

Schedule A

HAWC System History

| Company | Year | Docket | Order | Franchise Area |
|-------------------------------------|------|-----------|--------|-----------------------|
| Walnut Ridge Water Company | 1977 | DE 76-179 | 12,827 | 1,826 Acres |
| Lancaster Farms-Salem | 1984 | DR 84-267 | 17,312 | 144 Acres |
| Bricketts Mill-Hampstead | 1985 | DE 85-149 | 17,848 | 80 Acres |
| Squire Ridge-Hampstead | 1985 | DE 85-274 | 17,967 | 140 Acres |
| Kent Farm-Hampstead | 1987 | DE 86-198 | 18,560 | 1,700 Acres |
| Kent Farm-Hampstead | 1987 | DE 86-198 | 18,598 | Supp Order |
| Woodland Pond-Hampstead | 1987 | DE 87-211 | 18,980 | 701 Acres |
| Bryant Woods-Atkinson | 1988 | DE 87-226 | 19,230 | 2,340 Acres |
| Hampstead Area Water Company | 1989 | DE 89-047 | 19,717 | Hampstead Merger* |
| Hampstead Area Water Company | 1989 | DE 89-047 | 19,751 | 1,650 |
| Walnut Ridge Water Company | 1990 | DE 90-129 | 19,992 | Bryant Woods Merger** |
| HAWC-Bricketts Mill Extension | 1990 | DE 90-049 | 19,783 | 55 Acres |
| HAWC-Hampstead | 1991 | DE 91-121 | 20,224 | 1,246 Acres |
| HAWC-Hampstead | 1991 | DE 91-144 | 20,320 | 1,350 Acres |
| HAWC-Rainbow Ridge-Plaistow | 1993 | DE 92-129 | 20,774 | 370 Acres |
| HAWC-Stoneford-Sandown | 1996 | DE 96-201 | 22,551 | 152 Acres |
| HAWC-Colby Pond-Danville | 1998 | DE 97-154 | 22,854 | 3,483 Acres |
| HAWC-Oak Hill-Chester | 2000 | DW 00-059 | 23,577 | 177 Acres |
| HAWC-Walnut Ridge & Lancaster Farms | 2002 | DW 01-204 | 23,954 | Atkinson Merger*** |
| HAWC-Camelot Court-Nottingham | 2004 | DW 02-198 | 24,296 | 44 Acres |
| HAWC-Cornerstone-Sandown | 2004 | DW 02-198 | 24,296 | 188 Acres |
| HAWC-Lamplighter-Kingston | 2004 | DW 02-198 | 24,296 | 13.66 Acres |
| HAWC-Maplevale-East Kingston | 2004 | DW 03-150 | 24,299 | 107 Acres |
| HAWC-Dearborn Ridge-Atkinson | 2005 | DW 04-055 | 24,501 | 541 Acres |
| HAWC-Hampstead Expansion | 2005 | DW 04-062 | 24,520 | 238 Acres |
| HAWC-Mill Woods-Sandown | 2005 | DW 05-063 | 24,544 | 35 Acres |
| HAWC-Waterford Village-Sandown | 2005 | DW 05-070 | 24,545 | 90.37 Acres |
| HAWC-Atkinson Expansion | 2005 | DW 05-092 | 24,592 | 333 Acres |
| HAWC-Autumn Hills-Sandown | 2006 | DW 06-016 | 24,608 | 33.68 Acres |
| HAWC - Cooper Grove-Kingston | 2008 | DW-07-133 | 24,831 | 211 Acres |
| HAWC - Black Rocks Village | 2008 | DW-07-134 | 24,856 | 391 Acres |
| HAWC - Sargent Woods | 2008 | DW-07-130 | 24,884 | 65.97 Acres |
| HAWC - Oak Hill Extension | 2010 | DW-10-204 | 25,166 | 27.851 Acres |
| HAWC - Fairfield Estates | 2011 | DW-11-218 | 25,318 | 21.97 Acres |
| HAWC - Little River Village | 2013 | DW-13-323 | 25,636 | 127.00 Acres |
| HAWC - Emery Drive Extension | 2014 | DW-14-022 | 25,672 | 1,125 Acres |
| HAWC - Sargent Woods Ext. | 2014 | DW-14-107 | 25,704 | 26.82 Acres |
| HAWC - Snow's Brook. | 2015 | DW-14-319 | 25,757 | 23.11 Acres |

*Merged Bricketts Mill, Kent Farm, Squire Ridge and Woodland Pond into HAWC

**Merged Bryant Woods into Walnut Ridge with requirement that the Bryant Woods rates apply

***Merged Lancaster Farms and Walnut Ridge into HAWC

**LIST OF EXHIBITS
KING'S LANDING**

| Exhibit | Description |
|----------------|---------------------------------------|
| 1 | Water Rights Deed and Easement |
| 2 | Easement Plan |
| 3 | Franchise Area Plan & Description |
| 4 | DES Well Approval |
| 5 | Contract |
| 6 | Schedule of Costs |
| 7 | Bill of Sale |
| 8 | Promissory Note |
| 9 | Project Cost Schedule |
| 10 | Pro Forma CPR |
| 11 | Pre-filed Testimony of Harold Morse |
| 12 | Pre-filed Testimony of John Sullivan |
| 13 | Letter to Plaistow Selectmen |
| 14 | Letter from Plaistow Selectmen to PUC |

Return to:
Robert C. Levine
Hampstead Area Water Company, Inc.
54 Sawyer Avenue
Atkinson, NH 03811

**EXHIBIT 1
KING'S LANDING**

WATER RIGHTS DEED AND EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that, **TRENDEZZA, LLC**, a New Hampshire Limited Liability Company, of 172 Route 101, Unit 25C, Bedford, New Hampshire 03110, by its duly-authorized Member/Managing Member, Jon Lariviere (Grantor) **GRANTS 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 **Kingston**, Rockingham County, New Hampshire: the following water rights and easements over a parcel of land situate in Rockingham County, Town of **Kingston**, New Hampshire, and shown on plan of land entitled "Corrective Condominium Site Plan, Plan for: King's Landing, 22 Marshall Road, Kingston, NH", said development known as King's Landing, a condominium development located in Kingston, New Hampshire, said plan being dated October 31, 2013 and revised December 6, 2013, prepared by Beals Associated, PLLC, and recorded in the Rockingham Registry of Deeds as Plan no. D-38697 (Plan), and as may be more particularly described on Exhibit A, attached hereto.

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 King's Landing Condominium Development in, the Town of Kingston, 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;

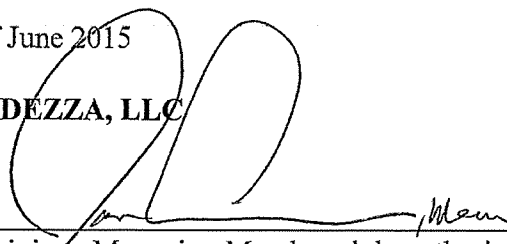
1. Not to disturb or interfere, except for emergencies, with the use of any lot or residence built or to be built on the Premises;
2. To reconstruct and regrade any and all areas its disturbs in constructing and maintaining water lines; and
3. To supply domestic potable water to the Premises in quantities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

NOT HOMESTEAD PROPERTY OF THE GRANTOR

WITNESS its hand and seal this 19th day of June 2015

TRENDEZZA, LLC

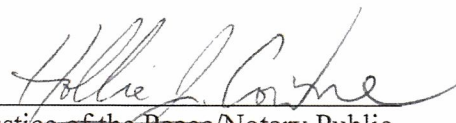

Witness

By: 
Jon Lariviere, Managing Member, duly authorized

Personally appeared before me, the undersigned officer, Jon Lariviere, identified to me by review of his NH driver's license, and signed and acknowledged the foregoing instrument this 19th day of June, 2015 , in his capacity as Manager of and on behalf of Trendezza, LLC.

/seal/




Justice of the Peace/Notary Public
My Commission Expires: 2/28/19

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

The following interest in land situated in the Town of **Kingston**, Rockingham County, New Hampshire being situated on the southerly side of Marshall Road and being bounded and described as follows:

The following water rights and easements over a parcel of land situate in Rockingham County, Town of **Kingston**, New Hampshire, and shown on plan of land entitled "Condominium Site Plan, Plan for: King's Landing, 22 Marshall Road, Kingston, NH", said development known as King's Landing, a condominium development located in Kingston, New Hampshire, said plan being dated October 31, 2013 and revised December 6, 2013, prepared by Beals Associated, PLLC, and recorded in the Rockingham Registry of Deeds as Plan no. D-38641 (Plan) and as may be more particularly described as follows:

Beginning at a point on the southerly side of Marshall Road at land now or formerly of Hatsiandrou; thence

1. South 35° 53' 08" West a distance of 250.00 feet along land now or formerly of Hatsiandrou to a point; thence
2. South 54° 15' 56" East a distance of 100.00 feet to a point; thence
3. North 35° 53' 08" East a distance of 117.65 feet to a point at land now or formerly of Staublin; thence
4. South 57° 07' 29" East a distance of 240.06 feet along land now or formerly of Staublin to an iron pipe at land now or formerly of Bahia; thence
5. South 43° 32' 04" West a distance of 365.92 feet by land now or formerly of Bahia to an iron pipe; thence
6. South 57° 10' 34" East a distance of 199.49 feet to an iron pipe; thence
7. South 43° 30' 56" West a distance of 246.24 feet by land now or formerly of Bahia to an iron pipe; thence
8. South 47° 55' 45" East a distance of 89.58 feet to an iron pipe at land now or formerly of Blaisdell; thence
9. South 48° 01' 45" East a distance of 120.64 feet by land now or formerly of Blaisdell to an iron pipe; thence
10. North 43° 03' 34" East a distance of 419.01 feet to a point at land now or formerly of Mattern; thence
11. South 48° 27' 47" East a distance of 117.48 feet to a point at land now or formerly of Pernokas; thence
12. South 43° 08' 08" West a distance of 1206.11 feet by land now or formerly of Pernokas to a point at land now or formerly of Dolliver; thence
13. North 56° 31' 42" West a distance of 636.51 feet by land now or formerly of Dolliver to a point at land now or formerly of The Southeast Land Trust; thence
14. North 56° 31' 42" West a distance of 458.00 feet to a point; thence
15. North 56° 54' 00" East a distance of 909.20 feet by land now or formerly of The Southeast Land Trust to an iron pipe; thence
16. North 54° 29' 30" West a distance of 296.96 feet to an iron rod; thence

17. North 48° 49' 46" East a distance of 56.01 feet to an iron rod; thence
18. North 46° 16' 30" West a distance of 129.32 feet to an iron rod; thence
19. North 37° 16' 34" West a distance of 98.97 feet to an iron rod; thence
20. North 27° 16' 01" West a distance of 231.05 feet to an iron rod; thence
21. North 11° 46' 10" West a distance of 40.75 feet to a granite bound, the previous 8 calls by land now or formerly of The Southeast Land Trust; thence
22. North 86° 01' 02" East a distance of 263.85 feet to a granite bound; thence
23. North 34° 15' 28" East a distance of 296.13 feet to a granite bound on the southerly side of Marshall Road also known as NH Route 107; thence
24. Following southerly sideline of Marshall Road by a curve to the right have a radius of 2058.73 feet a distance of 112.73 feet to a point; thence
25. South 57° 21' 37" East a distance of 176.15 feet to a point; thence
26. South 54° 53' 11" East a distance of 102.71 feet to a point; thence
27. South 55° 05' 00" East a distance of 16.93 feet to a point; thence
28. South 55° 04' 27" East a distance of 200.00 feet to a point; thence
29. South 54° 10' 38" East a distance of 26.42 feet to the point of beginning at land of Hatsiandrou.

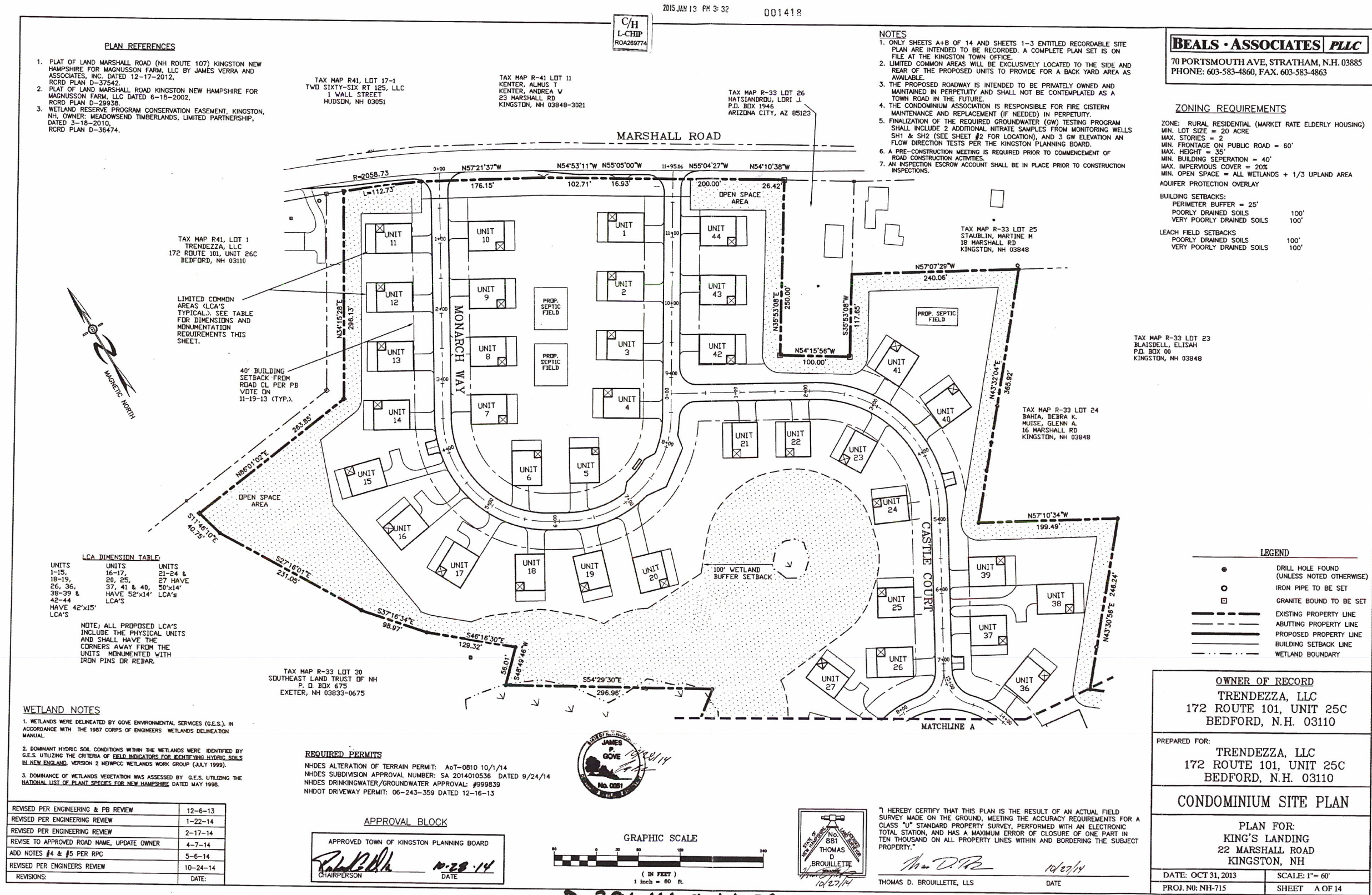
Said parcel contains 35.16 acres, more or less.

Subject to a slope release and related easements granted to the State of New Hampshire by instrument recorded in the Rockingham County Registry of Deeds at Book 2220, Page 198.

Subject to a utility easement to Exeter and Hampton Electric Company, recorded in said Registry at Book 2235, Page 1060.

Subject to all matters, notes, terms, easements and conditions shown on Plan Nos. D-38166, D-38641 and D-38642 recorded in the Rockingham County Registry of Deeds.

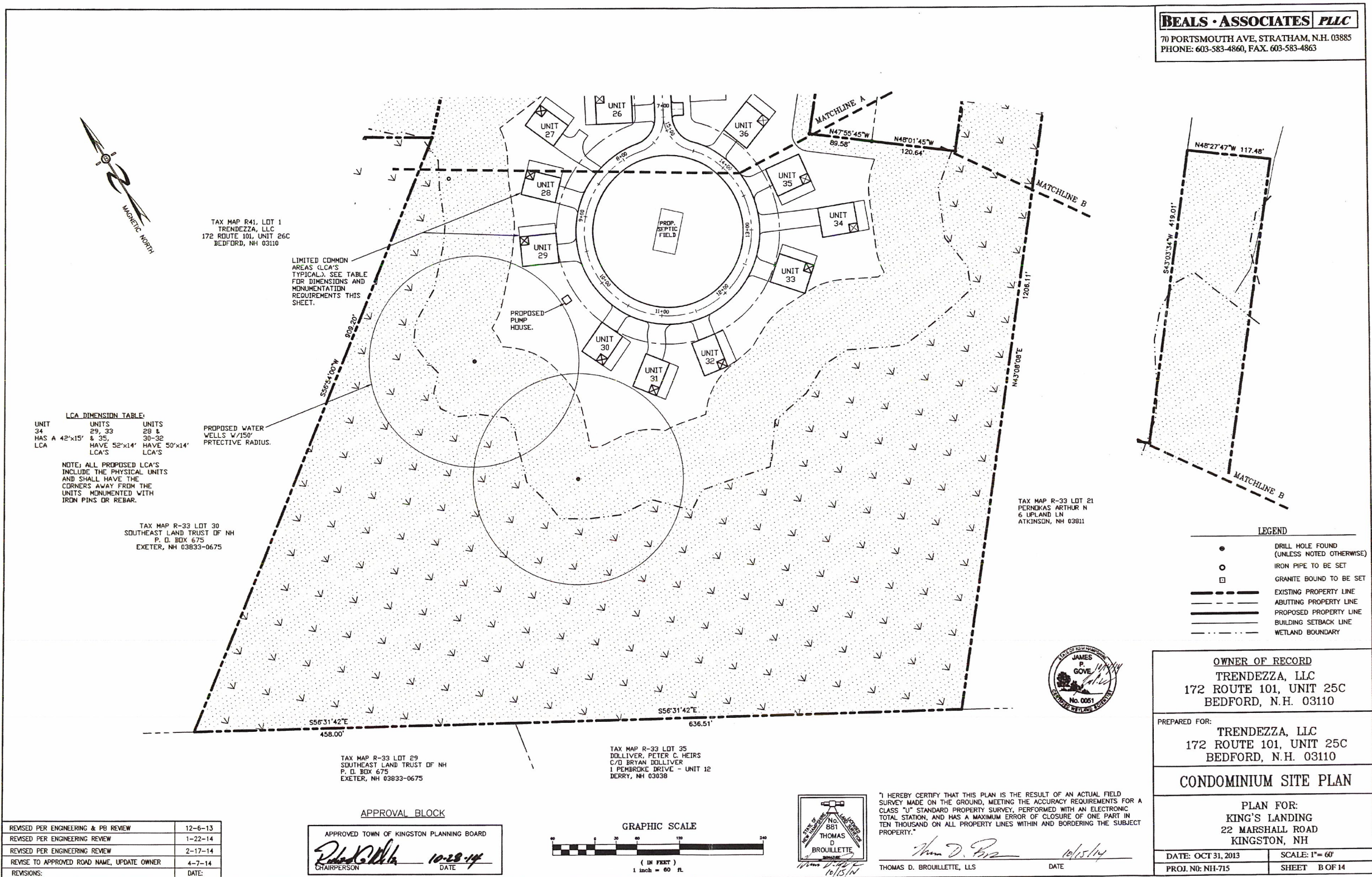
Subject to a Surveyor Affidavit at Book 5523, Page 1181 recorded in the Rockingham County Registry of Deeds.



2015 JAN 13 PM 3:32

BEALS • ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863



D-38641 sheet 2 of 2

**PROPOSED FRANCHISE AREA
KING'S LANDING**

The following interest in land situated in the Town of **Kingston**, Rockingham County, New Hampshire:

The following water rights and easements over a parcel of land situate in Rockingham County, Town of **Kingston**, New Hampshire, and shown on plan of land entitled "Condominium Site Plan, Plan for: King's Landing, 22 Marshall Road, Kingston, NH", said development known as King's Landing, a condominium development located in Kingston, New Hampshire, said plan being dated October 31, 2013 and revised December 6, 2013, prepared by Beals Associated, PLLC, and recorded in the Rockingham Registry of Deeds as Plan no. D-38641 (Plan) and as may be more particularly described as follows:

Beginning at a granite bound to be set at the Northwesterly corner of the subject parcel at the Southerly sideline of Marshall Road; thence turning and running S 34° 15' 28" W a distance of 296.13 feet to a granite bound to be set; thence turning and running S 86° 01' 02" W a distance of 263.85 feet to a granite bound to be set; thence turning and running S 11° 47' 21" E a distance of 40.77 feet to a drill hole found; thence turning and running S 27° 16' 01" E a distance of 231.05 feet to a drill hole found; thence turning and running S 37° 16' 34" E a distance of 98.97 feet to a drill hole found; thence turning and running S 46° 16' 30" E a distance of 129.32 feet to a drill hole found; thence turning and running S 48° 49' 46" W a distance of 56.01 feet to a drill hole found; thence turning and running S 54° 29' 30" E a distance of 296.96 feet to a drill hole found; thence turning and running S 56° 54' 00" W a distance of 909.20 feet to a point; thence turning and running S 56° 31' 42" E a distance of 1,094.51 feet to a point; thence turning and running N 43° 08' 08" E a distance of 1,206.11 feet to a point; thence turning and running N 48° 27' 47" W a distance of 117.48 feet to a point; thence turning and running S 43° 03' 34" W a distance of 419.01 feet to an iron pipe to be set; thence turning and running N 48° 01' 45" W a distance of 120.64 feet to an iron pipe to be set; thence turning and running N 47° 55' 45" W a distance of 89.58 feet to an iron pipe to be set; thence turning and running N 43° 30' 56" E a distance of 246.24 feet to an iron pipe to be set; thence turning and running N 57° 10' 34" W a distance of 199.49 feet to an iron pipe to be set; thence turning and running N 43° 32' 04" E a distance of 365.92 feet to an iron pipe to be set; thence turning and running N 57° 07' 29" W a distance of 240.06 feet to a point; thence turning and running S 35° 53' 08" W a distance of 117.65 feet to a granite bound to be set; thence turning and running N 54° 15' 56" W a distance of 100.00 feet to a granite bound to be set; thence turning and running N 35° 53' 08" E a distance of 250.00 feet to a granite bound to be set at the Southwesterly sideline of Marshall Road; thence turning and running N 54° 10' 38" W along said sideline of Marshall Road a distance of 26.42 feet to a point; thence turning and running N 55° 04' 27" W along said sideline of Marshall Road a distance of 200.00 feet to a point; thence turning and running N 55° 05' 00" W along said sideline of Marshall Road a distance of 16.93 feet to a point; thence turning and running N 54° 53' 11" W along said sideline of Marshall Road a distance of

102.71 feet to a point; thence turning and running N 57° 21' 37" W along said sideline of Marshall Road a distance of 176.15 feet to a drill hole found; thence turning and running in a Northwesterly direction along said sideline of Marshall Road along a curve to the left with a radius of 2,058.73 and a length of 112.73 to a granite bound to be set and the point of beginning.

Containing Thirty Five and 16/100th (35.16) acres, more or less.

PLANTING SCHEDULE FOR
SINGLE FAMILY UNIT
ALTERNATE A

LANDSCAPING KEY

| SYMBOL | NAME | QUANTITY |
|--------|--|----------|
| AJ | ANDORRA JUNIPER Juniperus horizontalis 'Plumosa' | 3 |
| C | COTONEASTER Cotoneaster dammeri 'Skogholm' 24" spread | 4 |
| RH | RHODODENDRON Rhododendron catawbiense 5 mix 'Nova Zembla' and 'Roseum Elegans' at each location 24" - 36" | 2 |
| S(RG) | SEDUM 'Ruby Glow' 2 gal. pots | 26 |
| VC | VIRGINIA CREEPER Parthenocissus quinquefolia 24" spread | 7 |
| PB | PAPER BIRCH Betula papyrifera 2 1/2" cal. singles | 1 |
| WP | WHITE PINE Pinus strobus 6 - 7' height | 1 |

PLANTING SCHEDULE FOR
SINGLE FAMILY UNIT
ALTERNATE B

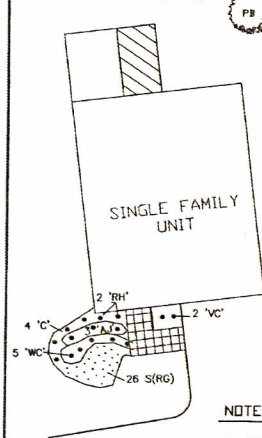
LANDSCAPING KEY

| SYMBOL | NAME | QUANTITY |
|--------|--|----------|
| HB | HIGHBUSH BLUEBERRY Vaccinium corymbosum 24" height | 3 |
| C | COTONEASTER Cotoneaster dammeri 'Skogholm' 24" spread | 6 |
| CB | COMMON BAYBERRY (Myrica pensylvanica) 12"-18" height | 7 |
| RH | RHODODENDRON Rhododendron catawbiense 5 mix 'Nova Zembla' and 'Roseum Elegans' at each location 24" - 36" | 3 |
| VC | VIRGINIA CREEPER Parthenocissus quinquefolia 24" spread | 4 |

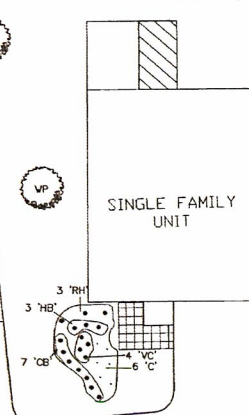
PLANTING SCHEDULES FOR SINGLE FAMILY UNITS

EXISTING TREES SHALL BE RETAINED
IN FAVOR OF PLANTINGS WHEN POSSIBLE

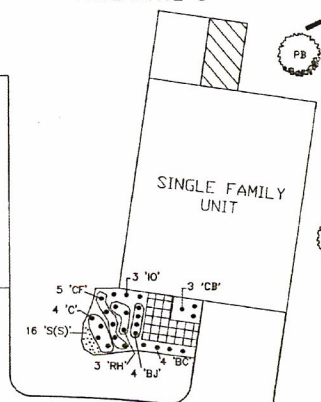
ALTERNATE A



ALTERNATE B



ALTERNATE C



NOTES:

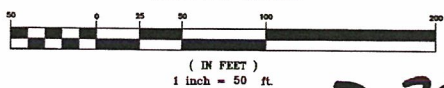
1. ALL PLANTINGS TO BE ACCOMPLISHED BY A PROFESSIONAL LANDSCAPER.
2. ALL MASSED PLANTINGS TO BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED.
3. ALL DECIDUOUS TREE STOCK TO BE TRIMMED OF HORIZONTALLY PROJECTING BRANCHES UP TO 8' ABOVE GROUND.
4. AS AREAS ARE FINISH GRADED, PROCEED WITH FINAL STABILIZATION BY LOAM AND SEED. PLANTINGS TO BE MADE FROM EARLY SPRING TO EARLY OCTOBER. SEED MIXTURE TO BE MIX OF TALL FESCUE, CREEPING RED FESCUE AND BIRDSFOOT TREFOIL. MULCH HAY TO BE APPLIED IF PLANTINGS ARE MADE AFTER THE SPECIFIED TIMEFRAME.
5. LANDSCAPE BEDS SHALL NOT EXTEND INTO ROADSIDE SWALE SIDE SLOPE.

PLANTING SCHEDULE FOR
SINGLE FAMILY UNIT
ALTERNATE C

LANDSCAPING KEY

| SYMBOL | NAME | QUANTITY |
|--------|--|----------|
| BC | BUSH CINQUEFOIL Potentilla fruticosa 'Goldfinger' 18" - 24" height | 4 |
| BJ | BROADMOOR JUNIPER Juniperus Sabina 'Broadmoor' 18" - 24" Spread | 4 |
| C | COTONEASTER Cotoneaster dammeri 'Skogholm' 24" spread | 4 |
| CF | CINQUEFOIL Potentilla fruticosa 'Katherine Dyles' (12") | 5 |
| ID | HELLY Ilex 'China Boy/Girl' Boy/Girl ratio 1:4; 24" height | 3 |
| CB | COMMON BAYBERRY (Myrica pensylvanica) 12"-18" height | 3 |
| RH | RHODODENDRON Rhododendron catawbiense 5 mix 'Nova Zembla' and 'Roseum Elegans' at each location 24" - 36" | 3 |
| S(S) | SEDUM 'Sexangulare' 2 gal. pots | 16 |
| PB | PAPER BIRCH Betula papyrifera 2 1/2" cal. singles | 1 |
| WP | WHITE PINE Pinus strobus 6 - 7' height | 1 |

GRAPHIC SCALE



D-38642

Sheet 3 of 3

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN
ACTUAL FIELD SURVEY MADE ON THE GROUND, MEETING THE
ACCURACY REQUIREMENTS FOR A CLASS "U" STANDARD
PROPERTY SURVEY, PERFORMED WITH AN ELECTRONIC TOTAL
STATION, AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE
PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND
BORDERING THE SUBJECT PROPERTY.

THOMAS D. BROUILLETTE, LLS
DATE 12/2/14

PREPARED FOR:

TRENDEZZA, LLC
172 ROUTE 101, UNIT 25C
BEDFORD, N.H. 03110

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

ZONING REQUIREMENTS

ZONE: RURAL RESIDENTIAL (MARKET RATE ELDERLY HOUSING)
MIN. LOT SIZE = 20 ACRE
MAX. STORIES = 2
MIN. FRONTAGE ON PUBLIC ROAD = 60'
MAX. HEIGHT = 35'
MIN. BUILDING SEPARATION = 40'
MAX. IMPERVIOUS COVER = 20%
MIN. OPEN SPACE = ALL WETLANDS + 1/3 UPLAND AREA
AQUIFER PROTECTION OVERLAY

BUILDING SETBACKS:

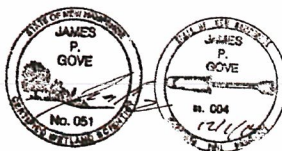
PERIMETER BUFFER = 25'
POORLY DRAINED SOILS 100'
VERY POORLY DRAINED SOILS 100'

LEACH FIELD SETBACKS:

POORLY DRAINED SOILS 100'
VERY POORLY DRAINED SOILS 100'

LEGEND

| | |
|------------------------|------------------------------------|
| UTILITY POLE | TEST PIT W/ NO. |
| STONE WALL | TREE LINE |
| EXISTING CONTOUR - 10' | EXISTING CONTOUR - 2' |
| WETLAND BOUNDARY | SOILS BOUNDARY LINE |
| BUILDING SETBACK LINE | PROP. WELL W/ 150' PROTECTIVE RAD. |
| SEPTIC SETBACK LINE | ABUTTING PROPERTY LINE |
| EXISTING PROPERTY LINE | |



APPROVAL BLOCK

APPROVED TOWN OF KINGSTON PLANNING BOARD

CHAIRPERSON 12-22-14
DATE

PREPARED FOR:

OWNER OF RECORD

TRENDEZZA, LLC
172 ROUTE 101, UNIT 25C
BEDFORD, N.H. 03110

RECORDABLE SITE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
22 MARSHALL ROAD
KINGSTON, NH

DATE: JUNE 20, 2014

PROJ. NO: NH-715

SCALE: 1"= 50'

SHEET NO. 3 OF 3

REVISED PER ENGINEERS REVIEW
REVISIONS:

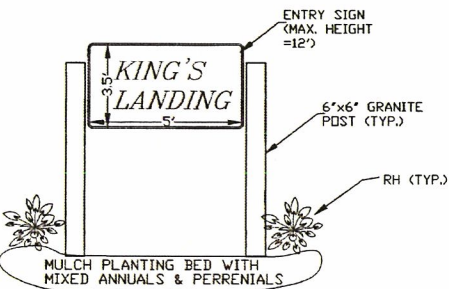
8-29-14

DATE:

ZONING REQUIREMENTS

ZONE: RURAL RESIDENTIAL (MARKET RATE ELDERLY HOUSING)
MIN. LOT SIZE = 20 ACRE
MAX. STORIES = 2
MIN. FRONTAGE ON PUBLIC ROAD = 60'
MAX. HEIGHT = 35'
MIN. BUILDING SEPARATION = 40'
MAX. IMPERVIOUS COVER = 20%
MIN. OPEN SPACE = ALL WETLANDS + 1/3 UPLAND AREA
AQUIFER PROTECTION OVERLAY

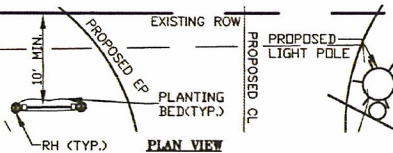
BUILDING SETBACKS:
PERIMETER BUFFER = 25'
POORLY DRAINED SOILS 100'
VERY POORLY DRAINED SOILS 100'
LEACH FIELD SETBACKS:
POORLY DRAINED SOILS 100'
VERY POORLY DRAINED SOILS 100'



LANDSCAPING KEY

| SYMBOL | NAME | QUANTITY |
|--------|---|----------|
| RH | RHOXODENDRON Rhododendron catawbiense 5 mix 'Novo Zembla' and 'Roseum Elegans' 24" - 36" | 2 |

SIGN DETAIL



LEGEND

| | |
|--|------------------------|
| | UTILITY POLE |
| | TEST PIT W/ NO. |
| | STONE WALL |
| | TREE LINE |
| | EXISTING CONTOUR - 10' |
| | EXISTING CONTOUR - 2' |
| | WETLAND BOUNDARY |
| | SOILS BOUNDARY LINE |
| | BUILDING SETBACK LINE |
| | SEPTIC SETBACK LINE |
| | ABUTTING PROPERTY LINE |
| | EXISTING PROPERTY LINE |

D-38642
Sheet 2 of 3

SYSTEM A 2.875 GPD (23 Units)
Pec rate 7-9 mpi 1,753 L.F. required
1,920 L.F. PROVIDED
(1 FIELD) ENVIRO SEPTIC
32 ROWS @ 1.5' O.C. X 60' = 1,920 L.F.
(BED = 47.5' X 60')

PROPOSED ENTRANCE SIGN
AND LANDSCAPE BED.

CONES OF ILLUMINATION (TYP.)
1' CANDLE
0.5' CANDLE

MARSHALL ROAD

SYSTEM B 750 GPD (6 Units)
Pec rate 7-9 mpi 458 L.F. required
1,020 L.F. PROVIDED
(1 FIELD) ENVIRO SEPTIC
17 ROWS @ 1.5' O.C. X 60' = 1,020 L.F.
(BED 25' X 60')

PREPARED FOR:

TRENDEZZA, LLC
172 ROUTE 101, UNIT 25C
BEDFORD, N.H. 03110

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

NOTES

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.
- THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
- SUBJECT PARCEL LIES WITHIN ZONE X ON FEMA PANEL 3301SC0379E, MAY 17, 2005.
- PROJECT IS BASED ON USGS DATUM NAVD 1988.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
- DISTURBANCE OVER 100,000 SQ. FT. SITE SPECIFIC RSA 485-A-17 REQUIRED.
- COMMON/OPEN SPACE WILL BE MANAGED AND MAINTAINED BY THE ASSOCIATION. OWNER SHIP WILL BE DIVIDED EQUALLY BY THE NUMBER OF UNITS (1/44).
- STREET LIGHTING IS PROPOSED AS SHOWN. ALL LIGHTING IS TO BE DARK SKY COMPLIANT AND CONFORM TO THE TOWN OF KINGSTON'S OUTDOOR LIGHTING ORDINANCE, ARTICLE 302.
- TRASH COLLECTION WILL BE THROUGH CURB SIDE PICK-UP BY A NH REGISTERED SOLID WASTE HAULING COMPANY CONTRACTED WITH THE HOMEOWNER'S ASSOCIATION.

APPROVAL NOTES

- A COMPLETE PLAN SET IS ON FILE AT THE KINGSTON TOWN OFFICE.
- LIMITED COMMON AREAS WILL BE EXCLUSIVELY LOCATED TO THE SIDE AND REAR OF THE PROPOSED UNITS TO PROVIDE FOR A BACK YARD AREA AS AVAILABLE.
- THE PROPOSED ROADWAY IS INTENDED TO BE PRIVATELY OWNED AND MAINTAINED IN PERPETUITY AND SHALL NOT BE CONTEMPLATED AS A TOWN ROAD IN THE FUTURE.
- THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR FIRE CISTERN MAINTENANCE AND REPLACEMENT (IF NEEDED) IN PERPETUITY.
- FINALIZATION OF THE REQUIRED GROUNDWATER (GW) TESTING PROGRAM SHALL INCLUDE 2 ADDITIONAL NITRATE SAMPLES FROM MONITORING WELLS SH1 & SH2 (SEE SHEET #2 FOR LOCATION), AND 3 GW ELEVATION AND FLOW DIRECTION TESTS PER THE KINGSTON PLANNING BOARD.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF ROAD CONSTRUCTION ACTIVITIES.
- AN INSPECTION ESCROW ACCOUNT SHALL BE IN PLACE PRIOR TO CONSTRUCTION INSPECTIONS.

APPROVAL BLOCK

APPROVED TOWN OF KINGSTON PLANNING BOARD

Robert G. White 12-22-14
CHAIRPERSON DATE

PREPARED FOR: OWNER OF RECORD
TRENDEZZA, LLC
172 ROUTE 101, UNIT 25C
BEDFORD, N.H. 03110

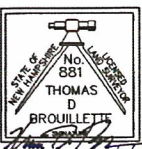
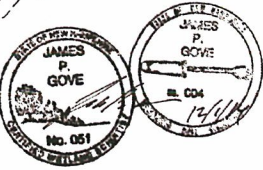
RECORDABLE SITE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
22 MARSHALL ROAD
KINGSTON, NH

DATE: JUNE 20, 2014 SCALE: 1"= 50'
PROJ. NO: NH-715 SHEET NO. 2 OF 3

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND, MEETING THE ACCURACY REQUIREMENTS FOR A CLASS "U" STANDARD PROPERTY SURVEY, PERFORMED WITH AN ELECTRONIC TOTAL STATION, AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

Thomas D. Brouillette 12/2/14
THOMAS D. BROUILLETTE, LLS DATE



| | |
|------------------------------|----------|
| REVISED PER ENGINEERS REVIEW | 10-24-14 |
| REVISED PER ENGINEERS REVIEW | 8-29-14 |
| REVISIONS: | DATE: |

2015 JAN 13 PM 3:33 001419

ZONING REQUIREMENTS

ZONE: RURAL RESIDENTIAL (MARKET RATE ELDERLY HOUSING)
MIN. LOT SIZE = 20 ACRE
MAX. STORIES = 2
MIN. FRONTAGE ON PUBLIC ROAD = 60'
MAX. HEIGHT = 35'
MIN. BUILDING SEPARATION = 40'
MAX. IMPERVIOUS COVER = 20%
MIN. OPEN SPACE = ALL WETLANDS + 1/3 UPLAND AREA
AQUIFER PROTECTION OVERLAY

BUILDING SETBACKS:
PERIMETER BUFFER = 25'
POORLY DRAINED SOILS 100'
VERY POORLY DRAINED SOILS 100'

LEACH FIELD SETBACKS:
POORLY DRAINED SOILS 100'
VERY POORLY DRAINED SOILS 100'

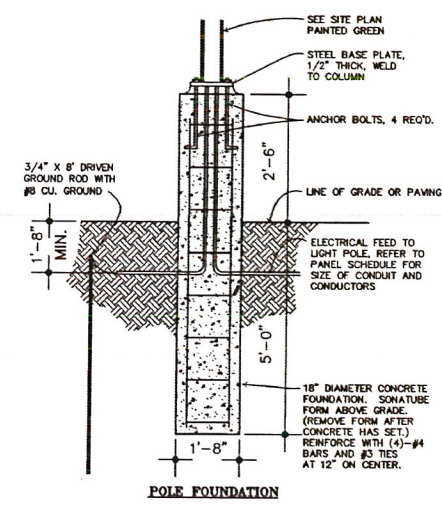
STREET LANDSCAPING KEY

| SYMBOL | NAME | QUANTITY |
|--------|--|----------|
| AC | ALASKA FALSE CYPRESS Chamaecyparis nootkatensis 5' - 6' height | 2 |
| CK | CHINESE DOGWOOD Cornus kousa "Ohnensis" 6'-8' height | 2 |
| JC | JAPANESE FLOWERING CRAB Malus floribunda 2 1/2' cal. | 2 |
| PD | PIN OAK Quercus palustris 2 1/2 - 3' cal. | 2 |
| RH | RED MAPLE Acer rubrum 'October Glory' 2 1/2 - 3' cal. | 4 |
| RP | RED PINE Pinus resinosa 6' - 8' height | 5 |
| WP | WHITE PINE Pinus strobus 6' - 7' height | 2 |

NOTES:

- ALL PLANTINGS TO BE ACCOMPLISHED BY A PROFESSIONAL LANDSCAPER.
- ALL MAJESTIC PLANTINGS TO BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED.
- ALL DECIDUOUS TREE STOCK TO BE TRIMMED OF HORIZONTALLY PROJECTING BRANCHES UP TO 8' ABOVE GROUND.
- AS AREAS ARE FINISH GRADED, PROCEED WITH FINAL STABILIZATION BY LOAM AND SEED. PLANTINGS TO BE MADE FROM EARLY SPRING TO EARLY OCTOBER. SEED MIXTURE TO BE MIX OF TALL FESCUE, CREEPING RED FESCUE AND BIRDSFOOT TREFLOIL. MULCH MAY TO BE APPLIED IF PLANTINGS ARE MADE AFTER THE SPECIFIED TIMEFRAME.

TREE PLANTINGS TO BE PROVIDED AS SHOWN EVERY 100' - 200' ON ALTERNATING SIDES OF THE ROAD IF POSSIBLE TO AID IN UNIT PRIVACY. FINAL LOCATIONS AND SPECIES TO BE FIELD DETERMINED & EXISTING TREE STOCK TO BE RETAINED OR REPLANTED IN FAVOR OF LANDSCAPE PLANTINGS. SEE SHEET #4 FOR INDIVIDUAL UNIT PLANTING SCHEMES. SEE SHEET # 10 FOR PLANTING DETAILS.



POLE FOUNDATION
LIGHT BASE DETAIL
SCALE: NONE

PRIVACY NOTE:

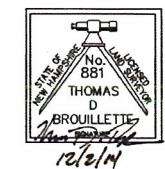
ALL ADJACENT UNITS SHALL HAVE ONE WALL THAT IS VOID OF WINDOWS FACING A UNIT SIDE WITH WINDOWS (SEE DETAIL SEET 3).

NOTE:

UNITS #15, 16, 17, 20, 27, 31, 34 & 38 SHALL HAVE HOUSE NUMBER SIGNS 8'-10' FROM THE EDGE OF PAVEMENT, AND 3'-4' IN HEIGHT TO BE MAINTAINED VISIBLE AT ALL TIMES FOR EMERGENCY RESPONSE OFFICIALS.

C/H
L-CHIP
ROA269775

THE PROPOSED SIGNAGE TO BE GRANITE FRAME SUPPORTS. THE SIGN SHALL CONFORM TO KINGSTON ZONING ARTICLE 30.3 (SIGN ORDINANCE). SEE DETAIL SHEET 2.



"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND, MEETING THE ACCURACY REQUIREMENTS FOR A CLASS "U" STANDARD PROPERTY SURVEY, PERFORMED WITH AN ELECTRONIC TOTAL STATION, AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

THOMAS D. BROUILLETTE, L.L.S.

12/2/14
DATE

PREPARED FOR:

TRENDEZZA, LLC
172 ROUTE 101, UNIT 25C
BEDFORD, N.H. 03110

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

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DENSITY CALCULATIONS

PARENT PARCEL:
1,531,741 SF, 35.16 Acres (MIN. 20 A.C. REQUIRED)

TOTAL WETLAND AREA:
521,638 SF, 11.98 Acres = 34%

DENSITY:
35 Acres X 6 Units Per Acre = 210 UNITS

COMMON LAND/OPEN SPACE:
REQUIRED 1/3 OF THE TOTAL PROJECT UPLAND AREA
35.16 A.C. - 11.98 (WET) =
23.18 Acres x 0.33 = 7.65 Acres
PROVIDED UPLAND = 8.00 Acres (7.48
CONTIGUOUS 94%)
PROVIDED TOTAL = 8.00 Acres (UPLAND) +
11.98 Acres (WET) = 19.98 Acres

APPROVAL BLOCK

APPROVED TOWN OF KINGSTON PLANNING BOARD

Robert B. Williams 12-22-14
CHAIRPERSON DATE

PREPARED FOR: OWNER OF RECORD
TRENDEZZA, LLC
172 ROUTE 101, UNIT 25C
BEDFORD, N.H. 03110

RECORDABLE SITE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
22 MARSHALL ROAD
KINGSTON, NH

DATE: JUNE 20, 2014 SCALE: 1"= 100'
PROJ. NO: NH-715 SHEET NO. 1 OF 3

REQUIRED PERMITS

NHDES ALTERATION OF TERRAIN PERMIT: AOT-0810 10/1/14
NHDES SUBDIVISION APPROVAL NUMBER: SA 2014010536 DATED 9/24/14
NHDES DRINKINGWATER/GROUNDWATER APPROVAL: #999839
NHDOT DRIVEWAY PERMIT: 06-243-359 DATED 12-16-13

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- WETLAND BOUNDARY
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- PROP. WELL W/ 150' PROTECTIVE RAD.
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE

D-38642
Sheet 1 of 3





The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Thomas S. Burack, Commissioner



August 22, 2014

Jon LaRiviere
Trendezza, LLC
172 Route 101 Unit 25C
Bedford, NH 03110

transmitted via email to nhbuild@yahoo.com

Subject: Small Well Siting Approval
CWS KINGSTON: King's Landing; PWS ID: New System
Proposed BRWs 1 & 2; NHDES #999839
Kingston, New Hampshire

Dear Mr. LaRiviere:

The purpose of this letter is to conditionally approve two new bedrock wells for the proposed King's Landing project in Kingston. This decision was based on a review of the July 18, 2014 Final Report submitted to meet the requirements of New Hampshire Administrative Rule Env-Dw 301, *Small Production Wells for Small Community Water Systems*. This approval is subject to the following conditions:

- 1) The use of BRW 1 and BRW 2 to supply water for in-ground irrigation for the King's Landing project is **not allowed**. The design flow and source capacity values estimated for the water system were calculated assuming domestic use only, and did not include additional supply capacity for in-ground irrigation, as required by Env-Dw 405.10(d). It is NHDES' understanding that additional supply capacity for in-ground irrigation, if installed, will be provided using an alternative water source(s) and that the irrigation distribution system will be entirely separate from the public water distribution system. Please note that any other sources of water developed will need to be added to the water system's registration with NHDES' Water Use Registration and Reporting Program. Please also note that the combined use of BRW 1 and BRW 2 and any additional groundwater sources could not exceed 57,600 gallons of water in any 24-hour period without a large groundwater withdrawal permit, per RSA 485-C:21, *Approval for Large Groundwater Withdrawals*.
- 2) When control of the water system is transferred to Hampstead Area Water Co., Inc., a copy of the executed easement, recorded with the Rockingham County Registry of Deeds, shall be submitted to NHDES to my attention via email to christine.bowman@des.nh.gov.
- 3) Water Quality
 - a. Total coliform bacteria were detected in groundwater withdrawn from BRW 1 and BRW 2. Prior to placing BRW 1 and BRW 2 in service and providing water to the public, raw water samples shall be collected from the wells and analyzed for total coliform bacteria. A copy of the laboratory results shall be submitted to NHDES to my attention via email to christine.bowman@des.nh.gov.
 - b. Concentrations of gross alpha radioactivity (compliance), uranium and radium (226 and 228 combined), and pH, were detected in groundwater withdrawn from BRW 1 at concentrations above primary drinking water standards. Manganese was detected in groundwater withdrawn from BRW 2 at a concentration above the secondary drinking water standard. Treatment to remove or lower the concentrations of these parameters may be necessary. See **DESIGN REVIEW REQUIREMENTS** below.
 - c. Concentrations of radon were elevated in groundwater withdrawn from BRW 1 and BRW 2. Although there is currently no state- or federally-enforced drinking water standard for radon, NHDES recommends

that the water system consider options for reducing the concentration of radon in the water supply. See **DESIGN REVIEW REQUIREMENTS** below.

- d. Toluene was detected in groundwater withdrawn from BRW 1 at a concentration below the drinking water standard. Although this compound is probably a relic of materials used in setup for the pumping test, the water system must submit water quality sample results that indicate this parameter is absent from the well water. This condition may be met by the first quarter chemical monitoring submission for the new well.
 - e. Within 60 days of the date of this letter, please authorize Nelson Analytical Lab, the laboratory that performed the pumping test water quality analyses for BRW 1 and BRW 2, to provide me with a digital version of the water quality analysis results via email to christine.bowman@des.nh.gov. The data should be formatted using NHDES' Environmental Monitoring Database (EMD) "Activity Data Upload Template for Consultants and Labs" so that NHDES can submit the results to the database.
- 4) The water system must implement the approved Water Conservation Plan, signed February 25, 2014, in accordance with Env-Wq 2101, *Water Conservation* and NHDES' approval dated March 27, 2014.
 - 5) Approval for BRW 1 and BRW 2 shall lapse four years from the date of this letter if the wells are not connected to the water system within that time, in accordance with Env-Dw 301.21(e), unless an extension is granted by NHDES. If approval lapses, the water system must satisfy the requirements of Env-Dw 301.21(f) to regain approval.

A copy of this letter should be kept on file with the water system's records for future reference and as an aid to meeting NHDES' source water protection requirements.

Source Specifications:

| Well Number | Well Status | Permitted Production Volume/Yield | Sanitary Protective Area Radius | Wellhead Protection Area Radius | Source Description |
|-------------|------------------------|-----------------------------------|---------------------------------|---------------------------------|---------------------|
| BRW 1 | New Well on New System | 7,200 gallons | 150 feet | 2,050 feet | BRW 1, 107' W of PH |
| BRW 2 | New Well on New System | 14,400 gallons | 150 feet | 2,050 feet | BRW 2, 230' S of PH |

The previous table outlines the specifications for the new wells. The Permitted Production Volume (PPV) is the maximum volume that may be pumped from each well in any 24-hour period. The PPVs for BRW 1 and BRW 2 are as shown above.

The sanitary protective area (SPA) for each new well is a circle, centered on the well, with the radius listed above. The SPAs shall remain in a natural state and under the water system's control at all times, in accordance with Env-Dw 301.06.

The Wellhead Protection Area (WHPA) for each new well is a circle, centered on the well, with the radius listed above. This is the area within which educational materials must be periodically distributed as part of the water system's Wellhead Protection Program (WHPP), in accordance with Env-Dw 301.18 and Env-Dw 301.22. Educational materials must be distributed within 90 days of system start up and then at least every three years thereafter.

Pumping Test Water Quality Analysis-Laboratory ID Numbers:

BRW 1 – 3406-02246

BRW 2 – 3406-02247

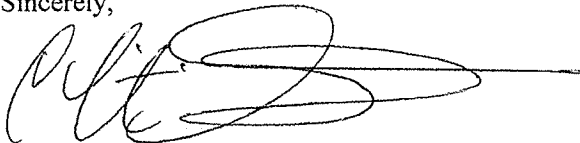
DESIGN REVIEW REQUIREMENTS

Please note that this approval does not allow for construction of the public water distribution system. Prior to constructing the system, the applicant must meet the requirements of New Hampshire Administrative Rule Env-Dw 405, *Design Standards for Small Community Water Systems*. To request final approval, provide a schematic of appropriate detail to facilitate review of design requirements. Plans should include piping, sampling tap locations, storage tanks, pressure tanks and any treatment to be installed. Please submit this information and address any questions you may have regarding the design of, and connection of the wells to, the water system to the attention of Bethann McCarthy of the Drinking Water and Groundwater Bureau at (603) 271-2949 or bethann.mccarthy@des.nh.gov.

The water system must notify NHDES when the water system/sources become active. Once the water system/sources become active and have received PWS identification numbers, Chemical Monitoring staff will contact the water system with a Master Sampling schedule. If you have any questions about the chemical monitoring requirements, contact Tricia Madore at (603) 271-3907 or tricia.madore@des.nh.gov. Please note that NHDES may initiate enforcement action if the system fails to implement a chemical monitoring program that includes the new wells.

If you have any questions about this letter or any other community well siting issues please contact me at (603) 271-8866 or christine.bowman@des.nh.gov.

Sincerely,



Christine Bowman, P.G.
Hydrogeologist
Drinking Water and Groundwater Bureau

cc: Board of Selectmen, Town of Kingston
Charles Lanza, HAWC (email)
Stephen Roy, Stacey Herbold, Bethann McCarthy; NHDES (email)

June 19, 2015

Jon Lariviere, Managing Member
Trendezza, LLC
172 Route 101
Unit 25C
Bedford, New Hampshire 03110

Re: King's Landing Condominium Water System

Dear Mr. Lariviere,

This letter constitutes the **AGREEMENT** between **Trendezza, LLC** (Trendezza), a New Hampshire limited liability company doing business at 172 Route 101, Unit 25C, Bedford, New Hampshire 03110, and **Hampstead Area Water Company** (HAWC), a New Hampshire corporation doing business at 54 Sawyer Ave, Atkinson, New Hampshire.

- A. Trendezza agrees to sell the King's Landing Community Water System (System) located in King's Landing condominium development, Kingston, New Hampshire and which will serve up to 44 residential housing units in the development to HAWC.
- B. The "Contract Price" for the System is \$396,400.00, of which HAWC will pay \$44,000 pursuant to the terms of a promissory note (Exhibit 8) and the remainder will be contributed by Trendezza to HAWC as Contribution in Aid of Construction (CIAC).
- C. HAWC agrees to petition the New Hampshire Public Utilities Commission (PUC) for permission and approval to purchase and franchise the System. This Contract is conditional upon PUC approval.
- D. Subject to approval of the PUC, HAWC agrees to pay to Trendezza \$1,000.00 (or such other amount as the PUC may permit,) for each residential unit hook-up to the System. Payment to be made by a promissory note (Exhibit 8) as set forth in paragraph G below.
- E. Upon approval by the PUC, HAWC further agrees to operate, repair, maintain, manage, and administer the System, in order to provide sufficient domestic potable water to all units within the development, in ways acceptable to the NHDES and PUC. As a condition to this purchase, Trendezza shall provide to HAWC a detailed breakdown of all costs incurred by Trendezza to build the System, including all associated costs for land, preliminary engineering, well installation, and facilities installation and testing, etc. Trendezza shall

Jon Lariviere, Managing Manager
Trendezza, LLC
Letter Agreement dated January 16, 2015
Page 2

execute a Bill of Sale to HAWC in the form attached as Exhibit 7.

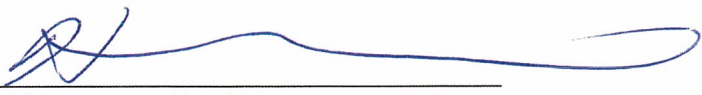
- F. Trendezza agrees to also grant to HAWC a Water Rights Deed and Easement in the form attached as Exhibit 1, which is necessary for HAWC to operate, repair, maintain, manage, and administer the System.
- G. HAWC agrees to pay Trendezza by promissory note, in the form attached as Exhibit 8, the sum of \$1,000 per residential unit located within the King's Landing Community development, upon each hook-up to the System.

Agreed to this 19 day of June, 2015.

TRENDEZZA ESTATES, LLC

By: 
Jon Lariviere, Managing Manager, duly authorized

HAMPSTEAD AREA WATER CO, INC.

By: 
Harold Morse, its President

**KING'S LANDING
SCHEDULE OF COSTS OF ACQUISITION**

I. SCHEDULE OF PAYMENTS FROM HAWC TO HILLCREST ESTATES, LLC

The total amount of payment shall be One Thousand and 00/100 Dollars (\$1,000.00) per residential unit, all located within the Development. This amount shall be paid as per the terms of the Promissory Note (Exhibit 8).

**II. SCHEDULE OF CONVEYANCE/ASSIGNMENT OF THE SYSTEM TO HAWC
FROM DEVELOPER AND OWNER**

Owner and Developer shall execute a Bill of Sale of the System, in a form consistent with Exhibit 7, within Thirty (30) days after completion and acceptance by HAWC, and the remaining amount of the cost of the system, less the total amount to be paid by HAWC per hookup, will be contributed by the Developer and Owner to HAWC as Contribution In Aid of Construction (CIAC).

**KING'S LANDING CONDOMINIUM
BILL OF SALE OF WATER UTILITY ASSETS**

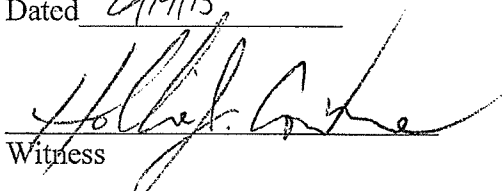
NOW COMES **TRENDEZZA, LLC**, a New Hampshire limited liability company doing business at 172 Route 101, Unit 25C, Bedford, New Hampshire 03110 (hereinafter referred to as the Seller), and for the consideration given by **HAMPSTEAD AREA WATER COMPANY, INC.**, doing business at 54 Sawyer Avenue, Atkinson, New Hampshire (the Buyer), by its agreement to operate the below-described water system, the Seller does hereby sell, assign, transfer and convey to the 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 off Marshall Road, in the Town of Kingston, Rockingham County, New Hampshire, known as King's Landing, a condominium development.

| PUC CODE | CONTRACTOR'S DESCRIPTION [Include machine and labor costs] | PRICE |
|---------------------|--|---------------------|
| 303 | Easement Deed | \$0.00 |
| 304 | Pump House and Site Work | \$45,000.00 |
| 304 | Booster Pumping Station | \$0.00 |
| 307 | Wells (drilling, Testing, engineering) | \$20,000.00 |
| 309 | Supply Mains (mains, manholes, pipes, trenching, backfill, valves etc. from pump house to wells | \$2,500.00 |
| 311 | Pumping Equipment (Pumps, motors, pump house, plumbing, electric, connectors, piping, valves etc.) | \$85,000.00 |
| 320 | Water Treatment (filters etc.) | \$30,000.00 |
| 330 | Distribution Storage (tanks, valves, standpipes, hydro tanks) | \$20,000.00 |
| 331 | Transmission and Distribution mains i. 4", 3", and 2" piping | \$112,500.00 |
| 333 | Services (water lines to curb stop at each customer's property line) | \$66,000.00 |
| 334 | Meters - 44 customers x 350.00 per customer | \$15,400.00 |
| 335 | Hydrants x \$3,500.00 per hydrant (includes installation) | \$0.00 |
| 339 | Miscellaneous (not otherwise included) | \$0.00 |
| Total | | <u>\$396,400.00</u> |

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

Dated 6/19/15

TRENDEZZA, LLC, Owner

Witness 

By: 

Jon Lariviere, Managing Manager, duly authorized

EXHIBIT 8

**TRENDEZZA, LLC
PROMISSORY NOTE**

\$ 44,000.00

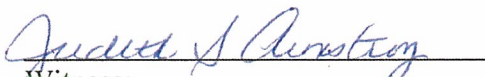
Date: 6/19/15

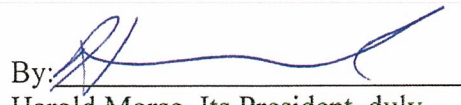
Hampstead Area Water Company, Inc., (Borrower) a New Hampshire corporation doing business at 54 Sawyer Avenue, Atkinson, New Hampshire 03811, promises to pay to Trendezza, LLC (Owner), a New Hampshire limited liability company doing business at 172 Route 101, Unit 25C, Bedford, New Hampshire 03110 the sum of Forty Four Thousand and no/100 Dollars (\$44,000.00) (Principal), at no interest as follows:

In installments of One Thousand Dollars and No Cents (\$1,000.00), each installment being payable upon hookup of water service and installation of a meter for said service for each of the Forty Four (44) units to be sold in the King's Landing development, until said principle amount is paid in full. Borrower will pay all costs and expenses of collection, including reasonable attorney's fees paid or incurred by Owner in enforcing this Note.

Hampstead Area Water Company, Inc. may prepay this note at any time. Presentment, notice of dishonor or protest are hereby waived by all makers, sureties, guarantors and endorses hereof. This Note shall be the joint and severable obligation of all makers, sureties, guarantors and endorers and shall be binding upon them and their successors and assigns.

HAMPSTEAD AREA WATER
COMPANY, INC.


Witness:

By: 
Harold Morse, Its President, duly
authorized.

ACKNOWLEDGED AND ACCEPTED
TRENDEZZA, LLC

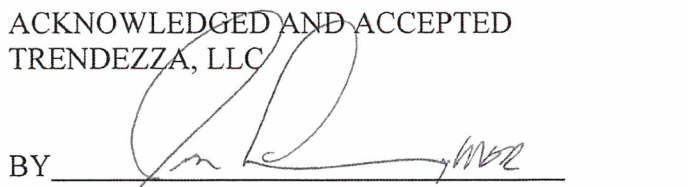
BY 
Jon Lariviere., Managing Manager, duly authorized

EXHIBIT 9**KING'S LANDING****PROJECT COST SCHEDULE**

| PUC CODE | CONTRACTOR'S DESCRIPTION [Include machine and labor costs] | PRICE |
|---------------------|--|---------------------|
| 303 | Easement Deed | \$0.00 |
| 304 | Pump House and Site Work | \$45,000.00 |
| 304 | Booster Pumping Station | \$0.00 |
| 307 | Wells (drilling, Testing, engineering) | \$20,000.00 |
| 309 | Supply Mains (mains, manholes, pipes, trenching, backfill, valves etc. from pump house to wells | \$2,500.00 |
| 311 | Pumping Equipment (Pumps, motors, pump house, plumbing, electric,, connectors, piping, valves etc.) | \$85,000.00 |
| 320 | Water Treatment (filters etc.) | \$30,000.00 |
| 330 | Distribution Storage (tanks, valves, standpipes, hydro tanks) | \$20,000.00 |
| 331 | Transmission and Distribution mains i. 4", 3", and 2" piping | \$112,500.00 |
| 333 | Services (water lines to curb stop at each customer's property line) | \$66,000.00 |
| 334 | Meters 44 customers x \$350 per customer | \$15,400.00 |
| 335 | Hydrants x \$3,500.00 per hydrant (includes installation) | \$0.00 |
| 339 | Miscellaneous (not otherwise included) | \$0.00 |
| Total | | <u>\$396,400.00</u> |

| | | | |
|------------------------|-----------------|---------|-----|
| Classification Account | Wells & Springs | Number: | 307 |
|------------------------|-----------------|---------|-----|

Unit Description:

**King's Landing
Kingston, NH**

| | | | | | |
|---------------|-------------------|----------------------|-------------------|-------------------|-------------------|
| Total Cost | <u>20,000.00</u> | Est. Cost of Removal | <u> </u> | Est. Salvage | <u> </u> |
| Net Cost | <u> </u> | Rate of Depreciation | <u>3.30%</u> | Est. Life in Yrs. | <u>30</u> |
| Date Acquired | 2015 | Yearly Depreciation | <u>660.00</u> | Est. Yr of Retire | <u> </u> |

| Date | Additions | | Retirements | | Balance | | Remarks or Location |
|--------|-----------|-----------|-------------|---------|---------|-----------|---------------------|
| | Units | Amounts | Units | Amounts | Units | Amounts | |
| 2015 | 1 | 20,000.00 | | | 1 | 20,000.00 | CIAC = 88.5% |
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| TOTALS | | 20,000.00 | | 0.00 | | 20,000.00 | |

Classification Account Pumping Equipment Number: 311

Unit Description:

King's Landing
Kingston, NH

Total Cost 85,000.00 Est. Cost of Removal Est. Salvage
 Net Cost Rate of Depreciation 10.00% Est. Life in Yrs. 10
 Date Acquired 2015 Yearly Depreciation 8,500.00 Est. Yr of Retire

| Date | Additions | | Retirements | | Balance | | Remarks or Location |
|---------------|-----------|-------------------------|-------------|--------------------|---------|-------------------------|---------------------|
| | Units | Amounts | Units | Amounts | Units | Amounts | |
| 2015 | | 85,000.00 | | | | 85,000.00 | CIAC = 88.5% |
| | | | | | | 85,000.00 | |
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| TOTALS | | <u><u>85,000.00</u></u> | | <u><u>0.00</u></u> | | <u><u>85,000.00</u></u> | |

Classification Account Water Treatment Number: 320

Unit Description:

King's Landing
Kingston, NH

Total Cost 30,000.00 Est. Cost of Removal Est. Salvage
 Net Cost Rate of Depreciation 3.6% Est. Life in Yrs. 28
 Date Acquired 2015 Yearly Depreciation 1,080.00 Est. Yr of Retire

| Date | Additions | | Retirements | | Balance | | Remarks or Location |
|---------------|-----------|-------------------------|-------------|--------------------|---------|-------------------------|---------------------|
| | Units | Amounts | Units | Amounts | Units | Amounts | |
| 2015 | | 30,000.00 | | | | 30,000.00 | CIAC = 88.5% |
| | | | | | | 30,000.00 | |
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| TOTALS | | <u><u>30,000.00</u></u> | | <u><u>0.00</u></u> | | <u><u>30,000.00</u></u> | |

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|------------------------|-----------------|---------|------------|
| Classification Account | <u>Services</u> | Number: | <u>333</u> |
|------------------------|-----------------|---------|------------|

Unit Description:

**King's Landing
Kingston, NH**

| | | | | | |
|---------------|-----------|----------------------|----------|-------------------|----|
| Total Cost | 66,000.00 | Est. Cost of Removal | | Est. Salvage | |
| Net Cost | | Rate of Depreciation | 2.50% | Est. Life in Yrs. | 40 |
| Date Acquired | 2015 | Yearly Depreciation | 1,650.00 | Est. Yr of Retire | |

| Date | Additions | | Retirements | | Balance | | Remarks or Location |
|--------|-----------|-----------|-------------|---------|---------|-----------|---------------------|
| | Units | Amounts | Units | Amounts | Units | Amounts | |
| 2015 | 44 | 66,000.00 | | | 44 | 66,000.00 | CIAC = 88.5% |
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| TOTALS | | 66,000.00 | | 0.00 | | 66,000.00 | |

7/1/2015

Classification Account

Meters

Number:

334

Unit Description:

**King's Landing
Kingston, NH**

Total Cost

15,400.00

Est. Cost of Removal

Est. Salvage

Net Cost

Rate of Depreciation

4.50%

Est. Life in Yrs.

22

Date Acquired

2015

Yearly Depreciation

693.00

Est. Yr of Retire

| Date | Additions | | Retirements | | Balance | | Remarks or Location |
|------|-----------|-----------|-------------|---------|---------|-----------|---------------------|
| | Units | Amounts | Units | Amounts | Units | Amounts | |
| 2015 | 44 | 15,400.00 | | | 44 | 15,400.00 | CIAC = 0% |
| | | | | | | 15,400.00 | |
| | | | | | | 15,400.00 | |
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TOTALS

15,400.00

0.00

15,400.00

STATE OF NEW HAMPSHIRE
THE NEW HAMPSHIRE PUBLIC UTILITIES COMMISSION
HAMPSTEAD AREA WATER COMPANY, INC

DW 15-

PETITION TO EXPAND FRANCHISE, OPERATE WATER SYSTEM INSIDE OF THE NEW
FRANCHISE AREA, APPROVAL OF FINANCING, APPROVAL ACQUISITION OF
ASSETS AND APPROVAL OF THE APPLICATION OF EXISTING RATES

PRE-FILED TESTIMONY OF HAROLD MORSE

Q. Please state your name, address and position with Hampstead Area Water Company, Inc.

A. My name is Harold Morse, of 54 Sawyer Avenue, Atkinson, NH and I am the President of Hampstead Area Water Company, Inc., (HAWC).

Q. Describe the overall history of HAWC?

A. HAWC is presently franchised in most areas of Hampstead and Atkinson, New Hampshire, and has franchised satellite systems in various towns in Rockingham County as per the Schedule A attached to the Petition.

Q. Why are you requesting a franchise expansion in Kingston, New Hampshire?

A. We have been requested by a developer, Trendezza, LLC to provide water service to its development, King's Landing.

Q. Could you describe the new system that is being proposed and where it would be located?

A. The system in King's Landing would serve a 44 unit condominium development off of Marshall Road in Kingston, New Hampshire. It is owned by Trendezza, LLC (Hillcrest). At the request of Trendezza, Hampstead Area Water Services Company (HAWSCO), a division of

Lewis Builders Development, Inc., an affiliated company of Hampstead Area Water Company, Inc., obtained approval from the Department of Environmental Services (DES) for the well, (Exhibit 4) and will be installing the system. HAWSCO will be paid by Trendezza for the installation of the water system.

Q. Would this system be part of the core system for the Company?

A. No, it would be a satellite or stand alone system. HAWC will acquire the system and operate it. HAWC will pay to Trendezza \$1,000 per hookup for each of the Forth Four (44) units for a total of \$44,000. The rest will be contributed by Hillcrest to HAWC as Contributions in Aid of Construction ("CAIC").

Q. Do you believe that HAWC has the managerial, financial and technical ability to own, operate and maintain the system?

A. Yes, HAWC has successfully done so in the past with similarly sized systems.

Q. Do you believe that it is in the best interest of HAWC and its customers to acquire this system.

A. Yes, I do.

Q. What is the present tariff charged by the Company?

A. The tariff for HAWC is a consolidated rate of \$10.00 base charge per month with a consumption charge of \$5.02 per 100 cubic feet of water consumed.

Q. Are you requesting that the consolidated rate be extended to the new proposed area should the Commission grant the proposed Franchise?

A. Yes.

Q. Where does the consolidated rate for HAWC come from?

A. The rate was established under DW-12-170 by Order number 25,519.

Q. Does this conclude your testimony?

A. Yes.

EXHIBIT 12
KING'S LANDING

STATE OF NEW HAMPSHIRE
THE NEW HAMPSHIRE PUBLIC UTILITIES COMMISSION
HAMPSTEAD AREA WATER COMPANY, INC

DW 15-

PETITION TO EXPAND FRANCHISE, OPERATE WATER SYSTEM INSIDE OF THE NEW
FRANCHISE AREA, APPROVAL OF FINANCING, APPROVAL ACQUISITION OF
ASSETS AND APPROVAL OF THE APPLICATION OF EXISTING RATES

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 in this docket. Would you explain briefly what the purposes are for this Petition?

A. Yes. There are basically three reasons for this petition. First, the Company is requesting the approval by the Commission for the expansion of the franchise. Secondly, the Company is requesting that the Commission approve the acquisition of the water system assets, operate the water system, and financing for it purchase. Thirdly, the Company is

requesting the approval by the Commission for the application of the existing consolidated rate to the expansion area.

Q. What is the proposed expansion of the franchise?

A. The proposed expansion of the franchise would encompass an area of the King's Landing Condominium development as described in the Petition. We will be acquiring that water system in part as CIAC from the developer and in part through financing with the developer. The cost of the system being acquired is \$396,400.00. The out of pocket cost to HAWC is \$44,000, to be paid at no interest in installments of \$1,000 payable upon hookup of a unit to the system.

Q. What are the system assets being acquired?

A. Those assets are listed on the Bill of Sale, the Project Cost Schedule, and the Continuing Property Records, attached as Exhibits 7, 9, and 10 respectively.

Q. Do you believe that HAWC has the financial resources to own, operate and maintain this system?

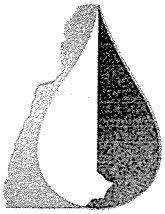
A. Yes. I am very familiar with HAWC's financial resources and this acquisition is well within HAWC's financial capabilities.

Q. Do you believe that the acquisition of this system will benefit HAWC and its customers?

A. Yes, I do. The acquisition will add customers and increase cash, allowing the Company to better meet its operating and maintenance expenses.

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

- A. The existing tariff for the Company is a base charge of \$10.00 per month and a consumption charge of \$5.02 per 100 cubic feet, billed monthly. We are requesting that the existing tariff be applied to the new franchise area.
- Q. Does this conclude your testimony?
- A. Yes.



HAMPSTEAD AREA

WATER COMPANY, INC

54 SAWYER AVENUE, ATKINSON, NH 03811

TEL: 603.362.4299 FAX: 603.362.4936
www.hampsteadwater.com

July 1, 2015

Board of Selectmen
Town of Kingston
163 Main Street
P.O. Box 716
Kingston, NH 03848

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.

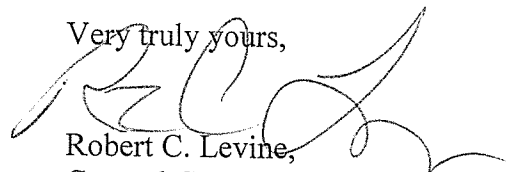
The purpose of the franchise area will be to serve the newly-developed condominium site known as King's Landing, off of Marshall Road, being developed by Trendezza, LLC.

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 113.

Very truly yours,



Robert C. Levine,
General Counsel

RCL/ja
encl.

TOWN OF KINGSTON

Deborah Howland
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 to service King's Landing condominium development, in Kingston, NH.

Dear Ms. Howland:

Please be advised that the Kingston Selectmen have been notified of the proposed petition to acquire and operate a small water system to serve King's Landing condominium development, located in Kingston, New Hampshire, which will consist of approximately 44 units.

Our address is 163 Main Street, P.O. Box 716, Kingston, New Hampshire 03848, and our telephone number is 603-642-3342.

Dated: _____

Kingston Board of Selectmen

By: _____

Title: _____