

Mitigation Baseline Report
Site K - Roaring Brook Headwaters Site
Dixville and Columbia, NH
Northern Pass



Prepared for
Northern Pass Transmission, LLC and
Public Service of New Hampshire
d/b/a Eversource Energy
Energy Park
780 Commercial Street
Manchester, NH 03101

August 2016

Conservation Easement Baseline Documentation Report

(To satisfy Treasury Regulation 1.170A-14(g)(5))

Donor Information:

Name(s): **Renewable Properties, Inc.**

Address: 780 Commercial St, Manchester, NH 03101

Property Location:

Road: Dixville Tax Map 1626, Lot 4; Columbia Map 426 Lot 11

Town/County: Towns of Dixville and Columbia, Coos County

Donee Name/Address: Eversource Energy Land Trust, Inc.
107 Selden Street Berlin, Connecticut 06037

Land Types: Total acreage: 444.2 ac. 23.7% Lowland Spruce Fir 32% 2500ft+
26.8% Northern Hardwood 17.2% High Elevation Spruce Fir

Buildings, Structures, & Improvements on Property:

Describe size, type, and condition of buildings, structures and improvements, including houses, sheds, towers, docks, barns, man-made ponds, roads, utilities, etc. Include historical, cultural and archeological features. Show locations on attached map. Site K – the Roaring Brook Headwaters Site, is an undeveloped high elevation site with no man-made features existing or planned on this site with the exception of some existing logging roads.

On May 25, 2011, Haley and Aldrich performed a site reconnaissance of the YR/RB site. The site walk was performed utilizing ATV paths and skid trails. The site walk included observations of select property lines, skid trails and areas associated with logging activities. Environmental conditions of abutting properties were also observed as part of the site reconnaissance. Access to the majority of this parcel is limited due to heavily wooded forest and extremely steep terrain.

No evidence of solid waste or solid waste filling, hazardous materials or unidentified containers were observed at the YR/RB site during the field reconnaissance. Additionally, no visible evidence of stained soils, impacted waterways, or stressed vegetation was observed onsite. The adjoining properties in the vicinity of the subject site appeared to also be uninhabited, wooded parcels. No indications of spills or released to the environmental were observed during the observation of the subject sites and adjoining properties.

Condition of Land:

Describe condition and management status of forest or farmland, condition of wetlands or waterways, unusual features, listed species or natural communities; note erosion, gravel pits, dumping or pollution.

Site K is located in high elevation (max elevation of 2,880) spruce-fir, lowland spruce-fir and northern hardwood-conifer forest on the western flank of Dixville Peak, near the Balsams Resort property. The site is 444.2 acres in size. Site K includes almost the entire headwaters of a Roaring Brook tributary, which flows northwest to the Mohawk River. The site boundaries follow the ridgeline of this northwest-facing, geologic bowl. There are approximately 76 acres of spruce-fir forest above 2,700 feet on the site, and another 143 acres of land between 2,500 and 2,700 feet msl. There are also over 100 acres of lowland spruce fir forest. Based on aerial photos, the intermittent/perennial tributary stream, with an adjacent forested wetland of about 34 acres, flows from the bowl northwest into Roaring Brook. It also appears that a selective timber harvest was conducted between the years 2003 and 2006, primarily at elevations below 2,700 feet.

Adjacent and nearby land use is predominantly conservation land. Nash Stream Forest is adjacent to the southwest, and conservation land managed by SPNHF associated with the Lewis family and the Balsams lies to the north. However, the land to the east of Site K is now part of the Balsams ski area expansion

plans, and the south east portion of the site abuts the managed forests of the Bayroot Company. Given the proposed redevelopment of the Balsams into a world class destination ski resort with the largest ski area in the east, an increase in second home and service industry development pressure and potential wind farm expansion pressure in the area can be expected. Preservation of Site K will protect it from future development.

Feature	Measurement/Classification
Total Site Area	444.2 acres
Waterbody	Perennial tributary to Roaring Brook and several intermittent tribs
Shoreline Length	N/A
Stream Length	Perennial – approx.. 2,200 ft. Additional intermittent streams
Wetlands	Estimated at 34.4 acres; area of poorly drained soils, app. 80 acres

In compliance with Treas. Reg. 1.170A-14(g)(5), this natural resources inventory is an accurate representation of the property at the time of the conservation donation.

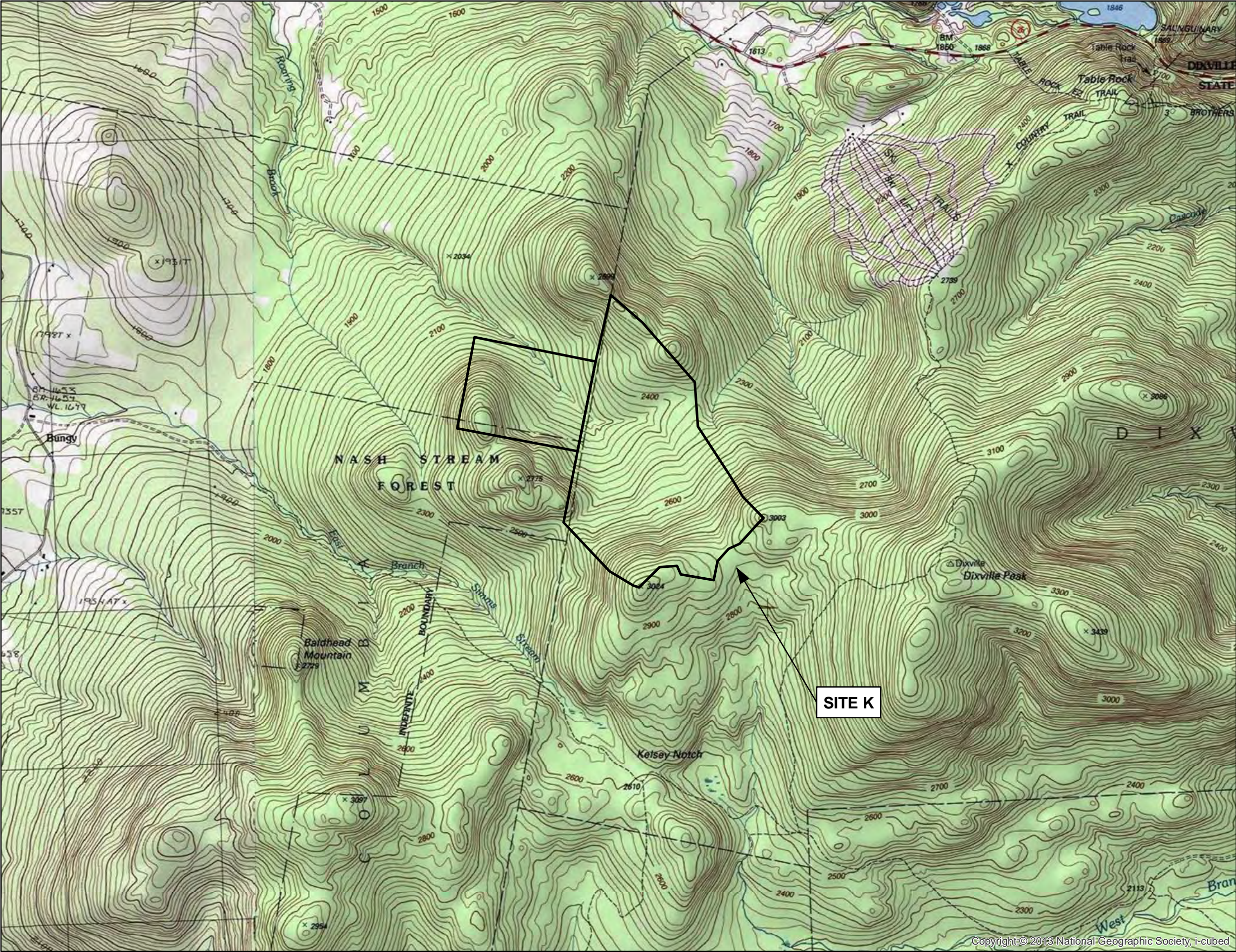
_____	_____
	for Eversource Energy Land Trust, Inc.
_____	_____
	Baseline Document Preparer
_____	_____
Date	Date

Attachments: (not all conservation parcels have all attachments)

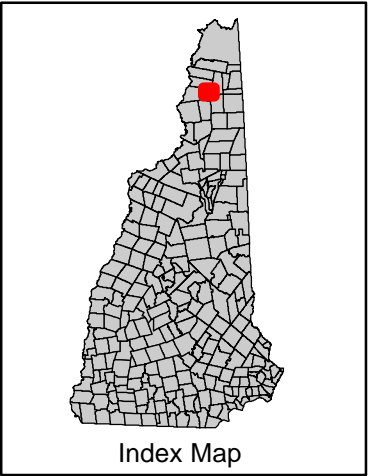
USGS Location Map
Ground Photos
Aerial Property Map
Natural Resource Maps (Soils, Cover Types, Wildlife Action Plan, etc.)
Site Reconnaissance Notes
Property Deeds and Survey Plans
Conservation Easement Deed

USGS Location Map

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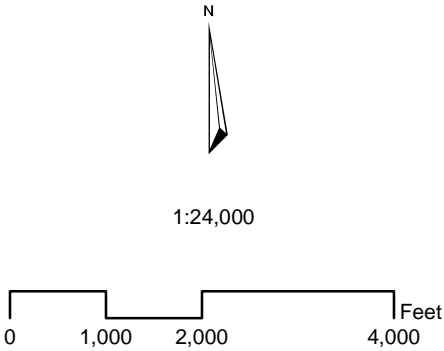


Northern Pass Mitigation Analysis



- Site Features**
- Proposed ROW / Site Facilities
 - Mitigation Parcels

Data Provided By: ESRI & USGS



Ground Photos

Site K – Roaring Brook Headwaters Site
Ground Photos (Normandeau Associates, June 2016)



Photo 1. June 28, 2016. Property corner pin.



Photo 2. June 28, 2016. Dense high elevation spruce-fir forest, eastern side of Site K.

Site K – Roaring Brook Headwaters Site
Ground Photos (from Haley & Aldrich, May 2011)



Photograph 1. View of a logging trail on the western property line of the Dixville property (Tax Map ID 1626, Lot 4).



Photograph 2. View of the area formally utilized for a logging camp located in the center of the Dixville property (Tax Map ID 1626, Lot 4).

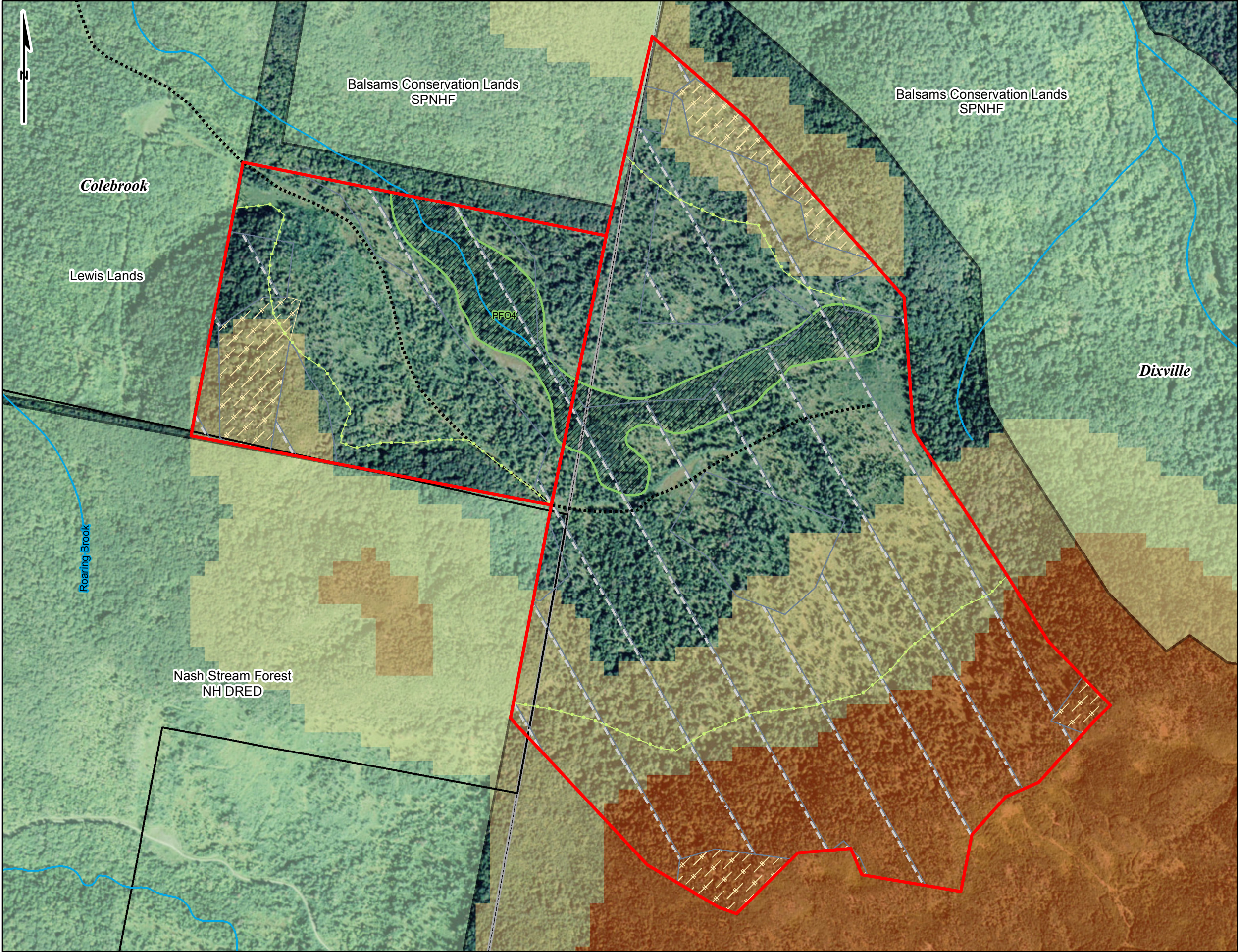
Site K – Roaring Brook Headwaters Site
Ground Photos (from Haley & Aldrich, May 2011)



Photograph 4. View of the logged hillside in the southwest corner of the Dixville property (Tax Map ID 1626, Lot 4).

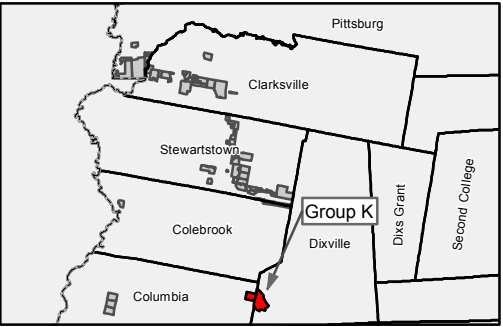
Aerial Photo Property Map

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Northern Pass Mitigation Analysis

Mitigation Group: K



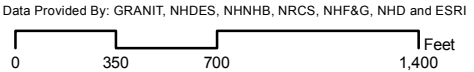
Group K Site Summary		
Town:	Dixville & Columbia	
County:	Coos	
HUC 12 Watersheds:	10801010401	
Eco Region:	Mahoosic-Rangely Lakes	
Total Site Acreage:		444.2

Site Features

- Existing Trails
- Ridge Habitat
- NHD Streams
- Group K Parcels
- Political Boundaries
- High Elevation Spruce Fir
- Rocky ridge
- Photointerpreted Wetlands
- Conservation Land

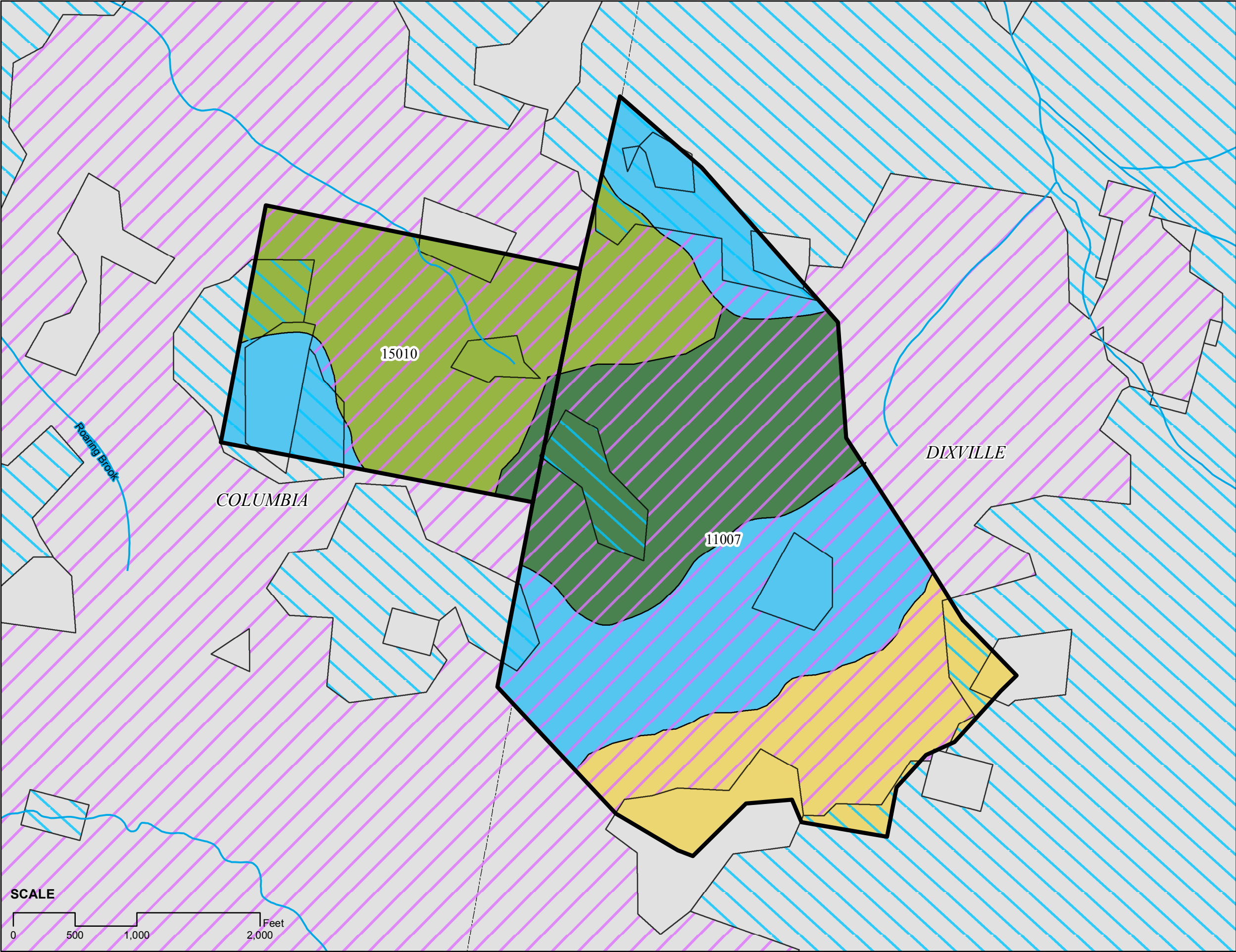
Elevation (feet)

- 31 - 2,500
- 2,500 - 2,700
- 2,700 - 6,284

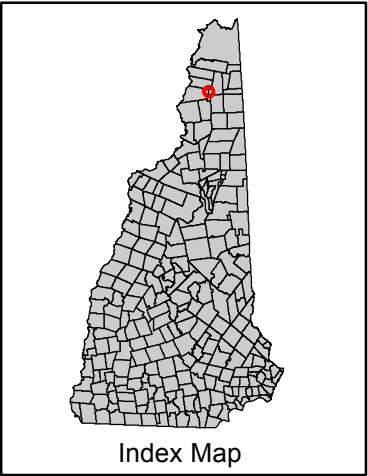


Natural Resource Maps

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Northern Pass Mitigation Analysis



Group: K

Site Features (acres)
0.0 Proposed ROW / Site Facilities

WAP Tiers (acres)
346.6 Highest Ranked Habitat in NH
54.3 Highest Ranked Habitat in the Biological Region

Photointerpreted Cover Types (acres)	
Open Habitat	Mixed Hardwoods
Clear Cut	Lowland Spruce Fir
River	Hardwood / Softwood
Stream	Hemlock Hardwood Pine
Pond	High Elevation 2500 +
Residential	High Elevation Spruce Fir 2700 +
Northern Hardwood Conifer	

*Note: open habitat includes wetland marshes, wet meadows, shrub swamps and fields.

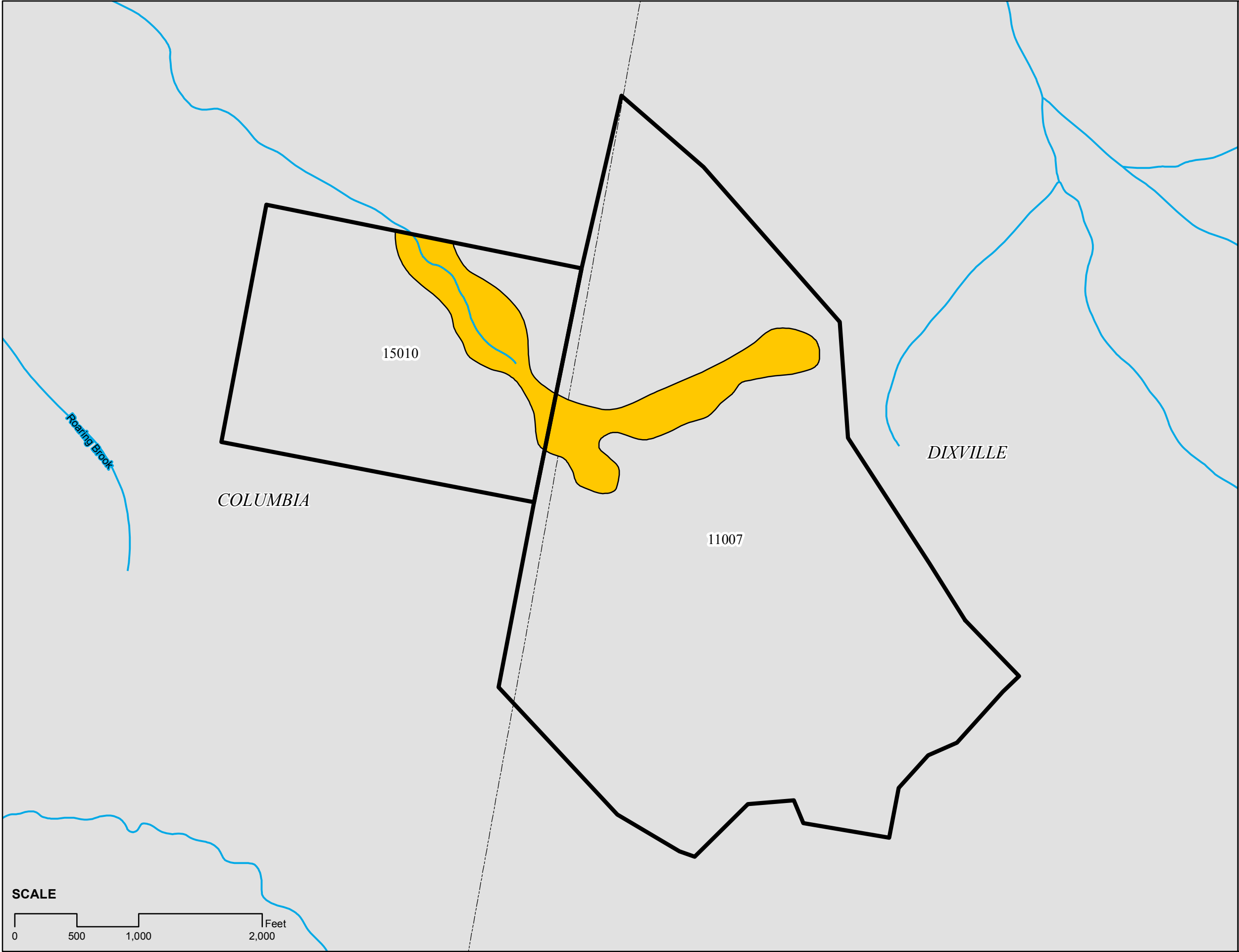
Data Provided By: GRANIT, NHF&G and NHD



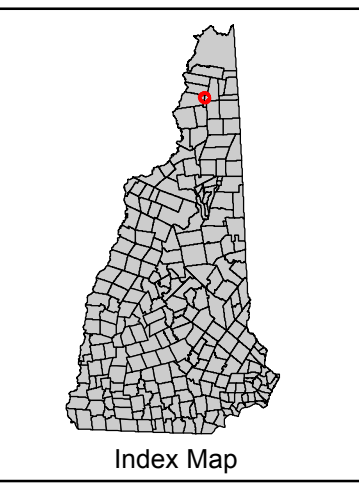
Normandeau Associates, Inc
25 Nashua Road,
Bedford, NH, USA
03110



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Northern Pass Mitigation Analysis



Group: K

Site Features (acres)

- NHD Streams
- Delineated Streams
- Delineated Vernal Pools
- Delineated Wetlands
- Proposed ROW / Site Facilities

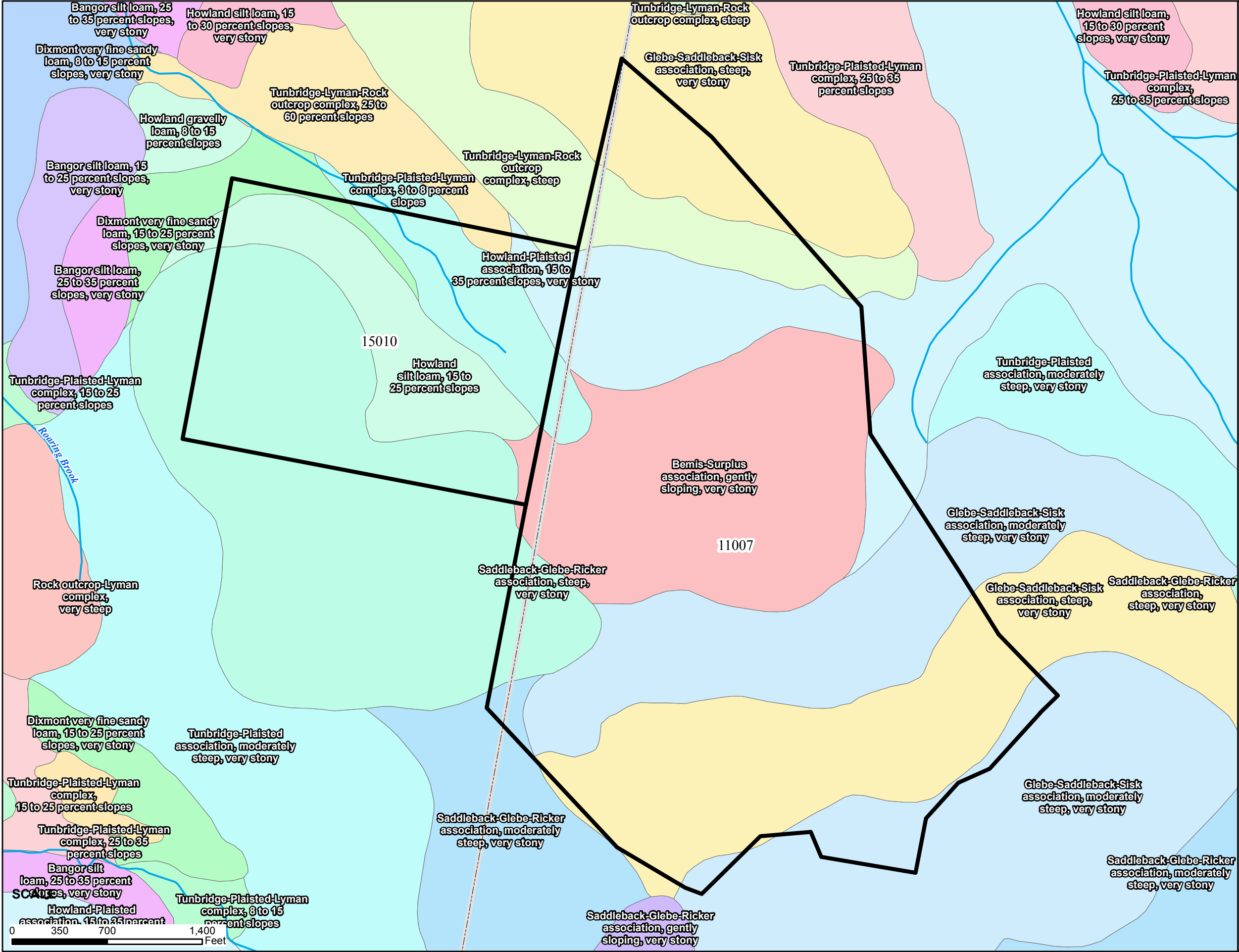
Photointerpreted Wetland Cover Types (acres)

- | | |
|-----------|----------------|
| PEM1 | PUB |
| PFO1 | PVP |
| PFO1/4 | River |
| 34.4 PFO4 | Stream Channel |
| PSS1 | |

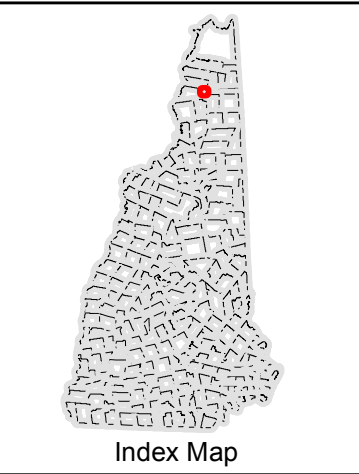
Data Provided By: GRANIT & NHD



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Northern Pass Mitigation Analysis - Soils Map



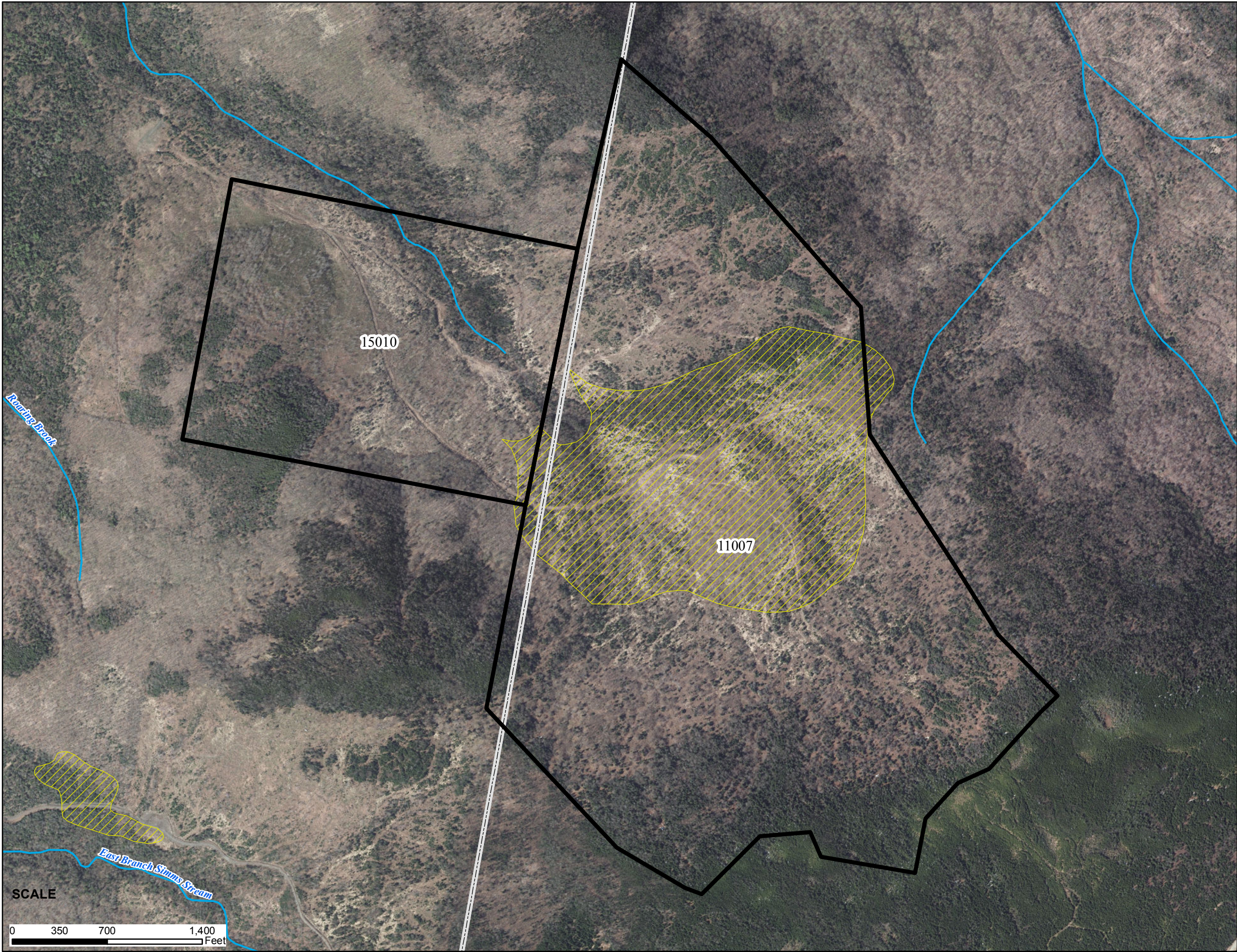
- Group: K
- Mitigation Parcels
 - Proposed ROW/Site Facilities

*Note: open habitat includes wetland marshes, wet meadows, shrub swamps and fields.

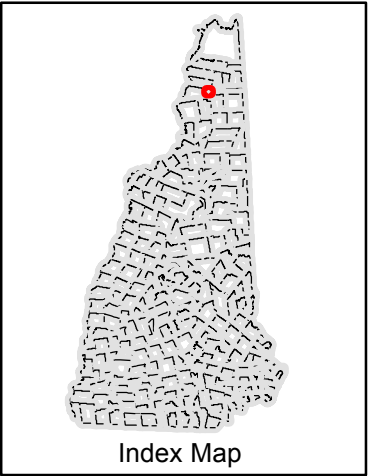
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Northern Pass Mitigation
Analysis - Hydric Soils Map



Group: K

- Mitigation Parcels
- Proposed ROW/Site Facilities
- Hydric Soils

*Note: open habitat includes wetland marshes, wet meadows, shrub swamps and fields.

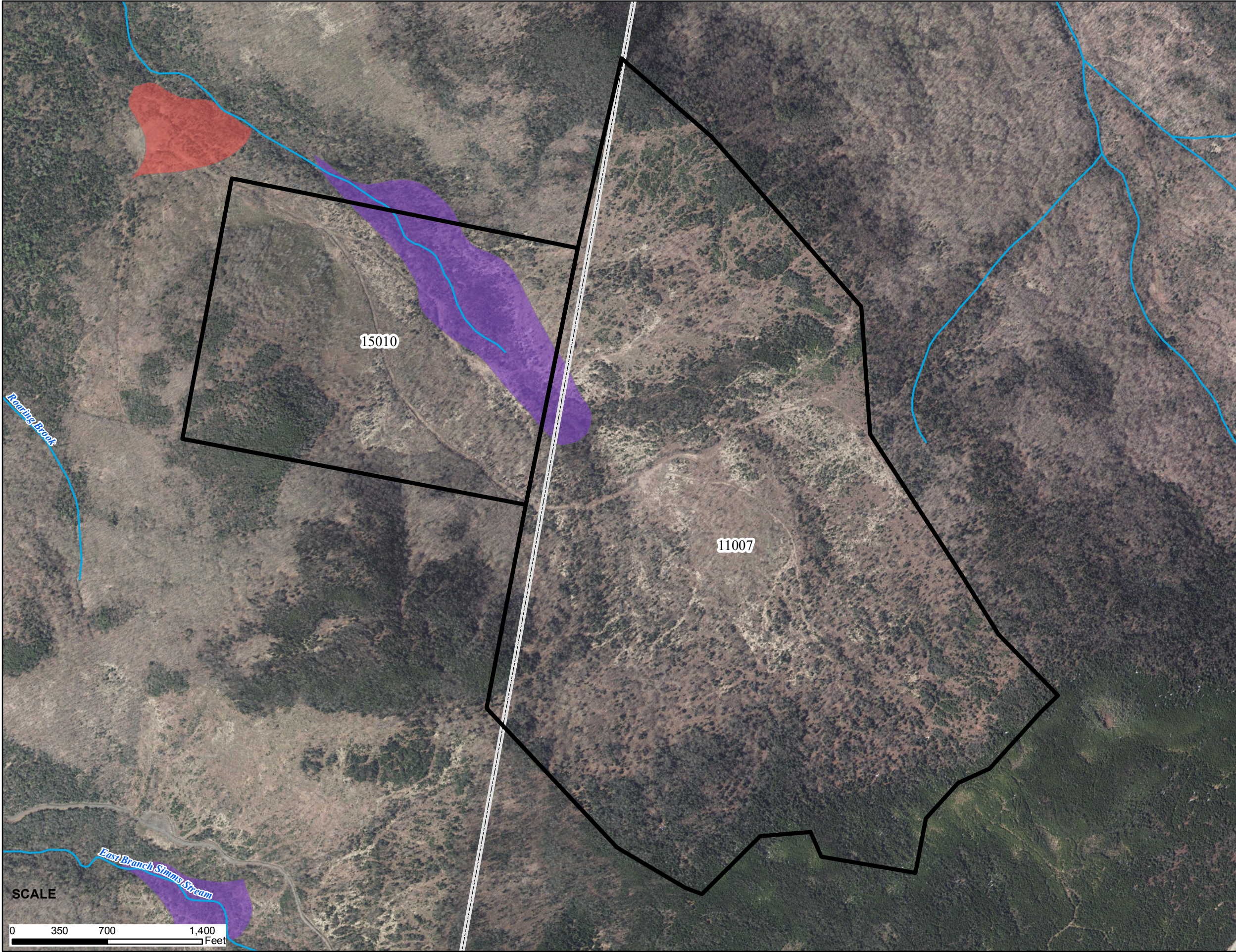
Data Provided By: GRANIT and NHD



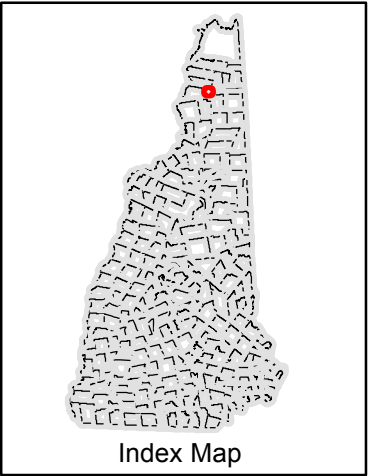
Normandeau Associates, Inc
25 Nashua Road,
Bedford, NH, USA
03110



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**Northern Pass Mitigation
Analysis - Agricultural Land Map**



- Group: K**
- Mitigation Parcels
 - Proposed ROW/Site Facilities
 - Farmland of local importance
 - Farmland of statewide importance

*Note: open habitat includes wetland marshes, wet meadows, shrub swamps and fields.

Data Provided By: GRANIT and NHD



Normandeau Associates, Inc
25 Nashua Road,
Bedford, NH, USA
03110



Site Reconnaissance Notes

Halls Stream Road Mitigation Parcel Site Reconnaissance Notes

LLs 15010, 11007

The proposed mitigation parcels, located in remote sections of the towns of Columbia and Dixville, were visited on June 29, 2016. The purpose of the site visit was to obtain general information regarding the presence of access roads, walking paths, streams, wetlands and other notable natural resources such as vernal pools and rare species. The walkover was not intended as a comprehensive review of the physical attributes of the site, but rather as a general review to identify features that may provide additional mitigation potential of unique natural resources, restoration opportunity, and/or recreation potential (trail access).

Parcels that are located in close proximity to each other (sharing a boundary or separated by a road) were reviewed as a single unit (group). An account of the major individual community types observed within the group was performed during the walkover. The community types were identified according to The Natural Communities of New Hampshire¹. This classification does not provide descriptions for communities that have been altered, such as harvested forest land or cleared agricultural areas. In such cases these communities are described by their site conditions and vegetation present at the time of the site visit (e.g. regenerating field/grassland community). The community types discussed below represent those which were observed during the surveys and may not represent a complete account of the communities present. The remote nature of the site and poor access to the interior prevented most of the site from being assessed during the site visit. The southern portion, corresponding to some of the highest elevations on the parcels, was visited. Subsequent efforts may be made to assess the interior of the site at lower elevations.

High Elevation Spruce – Fir Forest (S4)

The higher elevation areas in the southern portion of the site are occupied by a typical high elevation spruce – fir forest, dominated by balsam fir (*Abies balsamea*), red spruce (*Picea rubens*), yellow birch (*Betula alleghaniensis*), and heart-leaved paper birch (*Betula cordifolia*). The understory is sparse and includes bunchberry (*Chamaepericlymenum canadense*) and evergreen wood fern (*Dryopteris intermedia*). The trees in this forest community become stunted in the uppermost elevations. No balds or clear outcrops were observed during the site visit to this particular community. The southern boundary of the site appears to have been surveyed recently, and old blazes were still visible on many of the trees along the perimeter.

¹ Sperduto, D.D. and W.F. Nichols. 2011. The Natural Communities of New Hampshire. 2nd Ed. NH Natural Heritage Bureau, Concord, NH. Pub. UNH Cooperative Extension, Durham, NH

Other Community Types

Additional community types are likely present in the lower elevations of the group, although further surveys will be necessary to determine their characteristics. Aerial photos indicate that most of the parcel has been subject to varying amounts of logging, and a variety of age classes appear to be present throughout.

Wildlife and Wildlife Habitat Value

The high elevation portion of LL 11007, visited on June 29, appears to offer good quality habitat for species that are adapted to high elevation spruce/fir cover types. This high elevation forest is not old growth, but it has not been recently cut, and is dense with an abundance of wind throw and tip ups. Moose sign was abundant, and included some pellet groups, tracks and lots of browse. However, although nearly all stems of preferred browse species showed some degree of damage, most of it was historic, with only a limited amount of damage from the past winter/spring. Moderate amounts of snowshoe hare browse and snowshoe hare pellets were also observed. The survey was conducted between 9:00 - 11:45, late in the breeding season, and 11 species of passerine were heard singing or calling, including blackpoll warbler, mourning warbler, and Swainson's thrush, all typically associated with high elevation spruce/fir forest. The other species were associated with forested habitats, and the relatively tall and largely unbroken forest canopy in the portion of the parcel that was visited does not appear to provide suitable habitat for Bicknell's thrush.



Photo #: 1

High elevation spruce –
fir forest



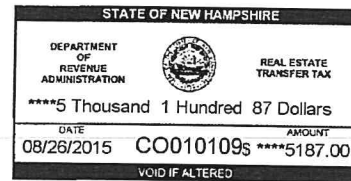
Photo #: 2

Surveyed parcel
boundary, eastern
corner of site.

Property Deeds and Survey Plans

Tanya J. Batchelder
Tanya J. Batchelder, Register

Return to:
Michael D. Ruedig, Esq.
Gallagher, Callahan & Gartrell, PC
PO Box 1415
Concord, NH 03302-1415



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **PROPERTIES, INC.**, a New Hampshire business corporation with an address of 780 N. Commercial Street, Manchester, New Hampshire 03101, for consideration paid, grants to **RENEWABLE PROPERTIES, INC.**, a New Hampshire business corporation with an address of Energy Park, 780 North Commercial Street, Manchester, New Hampshire 03101 with **QUITCLAIM COVENANTS**, the following parcels of land located in the Towns of Columbia and Dixville, in the County of Coos and State of New Hampshire:

TOWN OF COLUMBIA PARCEL

A certain parcel of land in the Town of Columbia, in the County of Coos and State of New Hampshire, comprising the whole of Lot One (1), Range Three (3) of Range Lots in said Town, bounded northerly by Lot One (1), Range Two (2), now or formerly owned by Thomas N. and Deborah T. Tillotson; easterly by lands known as Young's Reservation, being in the Town of Dixville, formerly owned by Champion International Corporation, now owned by the Grantor; southerly by Lot One (1), Range Four (4), now or formerly owned by the State of New Hampshire; and, westerly by Lot Two (2), Range Three (3), now or formerly owned by David, Edwin and Dolores Lewis.

The said parcel being also more particularly bounded and described, according to a certain survey plan entitled "ALTA/ACSM Land Title Survey prepared for Properties, Inc., Land of John Cochrane & Craig Chamberlain, Co-Trustees of King's Arrow Realty Trust, Coos County Tax Parcel 1626-4, Columbia Tax Parcel 426-11, Columbia & Dixville, New Hampshire", dated July 19, 2011, made by York Land Services, LLC, recorded in the Coos County Registry of Deeds as Plan No. 3548 (hereinafter the "Survey Plan"), as follows:

Commencing at a rebar with cap at a wood post in mound of stones marking the corner common to Dixville, Columbia and Ervings Location, New Hampshire.

Thence along the Dixville-Columbia town line the following three courses:

1. N11°11'51"E for 5921.69 feet to an iron pin in mound of stones marking the southeast corner of Lot 1, Range 4, in Columbia on the Dixville town line.
2. N14°23'37"E for 199.09 feet to an iron pin.
3. N10°54'37"E for 1524.99 feet to CORNER 1, an iron pin with cap marked "YORK LLS

BK 1426 PG 0750

NH-450," being the point of beginning for the herein described parcel.

Thence N78°23'49"W along the north line of Lot 1, Range 4 of the Columbia town lots for 2574.40 feet to CORNER 2, an iron pin with cap marked "YORK LLS NH-450."

Thence N10°44'07"E along the east line of Lot 2, Range 3 of the Columbia town lots for 1919.00 feet to CORNER 3, an iron pin with cap marked "YORK LLS NH-450."

Thence S78°35'00"E along the south line of Lot 1, Range 2 of the Columbia town lots for 2598.30 feet to CORNER 4, an iron pin with cap marked "YORK LLS NH-450" on the Dixville-Columbia town line.

Thence S11°26'58"W along said Dixville-Columbia town line for 1927.24 feet to CORNER 1, the point of beginning.

Meaning and intending to describe a parcel of land containing 114.18 acres.

Meaning and intending to describe and convey the same parcel of land described as "Scattered Parcel No. 9" in the deed of Champion Realty Corporation to the Grantors dated March 22, 2004, recorded in the Coos County Registry of Deeds at Book 1074, Page 552.

TOWN OF DIXVILLE PARCEL

A certain parcel of land in the Town of Dixville, in the County of Coos and State of New Hampshire, known as "Young's Reservation", and consisting of all of the lands in said Town of Dixville which lies within the watershed of Roaring Brook, so-called, and bounded westerly by the Columbia Town Line; on the north by the Roaring Brook height of land; and, on the east and south by the Roaring Brook height of land.

The said parcel also being more particularly bounded and described, according to the Survey Plan, as follows:

Commencing at a rebar with cap at a wood post in mound of stones marking the corner common to Dixville, Columbia and Ervings Location, New Hampshire.

Thence along the Dixville-Columbia town line the following two courses;

1. N 11°11'51"E for 5921.69 feet to an iron pin in mound of stones marking the southeast corner of Lot 1, Range 4, in Columbia on the Dixville town line.
2. N14°23'37"E for 199.09 feet to CORNER 1, an iron pin, being the point of beginning for the herein described parcel.

Thence along the Dixville-Columbia town line the following three courses:

1. N10°54'37"E for 1524.99 feet to CORNER 2, an iron pin with cap marked "YORK LLS NH-450."
2. N11°26'58"E for 1927.24 feet to CORNER 3, an iron pin with cap marked "YORK LLS NH-450."
3. N13°00'08"E for 1434.51 feet to CORNER 4, an iron pin with cap marked "YORK LLS

NH-450."

Thence along land of Tillotson Corporation the following seven courses:

1. S48°57'07" E for 880.34 feet to CORNER 5, an iron pin with cap marked "YORK LLS NH-450."
2. S41°22'45"E for 1667.48 feet to CORNER 6, an iron pin with cap marked "YORK LLS NH-450."
3. S04°01'26"E for 939.60 feet to CORNER 7, an iron pin with cap marked "YORK LLS NH-450."
4. S32°57'18"E for 1208.09 feet to CORNER 8, an iron pin with cap marked "YORK LLS NH-450."
5. S32°01'45"E for 545.64 feet to CORNER 9, an iron pin with cap marked "YORK LLS NH-450."
6. S44°02'58"E for 625.73 feet to CORNER 10, an iron pin with cap marked "YORK LLS NH-450."
7. S45°45'11"W for 179.69 feet to CORNER 11, an iron pin with cap marked "YORK LLS NH-450."

Thence along land of Bayroot LLC the following eleven courses:

1. S42°03'35"W for 557.24 feet to CORNER 12, an iron pin with cap marked "YORK LLS NH-450."
2. S66°04'09"W for 253.92 feet to CORNER 13, an iron pin with cap marked "YORK LLS NH-450."
3. S42°06'34"W for 354.35 feet to CORNER 14, an iron pin with cap marked "YORK LLS NH-450."
4. S10°50'48"W for 407.92 feet to CORNER 15, an iron pin with cap marked "YORK LLS NH-450."
5. N80°22'53"W for 703.93 feet to CORNER 16, an iron pin with cap marked "YORK LLS NH-450."
6. N22°55'53"W for 199.35 feet to CORNER 17, an iron pin with cap marked "YORK LLS NH-450."
7. S85°15'49"W for 372.75 feet to CORNER 18, an iron pin with cap marked "YORK LLS NH-450."
8. S45°17'37"W for 606.35 feet to CORNER 19, an iron pin with cap marked "YORK LLS NH-450."
9. N69°34'43"W for 130.39 feet to CORNER 20, an iron pin with cap marked "YORK LLS NH-450."
10. N59°18'38"W for 582.82 feet to CORNER 21, an iron pin with cap marked "YORK LLS NH-450."
11. N43°06'33"W for 1407.21 feet to CORNER 1, the point of beginning.

Meaning and intending to describe a parcel of land containing 328.99 acres.

Meaning and intending to describe and convey the same parcel of land described as "Scattered Parcel No. 10" in the deed of Champion Realty Corporation to John Cochrane and Craig Chamberlain, Co-Trustees of the King's Arrow Realty Trust dated November 17, 1999 and

recorded in the Coos County Registry of Deeds at Book 1074, Page 552.

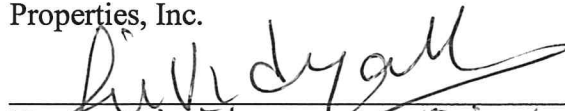
This conveyance includes as to both of the above-described parcels:

- (1) all improvements and standing timber, if any, thereon;
- (2) all of Grantor's rights, titles and interests, if any, in and to all of the oil, gas and other minerals in, on, under or that may be produced or saved from the parcels, including coal, lignite, sulfur and uranium, as well as any other minerals customarily extracted from real property through surface mining operations, except as set forth in the mineral royalty reservation set forth in Exhibit C of the aforesaid deed from Champion Realty Corporation to John Cochrane and Craig Chamberlain, Co-Trustees of King's Arrow Realty Trust u/d/t dated November 17, 1999; and,
- (3) all of Grantor's rights, titles and interests, if any, under any and all agreements, easements, rights-of-way, licenses, permits, or similar instruments, whether recorded or not in the public records of real property of Coos County, New Hampshire, under which Grantor has obtained and maintain legal rights of ingress and egress to and from the parcels, but only to the extent such rights pertain to and affect the parcels, and under any mineral and surface leases covering all or any portion of the parcels. All of the foregoing rights, titles and interests, if any, under any and all such agreements, easements, rights-of-way, licenses, permits, or similar instruments, and mineral and surface leases, are hereby assigned, transferred and conveyed by Grantor to Grantee and its successors and assigns.

Meaning and intending to convey the same premises described in deed from John Cochrane and Craig Chamberlain, Co-Trustees of King's Arrow Realty Trust u/d/t dated November 17, 1999 to Properties, Inc., recorded on August 9, 2011 in the Coos County Registry of Deeds in Book 1332, Page 77.

EXECUTED this 25th day of August, 2015.

Properties, Inc.



Name: Srividya Radhusudan

Title: Director, Real Estate + Property Management

BK 1426 PG 0753

STATE OF New Hampshire
COUNTY OF Hillsborough

On this the 25th day of August, 2015, before me, the undersigned officer, personally appeared the above-named Sandya Madhusudan Director REI Prop. Maint of Properties, Inc., known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purpose therein contained.



Eugenia N. Snyder
Justice of the Peace/Notary Public
My Commission Expires _____

EUGENIA N. SNYDER, Notary Public
My Commission Expires November 30, 2016

Print name _____

BK1426PG0754

Conservation Easement Deed

**PROPOSED DRAFT CONSERVATION EASEMENT DEED –
FOR DISCUSSION PURPOSES ONLY**

THIS IS A NONCONTRACTUAL TRANSFER
PURSUANT TO NEW HAMPSHIRE RSA 78-B
AND IS THEREFORE EXEMPT FROM THE NEW
HAMPSHIRE REAL ESTATE TRANSFER TAX.

**CONSERVATION EASEMENT DEED
With Grant of Access**

RENEWABLE PROPERTIES, INC., a New Hampshire corporation with a principal place of business at 780 North Commercial Street, Manchester, New Hampshire 03101, (hereinafter referred to as the "Grantor," which shall, unless the context clearly indicates otherwise, include the Grantor's successors and assigns),

for consideration paid, with WARRANTY covenants, grants in perpetuity to:

EVERSOURCE ENERGY LAND TRUST, INC., a Connecticut nonprofit corporation, with a principal place of business at 107 Selden Street, Berlin, Connecticut 06037, having been determined by the Internal Revenue Service to be an income tax exempt corporation, contributions to which are deductible for federal income tax purposes pursuant to the United States Internal Revenue Code (hereinafter referred to as the "Grantee" which shall, unless the context clearly indicates otherwise, include the Grantee's successors and assigns),

with Third Party Right of Enforcement therein granted to the STATE OF NEW HAMPSHIRE acting through its DEPARTMENT OF ENVIRONMENTAL SERVICES, an administrative agency duly organized and existing under the laws of the State of New Hampshire, with a principal place of business at 29 Hazen Drive, City of Concord, County of Merrimack, State of New Hampshire, 03302, (the "Third Party Holder"),

the Conservation Easement (herein referred to as the "Easement") hereinafter described with respect to that certain parcel or parcels of land (herein referred to as the "Property") with any and all buildings, structures, and improvements thereon/being unimproved land situated in the Town of Dixville and the Town of Columbia, County of Coos, State of New Hampshire, with said Property and Easement more particularly bounded and described in Appendix "A" attached hereto and made a part hereof, and on a plan set dated ____ prepared by, _____ titled "_____", and recorded at the _____ County Registry of Deeds as Plan # _____ (hereinafter referred to as the "Plan").

The Easement has been granted as a part of a compensatory wetlands mitigation package for NHDES File #_____.

1. CONSERVATION PURPOSES

The Easement hereby granted is pursuant to NH RSA 477:45-47, exclusively for the following conservation purposes (herein referred to as the "Purposes") for the public benefit:

- A. To promote the conservation of forests, wetlands, natural watercourses, and wildlife thereon as documented in the baseline documentation report dated April 2016 entitled “Northern Pass Transmission Project Natural Resource Compensatory Mitigation Plan – Preservation Area K – Dixville / Clarksville, NH – Mitigation Baseline Report” (the “Report”), which Report is on file at the office of the Department of Environmental Services and is incorporated herein in full;
- B. To preserve and protect in perpetuity the natural vegetation, soils, hydrology, natural habitat and the scenic and aesthetic character of the Property so that the Property retains its natural qualities and functions;
- C. To promote the North Country Council’s goals of forest block protection and wetlands and wetland buffer protection;
- D. To prevent any future development, construction, or use that will significantly impair or interfere with the conservation values of the Property, while allowing the reserved rights of Grantor as allowed under Section 3 hereof;
- E. The preservation of the land and the Favreau Brook to which it provides access and on which it fronts, subject to the Easement granted hereby for outdoor recreation by and/or the education of the general public, through the auspices of the Grantee;
- F. To maintain or enhance the water quality and aquatic and wildlife habitat of the Favreau Brook, and other ground and surface water resources including wetlands, wet meadow/shrub wetlands, streams, riparian areas, aquifers and ponds on the Property;
- G. To protect and enhance the value of abutting and neighboring natural resources, open spaces, and conservation areas, including the adjacent Washburn Forest managed by the Society for the Protection of New Hampshire Forests;
- H. To permit recreational, scientific, and educational activities on the Property including, but not limited to, hiking, hunting, fishing, camping, cross country skiing, snowshoeing and horseback riding consistent with the terms and conditions herein.
- I. To promote the conservation of open spaces, particularly the conservation of the productive forest land of which the Property consists and of the wildlife habitat thereon including the deer wintering area, northern long-eared bat, forest migratory bird habitat and the long-term protection of the Property’s capacity to produce economically valuable forestry products, including timber, pulpwood, and other forest products.

The above Purposes are consistent with New Hampshire RSA Chapter 79-A which states: "It is hereby declared to be in the public interest to encourage the preservation of open space, thus providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, maintaining the character of the state's landscape, and conserving the land, water, forest, agricultural and wildlife resources."

All of these Purposes are consistent and in accordance with the U.S. Internal Revenue Code of 1986, as amended (the “Code”), Section 170(h). The Grantee is an organization described in Section 501(c)(3) and Section 509(a)(1) of the Code, and meets the requirements of Section 509(a)(1) of the Code. Grantee is a

"qualified organization," as such term is defined in Section 170(h)(3) of the Code.

2. USE LIMITATIONS

Subject to the reserved rights specified in Section 3 hereof, the Grantor covenants for itself and its legal representatives, successors and assigns that the Property will at all times be held, used, and conveyed subject to, and not used in violation of, the following covenants that shall run with the Property in perpetuity:

A. The Property shall be maintained in perpetuity in an undeveloped and natural condition consistent with the Purposes of this easement, without there being conducted thereon any industrial or commercial activities, except Forestry performed by the Grantee, as described below, and provided that such uses shall not degrade the conservation purposes of this Easement.

i. Description of Forestry: For the purposes hereof, "Forestry" shall include the growing, stocking, cutting, and sale of forest trees of any size capable of producing timber or other forest products, all as not detrimental to the Purposes of this Easement. Forestry shall include all forestry and forest management activities performed for commercial or industrial purposes, including barter transactions, and non-commercial timber stand improvement activities, wildlife habitat improvement, or thinning the forest stand to maintain a view.

ii. Requirements for Forestry:

- a. Forestry shall be carried out in accordance with all applicable local, state, and federal laws and regulations, and, to the extent reasonably practicable, in accordance with then-current, generally accepted best management practices for the sites, soils, and terrain of the Property and shall not be detrimental to the Purposes of the Easement. For references on best management practices see:
 - "Best Management Practices for Erosion Control on Timber Harvesting Operations in New Hampshire" (J.B. Cullen, 2004); and
 - "Good Forestry in the Granite State: Recommended Voluntary Forest Management Practices for New Hampshire" (New Hampshire Forest Sustainability Standards Work Team, 2010), or similar successor publications.
- b. The following Forestry riparian buffer zones shall apply for Forestry activities and other tree cutting and removal operations within and adjacent to wetlands, perennial streams and rivers, hereinafter referred to collectively as "water body or water bodies." Streams and rivers shall be identified as those shown on 7.5 minute United States Geologic Survey Quadrangle maps. Wetlands shall include any wetlands shown on National Wetland Inventory maps, Town wetland inventory maps, NH GRANIT land cover maps, or other sources mutually agreed to by the Grantor and Grantee. The maps included in the Report designate the approximate locations of the water bodies and riparian buffer zones.
 - i. Forestry riparian buffers zones shall include one hundred (100) feet from each side of a water body and shall be expanded as necessary to encompass all vegetative communities with slopes greater than 35%, or soils classified as highly erodible that are adjacent to the water body.
 - ii. The distance of the riparian buffer shall be measured from the edge of the normal high water mark of the water body. In areas where there are wetlands contiguous

- to a stream or river the riparian buffer shall be measured from the upland edge of the wetland.
- iii. There shall be no Forestry activities, soil disturbance, tree cutting and removal, or application of herbicides or pesticides within the water body and the first twenty-five (25) feet from the normal high water mark or water body edge as defined above. The Grantee may request permission from the Grantor to conduct any of the before stated activities for wildlife habitat improvement purposes, construction of wildlife viewing platforms and maintaining the view from said platforms, or to meet other specific natural resource or ecological goals (e.g., invasive species removal). For wildlife habitat improvements or improvements for natural resource or ecological goals, the Grantee must submit the request to the Grantor as part of the Management Plan or an amendment thereto. For the construction of wildlife viewing platforms, the Grantee shall submit the request to the Grantor as a written plan with scaled drawings indicating the location, size, materials, vegetation to be impacted by the platform and viewing zone, and access to the viewing platform. The Grantor shall first consult with the Third Party Holder and either approve, deny, or approve with conditions the request at their sole discretion.
 - iv. Within the remainder of the riparian buffer zone tree harvest methods shall be limited to single tree or small group selection cuts, leaving a well-distributed, uneven-aged stand of trees.
 - v. No new roads or log landings shall be constructed within riparian buffer zones, except in circumstances where complying with this provision may result in a greater overall negative environmental impact or would preclude reasonable access to areas suitable to Forestry. Existing roads, as identified by the Baseline Documentation Report, may be retained and maintained. Skid trails and log landings shall be kept to the minimum reasonably necessary for tree removal. Any roads, skid trails, and log landings within a riparian buffer zone shall be designed and maintained to minimize degradation of water quality and aquatic habitat.
- c. Forestry shall be performed using silvicultural practices that enhance or maintain the value of timber while recognizing that the ecological, aesthetic, wildlife, or other non-timber values are important components of the forest. To the extent reasonably practicable, Forestry shall meet the following goals.
 - maintenance of soil productivity;
 - protection of water quality, wetlands, and riparian zones;
 - maintenance or improvement of the overall quality of forest products;
 - conservation of scenic quality and recreational access and trails;
 - protection of significant or fragile natural areas, exemplary natural communities,
 - and rare, threatened and endangered species, including their habitats;
 - protection of significant historic and cultural features; and
 - conservation of native plant and animal species.
 - d. Any Forestry shall be performed in accordance with a written Forest Management Plan consistent with this Easement, prepared by a licensed professional forester, or by other qualified person approved in advance and in writing by the Grantor, at the sole expense of Grantee (the "Management Plan"). The Management Plan shall be subject to the approval

of the Grantor and the Third Party Holder, and the NH Fish & Game Department shall be permitted to provide the Third Party Holder with advisory comments and suggestions. The Management Plan shall not permit the Grantee to interfere with the Grantor's reserved rights set forth in Section 3.G. and Section 3.H. hereof.

- e. Said Management Plan shall have been prepared not more than ten (10) years prior to the date any harvesting is expected to commence. Or, if more than ten (10) years old, the plan shall have been reviewed and updated as required by such a licensed forester or other qualified person at least thirty (30) days prior to the date of harvest.
- f. Said Management Plan shall include a statement of the objectives, and shall specifically address:
 - the accomplishment of those Purposes for which this Easement is granted, and
 - water bodies as defined herein, riparian buffer zones and their delineation on a map(s) in the plan and how water bodies and vernal pools will be protected in association with forest management activities including but not limited to road construction and maintenance and implementation of stand prescriptions.
- g. At least thirty (30) days prior to any Forestry activities, the Grantor shall have received from the Grantee a written certification, signed by a licensed professional forester, or by other qualified person approved in advance and in writing by the Grantee, that the Management Plan, as described in 2.A.ii, a-d, above, has been prepared in compliance with the terms of this Easement. The Grantor may request the Grantee to submit the Management Plan itself to the Grantor within ten (10) days of such request, but acknowledges that the Management Plan's purpose is to guide forest management activities in compliance with this Easement, and that the actual activities will determine compliance therewith.
- h. Forestry activities shall be conducted in accordance with said Management Plan and be supervised by a licensed professional forester, or by other qualified person approved in advance and in writing by the Grantor.
- i. Prior to conducting Forestry activities, in those areas proposed for the forest activities the riparian buffers shall be clearly marked by a licensed professional forester, or other qualified person approved in advance and in writing by the Grantor.
- j. In areas used by, or visible to the general public, such Forestry shall be carried out, to the extent reasonably practicable, in accordance with the recommendations contained in "A Guide to Logging Aesthetics: Practical Tips for Loggers, Foresters, and Landowners" (Jones 1993), or similar successor publications.
- k. Notwithstanding any other provision of this Easement, Forestry shall only be permitted in such portions of the Property located below 2,700 feet msl.
- l. All costs related to the performance of any and all Forestry activities by the Grantee pursuant to the Management Plan shall be paid solely by the Grantee, and all profits from the Grantee's Forestry activities shall be deposited into the Grantee's stewardship fund and dedicated towards the perpetual stewardship of the Property.

B. The Property shall not be subdivided and, if the property is comprised of more than one individual parcel, none of the individual parcels that together comprise the Property shall be conveyed separately from one another, except that the lease of any portion of the Property for any use permitted by this Easement shall not violate this provision.

C. No structure or improvement shall be constructed, placed, or introduced onto the Property, except for structures and improvements which are: i) necessary in the accomplishment of the Forestry, conservation, habitat management, or noncommercial outdoor recreational uses of the Property and which may include but not be limited to a road, dam, fence, local utility distribution line, bridge, culvert, wildlife viewing platform, maple sugar house, welcome center, nature center, portable bathrooms or a small unpaved parking lot as shown on the Plan or in the Report to facilitate public access to the Property; and ii) not detrimental to the Purposes of this Easement. Notwithstanding the above, there shall not be constructed, placed, or introduced onto the Property any of the following structures or improvements: dwelling, mobile home, cabin, barn, residential driveway, any portion of a septic system, tennis court, swimming pool, athletic field, golf course, or aircraft landing area.

D. No removal, filling, or other disturbances of soil surface, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat shall be allowed unless such activities:

- i. are commonly necessary in the accomplishment of the Forestry, conservation, habitat management, or noncommercial outdoor recreational uses of the Property; and
- ii. do not harm state or federally recognized rare, threatened, or endangered species, or exemplary natural communities, such determination of harm to be based upon information from the New Hampshire Natural Heritage Bureau or the agency then recognized by the State of New Hampshire as having responsibility for identification and/or conservation of such species and/or natural communities; and
- iii. are not detrimental to the Purposes of this Easement.

Prior to commencement of any such activities, all necessary federal, state, local, and other governmental permits and approvals shall be secured.

E. No outdoor signs shall be displayed on the Property except as desirable or necessary in the accomplishment of the Forestry, conservation or pedestrian outdoor recreational uses of the Property, and provided such signs are not detrimental to the purposes of this Easement. No sign on the Property shall exceed sixteen (16) square feet in size, and no sign shall be artificially illuminated.

F. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on the Property, except in connection with any improvements made pursuant to the provisions of sections 2.A., C., D., or E., above. No such rocks, minerals, gravel, sand, topsoil, or other similar materials shall be removed from the Property.

G. There shall be no dumping, injection, burning, or burial of refuse, trash, rubbish, debris, junk, waste, man-made materials or materials then known to be environmentally hazardous, including vehicle bodies or parts, or other similar substances.

H. The Grantor shall not operate or grant permission to operate motorized vehicles on the Property, except as allowed in Section 3.A. below.

I. The Property shall not be posted against, and the Grantor shall keep access to and use of the Property

open to the public for, pedestrian and bicycle, non-motorized, non-commercial, outdoor recreational and outdoor educational purposes as will have minimal impact on the Property, such as but not limited to hiking, mountain biking, wildlife observation and cross-country skiing, but the landowner shall retain the right whether to allow hunting, fishing and camping. However, the Grantee shall be under no duty to supervise said access, use, or purpose. The Grantee reserves the right to post the Property against public access to forestland during harvesting or other Forestry activities.

J. There shall be no wind turbines constructed or otherwise placed on the Property or any portion thereof.

Nothing contained in this Easement shall be construed to entitle the Grantee to bring any actions against the Grantor for any injury to or change in the Property resulting from causes beyond the Grantor's control, including but not limited to fire, flood, storm and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes. The parties to this Easement agree that in the event of damage to the Property from acts beyond the Grantor's control, that if it is desirable that the Property be restored, the parties will cooperate in attempting to restore the Property if practicable.

3. RESERVED RIGHTS

The Grantor hereby reserves to and for Grantor and its legal representatives, successors and assigns: (i) all customary rights and privileges of property ownership associated with the Property that are not specifically restricted by the terms of Section 2 of this Easement or that do not materially interfere with the Purposes of this Easement, and (ii) notwithstanding the terms of Section 2 hereof, the following rights and privileges set forth under the subparagraphs of this Section 3 shall be specifically permitted on the Property as rights and privileges of Grantor, its employees, agents, contractors, licensees, permittees, invitees, successors, assigns and other third parties, and in the event of a conflict between the Use Limitations set forth in Section 2 hereof and the Reserved Rights set forth in this Section 3, the provisions of this Section 3 shall control. Except as specifically set forth in this Easement as the responsibility of the Grantee, the costs of exercising any and all of the Reserved Rights set forth in this Section 3 shall be solely the responsibility of the Grantor.

A. The right to operate motorized vehicles, and permit others to operate said vehicles, for the purposes of maintaining and managing the Property or as expressly permitted pursuant to this Section 3, including but not limited to emergency rescue operations, Forestry, habitat management, and to control or remove non-native or invasive species. This provision is an exception to Section 2.H., above.

B. The right to construct, relocate, maintain, or use trails, fences, bridges, gates, stone walls, woods roads, logging roads, and rights-of-way on the Property, as reasonably necessary for the exercise of Grantor's rights and privileges on the Property (including but not limited to rights associated with passive recreational activities), or necessary and desirable in controlling unauthorized use or facilitating authorized use of the Property. This provision includes the right to construct and maintain, or allow to be constructed and maintained, on the Property a small unpaved parking lot as shown on the Plan or in the Report to facilitate public access to the Property.

C. The right to construct, relocate, erect, and maintain signs setting forth and describing permitted and prohibited uses of the Property (including the prohibition of hunting if Grantor so chooses to prohibit

hunting on the Property by the general public), identifying trails, locations, property boundaries, natural features, or similar items, or identifying the owner of the Property and the holder of this Easement.

D. The right to restrict or permit hunting, fishing and camping on the Property.

E. The right to conduct, or allow to be conducted, "passive noncommercial outdoor recreational activities" on the Property. Passive outdoor recreational activities shall include but not be limited to hiking, running, snowshoeing, hunting, fishing, camping, target shooting, trapping, bicycling, skiing, nature studies, horseback-riding, and other similar forms of recreation and activities that expand human knowledge and appreciation of wildlife, forest management, and the natural world.

F. The right to require the Grantee to enter into the Required Assignment, as hereinafter defined in Section 6.E. Notwithstanding any other provision of this Easement, if the Grantee is found to be in breach of Section 6.E by a court of competent jurisdiction and venue, the Grantee shall be required to reimburse the Grantor for all reasonable costs incurred by the Grantor in enforcing the terms of Section 6.E, including, but not limited to, reasonable attorneys' fees and costs and expenses of suit.

4. NOTIFICATION OF TRANSFER, TAXES, MAINTENANCE

A. The Grantor agrees to notify the Grantee in writing ten (10) days before the transfer of title to the Property.

B. Except in connection with Grantee's Forestry activities on the Property, the Grantee shall be under no obligation to maintain the Property or pay any taxes or assessments thereon.

5. BENEFITS AND BURDENS

The burden of the Easement conveyed hereby shall run with the Property and shall be enforceable against all future owners and tenants in perpetuity; the benefits of this Easement shall not be appurtenant to any particular parcel of land but shall be in gross and assignable or transferable only to the State of New Hampshire, the U.S. Government, or any subdivision of either of them, consistent with Section 170(c)(1) of the U.S. Internal Revenue Code of 1986, as amended, or to any qualified organization within the meaning of Sections 501(c)(3) and 170(h)(3) of said Code, which organization has among its purposes the conservation and preservation of land and water areas and agrees to and is capable of enforcing the conservation Purposes of this Easement. Any such assignee or transferee shall have like power of assignment or transfer. If Grantee ever ceases to exist or no longer qualifies under Section 170(h) of the Code, or applicable state law, a court of competent jurisdiction and venue shall transfer this Easement to another qualified organization having similar purposes that agrees to assume the responsibilities imposed by this Easement.

6. AFFIRMATIVE RIGHTS AND OBLIGATIONS OF GRANTEE

A. The Grantee and the Third Party Holder shall have access to the Property and all of its parts for such inspection as is necessary to determine compliance with and to enforce this Easement and exercise the rights conveyed hereby and fulfill the responsibilities and carry out the duties assumed by the acceptance of this Easement.

B. The Grantee shall further have access to the Property in the event it determines to engage in commercial or noncommercial Forestry on the Property, subject to the terms and conditions of this Easement. For these purposes, the Grantor hereby also conveys and grants to the Grantee an appurtenant right of access for pedestrian access over the Property, subject to the Grantor's reserved rights set forth in Section 3 hereof. The burden and benefit of this right of access, as established herein, shall run with the land.

C. To facilitate such inspection and to identify the Property as conservation land protected by the Grantee, the Grantee shall have the right to place signs, each of which shall not exceed thirty (30) square inches in size, along the Property's boundaries.

D. Contemporaneously with the recording of this Easement, the Grantor shall pay to the Grantee a one-time fee of _____ Dollars (\$_____.00), to be deposited into the Grantee's stewardship fund and dedicated towards the perpetual stewardship of the Property (the "Stewardship Fee"). The Grantee shall have a fiduciary duty to hold and manage the Stewardship Fee consistent with its then existing stewardship fund policies and practices and in furtherance of the Purposes of this Easement in New Hampshire and in accordance with the wetlands mitigation project.

E. Notwithstanding any other provision of this Easement, and as required by the Clean Water Act Section 404 permit issued to the Grantor by the United States Army Corps of Engineers Permit No. _____ and NHDES Wetlands Permit No. _____, the Grantor shall attempt to identify a Replacement Grantee with more experience holding conservation easements in the State of New Hampshire. In the event that the Grantor within five (5) years from the date of this Easement finds another qualified organization within the meaning of Sections 501(c)(3) and 170(h)(3) of said Code, which organization has among its purposes the conservation and preservation of land and water areas and agrees to and is capable of enforcing the conservation Purposes of this Easement (the "Replacement Grantee"), and the Third Party Holder consents in writing to such Replacement Grantee, the Grantee shall assign and transfer all of its rights, title and interest in and to this Easement and the then remaining balance of the Stewardship Fee (as hereinafter defined) to the Replacement Grantee within forty-five (45) days of receipt of notice from the Grantor requiring said assignment (the "Required Assignment"). The Grantor's right to require the Grantee to enter into the Required Assignment shall only be exercised once by the Grantor. From and after five (5) years from the date of this Easement, the Grantee's obligation to enter into the Required Assignment shall terminate if prior written notice of such Required Assignment has not been received by the Grantee as required by this paragraph. The failure by the Grantee to timely enter into the Required Assignment with the Replacement Grantee shall be deemed to be a breach of this Easement by Grantee.

7. RESOLUTION OF DISAGREEMENTS

A. The Grantor and the Grantee desire that issues arising from time to time concerning uses or activities in light of the provisions of the Easement will first be addressed through candid and open communication between the parties rather than unnecessarily formal or adversarial action. Therefore, the Grantor and the Grantee agree that if either party becomes concerned whether any use or activity (which together for the purposes of this Section, "Resolution of Disagreements," shall be referred to as the "Activity") complies with the provisions of this Easement, wherever reasonably possible the concerned party shall notify the

other party of the perceived or potential problem, and the parties shall explore the possibility of reaching an agreeable resolution by informal dialogue.

B. If informal dialogue does not resolve a disagreement regarding the Activity, and the Grantor agrees not to proceed or to continue with the Activity pending resolution of the disagreement concerning the Activity, either party may refer the disagreement to mediation by written notice to the other. Within ten (10) days of the delivery of such a notice, the parties shall agree on a single impartial mediator. Mediation shall be conducted in Manchester, New Hampshire, or such other location as the parties shall agree. Each party shall pay its own attorneys' fees and the costs of mediation shall be split equally between the parties.

C. If the parties agree to bypass mediation, if the disagreement concerning the Activity has not been resolved by mediation within sixty (60) days after delivery of the notice of mediation, or if the parties are unable to agree on a mediator within ten (10) days after delivery of the notice of mediation, the disagreement may be submitted to binding arbitration in accordance with New Hampshire RSA 542. The parties shall have ten (10) days to accept or refuse binding arbitration. The Grantor and the Grantee shall each choose an arbitrator within twenty (20) days of the delivery of written notice from either party referring the matter to arbitration. The arbitrators so chosen shall in turn choose a third arbitrator within twenty (20) days of the selection of the second arbitrator. The arbitrators so chosen shall forthwith set as early a hearing date as is practicable, which they may postpone only for good cause shown. The arbitration hearing shall be conducted in Manchester, New Hampshire, or such other location as the parties shall agree. A decision by two of the three arbitrators, made as soon as practicable after submission of the matter, shall be binding upon the parties and shall be enforceable as part of this Easement.

D. If the parties do not agree to resolve the dispute by arbitration, or if the parties are unable to agree on the selection of an arbitrator, then either party may bring an action at law or in equity in any court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation by permanent injunction, to require the restoration of the Property to its condition prior to the breach, and to recover such damages as appropriate.

E. Notwithstanding the availability of mediation and arbitration to address disagreements concerning the compliance of any Activity with the provisions of this Easement, if the Grantee believes that some action or inaction of the Grantor or a third party is causing irreparable harm or damage to the Property, the Grantee may seek a temporary restraining order, preliminary injunction or other form of equitable relief from any court of competent jurisdiction to cause the cessation of any such damage or harm, to enforce the terms of this Easement, to enjoin any violation by permanent injunction, and to require the restoration of the Property to its condition prior to any breach.

8. BREACH OF EASEMENT – GRANTEE'S REMEDIES

A. If the Grantee determines that a breach of this Easement has occurred or is threatened, the Grantee shall notify the Grantor in writing of such breach and demand corrective action to cure the breach and, where the breach involves injury to the Property, to restore the portion of the Property so injured to its prior condition.

B. The Grantor shall, within thirty (30) days after receipt of such notice or after otherwise learning of such breach, undertake those actions, including restoration, which are reasonably calculated to cure swiftly

said breach and to repair any damage. The Grantor shall promptly notify the Grantee of its actions taken hereunder.

C. If the Grantor fails to perform its obligations under the immediately preceding paragraph B. above, or fails to continue diligently to cure any breach until finally cured, the Grantee may undertake any actions that are reasonably necessary to repair any damage in the Grantor's name or to cure such breach, including an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, and to require the restoration of the Property to the condition that existed prior to any such injury.

D. If the Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the conservation features of the Property, the Grantee may pursue its remedies under this Section, "Breach of Easement...", without prior notice to the Grantor or without waiting for the period provided for cure to expire.

E. The Grantee shall be entitled to recover damages from the party found by a court of competent jurisdiction and venue to be directly or primarily responsible for violation of the provisions of this Easement or injury to any conservation features protected hereby, including, but not limited to, damages for the loss of scenic, aesthetic, or environmental attributes of the Property. Without limiting the Grantor's liability therefore, the Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property.

F. The Grantee's rights under this Section, "Breach of Easement...", apply equally in the event of either actual or threatened breach of this Easement, and are in addition to the provisions of the preceding Section, "Resolution of Disagreements," which section shall also apply to any disagreement that may arise with respect to activities undertaken in response to a notice of breach and the exercise of the Grantee's rights hereunder.

G. The Grantor and the Grantee acknowledge and agree that should the Grantee determine, in its sole discretion, that the conservation features protected by this Easement are in immediate danger of irreparable harm, the Grantee may seek the injunctive relief described in the third paragraph of this Section, "Breach of Easement...", both prohibitive and mandatory, in addition to such other relief to which the Grantee may be entitled, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. The Grantee's remedies described in this Section, "Breach of Easement...", shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

H. Provided that the Grantor is found by a court of competent jurisdiction and venue to be directly or primarily responsible for the breach, all reasonable costs incurred by the Grantee in enforcing the terms of this Easement against the Grantor, including, without limitation, staff and consultant costs, reasonable attorneys' fees and costs and expenses of suit, and any costs of restoration necessitated by the Grantor's breach of this Easement shall be borne by the Grantor; and provided further, however, that if the Grantor ultimately prevails in a judicial enforcement action each party shall bear its own costs. Notwithstanding the foregoing, if the Grantee initiates litigation against the Grantor to enforce this Conservation Easement, and if the court determines that the litigation was initiated without reasonable cause or in bad faith, then the court may require the Grantee to reimburse the Grantor's reasonable costs and reasonable attorney's

fees in defending the action.

I. Forbearance by the Grantee to exercise its rights under this Easement in the event of any breach of any term thereof by the Grantor shall not be deemed or construed to be a waiver by the Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of the Grantee's rights hereunder. No delay or omission by the Grantee in the exercise of any right or remedy upon any breach by the Grantor shall impair such right or remedy or be construed as a waiver. The Grantor hereby waives any defense of laches or estoppel.

J. Nothing contained in this Easement shall be construed to entitle the Grantee to bring any action against the Grantor for any injury to or change in the Property resulting from causes beyond the Grantor's control, including, but not limited to, unauthorized actions by third parties, natural disasters such as fire, flood, storm, disease, infestation and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes. The Grantee and the Grantor reserve the right, separately or collectively, to pursue all legal and/or equitable remedies, as set forth in this Section, "Breach of Easement..." against any third party responsible for any actions inconsistent with the provisions of this Easement.

9. THIRD PARTY RIGHT OF ENFORCEMENT

A. If the Easement Holder ceases to enforce the Easement conveyed hereby or fails to enforce it within thirty (30) days after receipt of written notice from the Third Party Holder requesting such, then the notifying Third Party Holder shall have all the rights heretofore granted to the Easement Holder to enforce this Easement. All reasonable costs of such enforcement shall be paid by the Easement Holder.

B. The interests held by the Third Party Holder are assignable or transferable to any party qualified to become the Grantee or Third Party Holder's assignee or transferee as specified in Section 7 above. Any such assignee or transferee shall have like power of assignment or transfer. Any holder of an interest in this Easement desiring to transfer or assign its interest shall send written notice describing said intention to all other holders of any interest in this Easement at least thirty (30) days prior to such transfer or assignment taking effect.

10. AMENDMENT

If, owing to unforeseen or changed circumstances, Grantor and Grantee agree that an amendment to, or modification of, this Easement would be appropriate and desirable, Grantor and Grantee may jointly amend this Easement pursuant to: the provisions and limitations of this section; the then-current amendment policies of the Grantee; notification is given to the New Hampshire Attorney General's Office at least thirty (30) days prior to the adoption of the amendment; consent of the Third Party Holder; and applicable state and federal law. Any amendment shall be consistent with the Purposes of this Easement, and shall not impair the conservation attributes of the Property protected by this Easement. No amendment shall affect the qualification of this Easement or the status of the Grantee under any applicable laws, including Sections 170(h) and 501(c)(3) of the Internal Revenue Code of 1986, as amended, and NH RSA 477:45-47 as may be amended from time to time, nor shall any amendment affect the perpetual duration of this Easement. Any amendment shall be executed by the Grantor and the Grantee and shall be recorded in the _____ County Registry of Deeds. Nothing in this paragraph shall require Grantor or

Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

11. NOTICES

All notices, requests and other communications, required or permitted to be given under this Easement shall be in writing, except as otherwise provided herein, and shall be delivered in hand or sent by certified mail, postage prepaid, return receipt requested to the appropriate address set forth above or at such other address as the Grantor or the Grantee may hereafter designate by notice given in accordance herewith. Notice shall be deemed to have been given when so delivered or so mailed.

12. SEVERABILITY

If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid by a court of competent jurisdiction, by confirmation of an arbitration award or otherwise, the remainder of the provisions of this Easement or the application of such provision to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

13. EXTINGUISHMENT & CONDEMNATION

A. Extinguishment. If circumstances arise in the future such as render the Purposes of this Easement impossible or impracticable to accomplish, this Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction and venue. The amount of the proceeds to which Grantee shall be entitled, after the satisfaction of prior claims, from any sale, exchange, or involuntary conversion of all or any portion of the Property subsequent to such judicial termination or extinguishment, shall be determined in accordance with Section 13.C. below. In making this grant of Easement, Grantor has considered and acknowledges the possibility that uses prohibited by the terms of this Easement may become more economically viable than the uses specifically reserved by Grantor pursuant to this Easement. It is the intent of both Grantor and Grantee that any such change in economic conditions shall not be deemed to be circumstances justifying the termination or extinguishment of this Easement pursuant to this Section.

B. Condemnation. If all or any part of the Property is taken, in whole or in part, by exercise of the power of eminent domain or is acquired by purchase in lieu of condemnation, whether by public, corporate or other authority, so as to terminate this Easement, in whole or in part, Grantor and Grantee shall act jointly to recover the full value of their interests in the Property subject to the taking or in lieu purchase and to recover all direct or incidental damages resulting therefrom. All expenses reasonably incurred by Grantor and Grantee in connection with the taking or in lieu purchase shall be paid out of the amount recovered. The amount of the proceeds to which the Grantee shall be entitled, after payment of any expenses, shall be determined in accordance with Section 13.C. below.

C. Valuation. This Easement constitutes a real property interest immediately vested in Grantee, which, for the purposes of Sections 13.A and 13.B above, shall have a fair market value which shall be determined by an appraisal prepared by a qualified appraiser as of the time of said extinguishment or condemnation. The balance of the amount recovered, after payment of any expenses, shall be divided between the Grantor and the Grantee in proportion to the fair market value, as determined by the appraisal, of their respective interests in that part of the Property extinguished or condemned. The Grantee shall use

its share of the proceeds for conservation purposes consistent with the Purposes of this Easement in New Hampshire and in accordance with the compensatory wetlands mitigation package.

14. ADDITIONAL EASEMENT

Should the Grantor determine that the expressed purposes of this Easement could better be effectuated by the conveyance of an additional easement, the Grantor may execute an additional instrument to that effect, provided that the conservation purposes of this Easement are not diminished thereby and that a public agency or qualified organization, described in Section 5 above, accepts and records the additional easement.

15. MERGER

The Grantor and Grantee explicitly agree that it is their express intent, forming a part of the consideration hereunder, that the provisions of the Easement set forth herein are to last in perpetuity, and that to that end no purchase or transfer of the underlying fee interest in the Property by or to the Grantee or any successor or assign shall be deemed to eliminate the Easement, or any portion thereof, granted hereunder under the doctrine of merger or any other legal doctrine.

The Grantee, by accepting and recording this Easement, agrees to be bound by and to observe and enforce the provisions hereof and assumes the rights and responsibilities herein granted to and incumbent upon the Grantee, all in the furtherance of the conservation purposes for which this Easement is delivered.

[Signature Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20__.

GRANTOR:

RENEWABLE PROPERTIES, INC.

By: _____
Title: _____

STATE OF NEW HAMPSHIRE
COUNTY OF _____, ss.

On this _____ day of _____, 20__, before me personally appeared _____, _____, of Renewable Properties, Inc., a New Hampshire corporation, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed for the purposes therein contained on behalf of said corporation.

Notary Public/Justice of the Peace
My commission expires:

ACCEPTED BY GRANTEE:

EVERSOURCE ENERGY LAND TRUST, INC.

By: _____
Title: _____

STATE OF _____
COUNTY OF _____, ss.

On this _____ day of _____, 20__, before me personally appeared _____, _____, of Eversource Energy Land Trust, Inc., a Connecticut nonprofit corporation, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed for the purposes therein contained on behalf of said nonprofit corporation.

Notary Public/Justice of the Peace
My commission expires:

Third Party Holder Accepted by the State of New Hampshire on this ____ day of _____, 20__:

Thomas Burack, Commissioner
New Hampshire Department of Environmental Services

STATE OF NEW HAMPSHIRE
COUNTY OF _____, ss.

On this ____ day of _____, 20__, before me personally appeared Thomas Burack, the Commissioner of the New Hampshire Department of Environmental Services, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same as his free act and deed for the purposes therein contained, on behalf of the State of New Hampshire acting through its Department of Environmental Services.

Notary Public/Justice of the Peace
My commission expires:

APPENDIX A LEGAL DESCRIPTION

Those certain parcels of land located in the Towns of Columbia and Dixville, in the County of Coos and State of New Hampshire:

TOWN OF COLUMBIA PARCEL

A certain parcel of land in the Town of Columbia, in the County of Coos and State of New Hampshire, comprising the whole of Lot One (1), Range Three (3) of Range Lots in said Town, bounded northerly by Lot One (1), Range Two (2), now or formerly owned by Thomas N. and Deborah T. Tillotson; easterly by lands known as Young's Reservation, being in the Town of Dixville, formerly owned by Champion International Corporation, now owned by the Grantor; southerly by Lot One (1), Range Four (4), now or formerly owned by the State of New Hampshire; and, westerly by Lot Two (2), Range Three (3), now or formerly owned by David, Edwin and Dolores Lewis.

The said parcel being also more particularly bounded and described, according to a certain survey plan entitled "ALTA/ACSM Land Title Survey prepared for Properties, Inc., Land of John Cochrane & Craig Chamberlain, Co-Trustees of King's Arrow Realty Trust, Coos County Tax Parcel 1626-4, Columbia Tax Parcel 426-11, Columbia & Dixville, New Hampshire", dated July 19, 2011, made by York Land Services, LLC, recorded in the Coos County Registry of Deeds as Plan No. 3548 (hereinafter the "Survey Plan"), as follows:

Commencing at a rebar with cap at a wood post in mound of stones marking the corner common to Dixville, Columbia and Ervings Location, New Hampshire.

Thence along the Dixville-Columbia town line the following three courses:

1. N11°11'51"E for 5921.69 feet to an iron pin in mound of stones marking the southeast corner of Lot 1, Range 4, in Columbia on the Dixville town line.
2. N14°23'37"E for 199.09 feet to an iron pin.
3. N10°54'37"E for 1524.99 feet to CORNER 1, an iron pin with cap marked "YORK LLS NH-450," being the point of beginning for the herein described parcel.

Thence N78°23'49"W along the north line of Lot 1, Range 4 of the Columbia town lots for 2574.40 feet to CORNER 2, an iron pin with cap marked "YORK LLS NH-450."

Thence N10°44'07"E along the east line of Lot 2, Range 3 of the Columbia town lots for 1919.00 feet to CORNER 3, an iron pin with cap marked "YORK LLS NH-450."

Thence S78°35'00"E along the south line of Lot 1, Range 2 of the Columbia town lots for 2598.30 feet to CORNER 4, an iron pin with cap marked "YORK LLS NH-450" on the Dixville-Columbia town line.

Thence S11°26'58"W along said Dixville-Columbia town line for 1927.24 feet to CORNER 1, the point of beginning.

TOWN OF DIXVILLE PARCEL

A certain parcel of land in the Town of Dixville, in the County of Coos and State of New Hampshire, known as "Young's Reservation", and consisting of all of the lands in said Town of Dixville which lies within the watershed of Roaring Brook, so-called, and bounded westerly by the Columbia Town Line; on the north by the Roaring Brook height of land; and, on the east and south by the Roaring Brook height of land.

The said parcel also being more particularly bounded and described, according to the Survey Plan, as follows:

Commencing at a rebar with cap at a wood post in mound of stones marking the corner common to Dixville, Columbia and Ervings Location, New Hampshire.

Thence along the Dixville-Columbia town line the following two courses;

1. N 11°11'51"E for 5921.69 feet to an iron pin in mound of stones marking the southeast corner of Lot 1, Range 4, in Columbia on the Dixville town line.
2. N14°23'37"E for 199.09 feet to CORNER 1, an iron pin, being the point of beginning for the herein described parcel.

Thence along the Dixville-Columbia town line the following three courses:

1. N10°54'37"E for 1524.99 feet to CORNER 2, an iron pin with cap marked "YORK LLS NH-450."
2. N11°26'58"E for 1927.24 feet to CORNER 3, an iron pin with cap marked "YORK LLS NH-450."
3. N13°00'08"E for 1434.51 feet to CORNER 4, an iron pin with cap marked "YORK LLS NH-450."

Thence along land of Tillotson Corporation the following seven courses:

1. S48°57'07" E for 880.34 feet to CORNER 5, an iron pin with cap marked "YORK LLS NH-450."
2. S41°22'45"E for 1667.48 feet to CORNER 6, an iron pin with cap marked "YORK LLS NH-450."
3. S04°01'26"E for 939.60 feet to CORNER 7, an iron pin with cap marked "YORK LLS NH-450."
4. S32°57'18"E for 1208.09 feet to CORNER 8, an iron pin with cap marked "YORK LLS NH-450."
5. S32°01'45"E for 545.64 feet to CORNER 9, an iron pin with cap marked "YORK LLS NH-450."
6. S44°02'58"E for 625.73 feet to CORNER 10, an iron pin with cap marked "YORK LLS NH-450."
7. S45°45'11"W for 179.69 feet to CORNER 11, an iron pin with cap marked "YORK LLS NH-450."

Thence along land of Bayroot LLC the following eleven courses:

1. S42°03'35"W for 557.24 feet to CORNER 12, an iron pin with cap marked "YORK LLS NH-450."
2. S66°04'09"W for 253.92 feet to CORNER 13, an iron pin with cap marked "YORK LLS NH-450."
3. S42°06'34"W for 354.35 feet to CORNER 14, an iron pin with cap marked "YORK LLS NH-450."
4. S10°50'48"W for 407.92 feet to CORNER 15, an iron pin with cap marked "YORK LLS NH-450."
5. N80°22'53"W for 703.93 feet to CORNER 16, an iron pin with cap marked "YORK LLS NH-450."
6. N22°55'53"W for 199.35 feet to CORNER 17, an iron pin with cap marked "YORK LLS NH-450."
7. S85°15'49"W for 372.75 feet to CORNER 18, an iron pin with cap marked "YORK LLS NH-450."
8. S45°17'37"W for 606.35 feet to CORNER 19, an iron pin with cap marked "YORK LLS NH-450."
9. N69°34'43"W for 130.39 feet to CORNER 20, an iron pin with cap marked "YORK LLS NH-450."
10. N59°18'38"W for 582.82 feet to CORNER 21, an iron pin with cap marked "YORK LLS NH-450."
11. N43°06'33"W for 1407.21 feet to CORNER 1, the point of beginning.

Meaning and intending to describe a parcel of land containing 328.99 acres.

Meaning and intending to describe the same parcel of land described as "Scattered Parcel No. 10" in the deed of Champion Realty Corporation to John Cochrane and Craig Chamberlain, Co-Trustees of the King's Arrow Realty Trust dated November 17, 1999 and recorded in the Coos County Registry of Deeds at Book 1074, Page 552.

The within-described premises are subject to any and all other rights, easements, conditions, restrictions, reservations and/or other matters of record.

Meaning and intending to describe the same premises described in Quitclaim Deed from Properties, Inc. to Renewable Properties, Inc. dated August 25, 2015, and recorded in the Coos County Registry of Deeds in Book 1426, Page 750.