power pursuant to said Trust to convey and transfer any interest in real estate with any improvements thereon held in said Trust. The undersigned Trustee has full and absolute power in said Trust to execute any and all documents incidental to the conveyance of real estate. Pursuant to the above-referenced Trust, no purchaser or third party shall be bound to inquire whether the Trustee has the authority and power as set forth herein or is properly exercising said authority and power.

Executed this 29<sup>th</sup> day of March, 2013.

  
John H. Farrell, Trustee of the  
Sprucewoods Retirement Trust



STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

On this, the 29<sup>th</sup> day of March 2013, personally appeared, John H. Farrell, Trustee of the Sprucewoods Retirement Trust known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained on behalf of the Sprucewoods Retirement Trust.

Before me,



Notary Public:

My Commission Expires: 10-26-2016