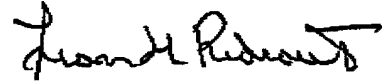


Doc # 1900295 01/28/2019 09:37:54 AM  
Book 1505 Page 155 Page 1 of 8  
Register of Deeds, Coos County

UPON RECORDING, PLEASE RETURN TO:  
CLEVELAND, WATERS AND BASS, P.A.  
TWO CAPITAL PLAZA, 5<sup>TH</sup> FLOOR  
P.O. BOX 1137  
CONCORD, NH 03302-1137  
ATTENTION: SHARON ZAVOROTNY



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**NOTICE OF OPTIONS TO PURCHASE REAL ESTATE  
AND RIGHT OF FIRST REFUSAL**

Effective Date: December 11, 2018

Owner of Record/Optionor: **J.W. Chipping Corp.**

Owner's Present Mailing Address: 104 Douglas Drive  
Bethlehem, New Hampshire 03574

Option Holder: **North Country Environmental Services, Inc.**

Option Holder's Present Mailing Address: P.O. Box 866  
25 Greens Hill Lane  
Rutland, Vermont 05702

Premises Subject to Options/Right of First Refusal: Land and improvements located in the Town of Dalton, Coos County, New Hampshire, known as Tax Parcels 405-33, 406-1, 406-2.1, 406-2.3, 406-2.4, 406-2.5, 406-3 and 406-3.1; in the Town of Littleton, Grafton County, New Hampshire, known as Tax Parcel 25-15; and in the Town of Bethlehem, Grafton County, New Hampshire, known as Tax Parcel 406-1. For a more particular description, see Exhibit A attached hereto.

Term of Options/Expiration Date:

Phase I Option: The term of the Phase I Option (as defined in the Access Agreement and Option to Purchase Real Estate) is five (5) years and shall expire on December

11, 2023, subject to extensions for up to two (2) successive periods of one (1) year each.

Phase II Option:

The term of the Phase II Option (as defined in the Access Agreement and Option to Purchase Real Estate) is twenty five (25) years from the date of the exercise of the Phase I Option.

Term of Right of First Refusal/Expiration  
Date:

The earlier of the termination of the Access Agreement and Option to Purchase Real Estate and the Phase II Option Expiration Date.

EXECUTED on the date(s) set forth below.

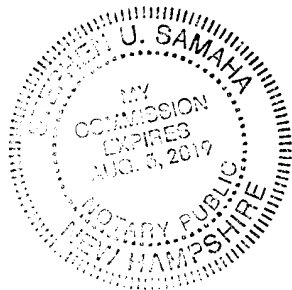
***{THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK;  
SIGNATURE PAGES TO FOLLOW.}***

OWNER/OPTIONOR:  
J.W. CHIPPING CORP.

By: *Douglas G. Ingerson, Jr.*  
Douglas G. Ingerson, Jr., President  
Duly Authorized

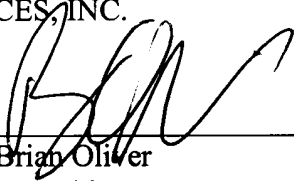
STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON, ss.

Then personally appeared before me on this 18<sup>th</sup> day of January, 2019, the above-named Douglas G. Ingerson, Jr., President of J.W. Chipping Corp., who acknowledged the foregoing instrument to be his free act and deed on behalf of said corporation.



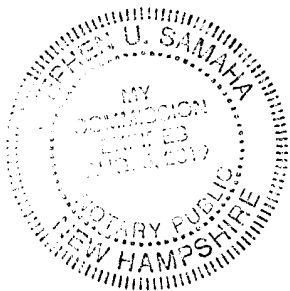
*Robert J. Samaha*  
Notary Public/Justice of the Peace  
Name:  
My commission expires:

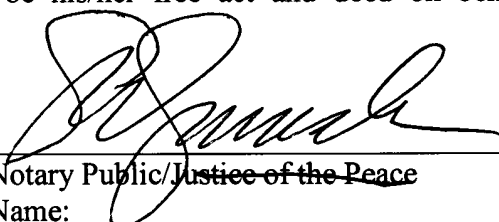
OPTION HOLDER:  
NORTH COUNTRY ENVIRONMENTAL  
SERVICES, INC.

By:   
Name: Brian Oliver  
Its: Vice President  
Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON, ss.

Then personally appeared before me on this 18<sup>th</sup> day of January, 2019, the above-named BRIAN OLIVER, Vice President of North Country Environmental Services, Inc., who acknowledged the foregoing instrument to be his/her free act and deed on behalf of said corporation.



  
Notary Public/~~Justice of the Peace~~  
Name:  
My commission expires:

**EXHIBIT A**  
**Legal Description**

Littleton

A certain piece of land, together with any improvements thereon, situated in Littleton, County of Grafton and State of New Hampshire, more particularly described as follows:

Commencing on the Littleton-Dalton Town Line at an iron pin at a Spruce Tree, said pin being the southeasterly corner of the herein described parcel and the most northerly corner of land now or formerly owned by estate of Lloyd Hawkenson; thence running South 63 degrees 45 minutes West along a blue painted and blazed line for a distance of 3,074.3 feet to an iron pin and wood post; thence turning and running North 11 degrees 30 minutes West along a blue painted and blazed line for a distance of 164.3 feet to a point; thence running North 19 degrees 30 minutes West along a blue painted and blazed line for a distance of 1,290.3 feet to a point; thence running North 11 degrees 30 minutes West along a blue painted and blazed line for a distance of 203.8 feet to a point; thence running North 28 degrees West along a blue painted and blazed line for a distance of 170.9 feet to a wood post; thence turning and running North 59 degrees 15 minutes East along a blue painted and blazed line for a distance of 1,056.7 feet to a wood post; thence turning and running North 19 degrees 15 minutes West along a blue painted and blazed line for a distance of 2,768.8 feet to a beech tree; thence turning and running North 67 degrees East along a blue painted line and blazed line for a distance of 423.4 feet to a wood post at a beech stump; thence turning and running North 19 degrees 15 minutes West along a blue painted and blazed line for a distance of 1,696.1 feet to an Iron pin; thence turning and running North 64 degrees 15 minutes East along a blue painted and blazed line for a distance of 1,737.1 feet to an iron pin on the Littleton-Dalton Town Line; thence turning and running south 18 degrees 15 minutes East along the blue painted and blazed town line for a distance of 1,142.2 feet to an iron pin; thence running southeasterly along said town line for an approximate distance of 5,209 feet to the iron pin and spruce tree at the point of beginning.

TOGETHER WITH a right-of-way 50 feet in width as described in the deed of Rancourt Associates of New Hampshire to J.W. Chipping Corp. dated November 29, 1990 and recorded in the Grafton County Registry of Deeds at Book 2683, Page 512.

MEANING AND INTENDING to describe all the same premises conveyed to J.W. Chipping Inc. by Rancourt Associates of New Hampshire by deed dated November 29, 1990 and recorded in the Grafton County Registry of Deeds at Book 1889, Page 573. See Also Corrective deed of Rancourt Associates of New Hampshire to J.W. Chipping Corp., dated November 29, 1990 and recorded in said Registry on June 28, 2002 at Book 2683, Page 512.

BETHLEHEM

A certain piece or parcel of land, together with any improvements thereon, situated in the Town of Bethlehem, County of Grafton and State of New Hampshire, more particularly described as follows:

Commencing at the point where the Alder Brook Sportman's Club Road intersects with the northerly sideline of NH Route 116; thence running in a southeasterly direction along the northerly sideline of said Route 116 for approximately 2,498 feet to an iron pin and blue wood post; thence turning and running in a northeasterly direction for approximately 1,963 feet along a blue painted line to a wood post on the Bethlehem-Dalton Town Line; thence turning and running in a southwesterly direction for approximately 818 feet along said town line to a wood post and Iron pin marking the corner of the Dalton-Littleton Town Line; thence running in a southwesterly direction for approximately 2,362 feet along the Bethlehem-Littleton Town Line to a point at the centerline of the Alder Brook Sportsman's Club Road, so-called; thence turning and running in a southeasterly direction for approximately 419 feet down the centerline of the road to the point of beginning.

MEANING AND INTENDING to describe all the same premises conveyed to J.W. Chipping, Inc. by Rancourt Associates of New Hampshire by deed dated November 8, 1991 and recorded in the Grafton County Registry of Deeds at Book 1937, Page 303. See Also Corrective Quitclaim Deed of Rancourt Associates of New Hampshire to J.W. Chipping, Corp. dated November 28, 1991 and recorded on June 28, 2002 in the Grafton County Registry of Deeds at Book 2683, Page 514.

EXCEPTING that portion conveyed by Rancourt Associates of New Hampshire to Rob R. and Ellen L. Walker by deed dated May 15, 1990 and recorded In the Grafton County Registry of Deeds at Book 1860, Page 96.

DALTON

Certain pieces or parcels of land, together with any Improvements thereon, situated in the Town of Dalton, County of Coos and State of New Hampshire, more particularly described as follows:

Parcel 1:

Being all of Lot fifteen (15) In Range nine (9); all of Lot sixteen (16) in Range nine (9) and that portion in the southerly end of Lot sixteen (16) in Range eight (8) described as follows:

Commencing at a beech tree marking the northwest corner of Lot sixteen (16) in Range nine (9); thence running North 20 degrees 45 minutes West for a distance of 1128.4 feet along a blue line to a wood post; thence turning and running North 66 degrees East for a distance of 1788.6 feet along a blue line to a wood post; thence turning and running South 13 degrees 15 minutes East for a distance of 1084.5 feet to a maple tree marking the northeast corner of Lot sixteen (16) In Range nine (9) and northwest corner of Lot fifteen (15) in Range nine (9); thence turning and

running along the line between Lot sixteen (16) in Ranges eight (8) and nine (9) in a southwesterly direction to the point of beginning. Meaning and intending to describe all the same property as conveyed by deed from G. Howard Eaton to Groveton Papers Company dated January 9, 1959 and recorded in the Coos County Registry of Deeds at Book 443, Page 9.

**Parcel 2:**

Being all of Lot fourteen (14) in Range ten (10), all of Lot fourteen (14) in Range eleven (11), and all of Lot fifteen (15) in Range eleven (11), the above being Tract III in a deed from Green Acres Woodlands to Diamond International Corporation dated July 30, 1973 and recorded in the Coos County Registry of Deeds at Book 554, Page 646.

**Parcel 3:**

Being all of Lot sixteen (16) in Ranges ten (10) and eleven (11), all of Lot fifteen (15) in Range ten (10), and all of Lot seventeen (17) in Range eleven (11); said lots being all of Parcel II and Parcel IV in a deed from Robert Rhett Austell, Jr. and Madeleine Austell to Diamond International Corporation dated January 31, 1979 and recorded in the Coos County Registry of Deeds at Book 617, Page 590.

**Parcel 4:**

Being all of Lot seventeen (17) in Ranges nine (9) and ten (10) and being Parcel number 1 as described in the deed from Pierson Fogg to Diamond International Corporation dated January 28, 1979 and recorded in the Coos County Registry of Deeds at Book 626, Page 303.

**Parcel 5:**

A right-of-way 50 feet in width across the Hunter Farm Road from its intersection with NH Route 116 to the Dalton-Bethlehem Town line and line of the herein described premises, as described in the deed to J.W. Chipping Corp. dated November 8, 1991 and recorded in the Coos County Registry of Deeds at Book 999, Page 313.

**Parcel 6:**

A right-of-way 40 feet in width and 5,700.4 feet in length across Lot sixteen (16) in Ranges eight (8) and nine (9), and Lot fifteen (15) in Range nine (9) as deeded to Diamond International Corporation by Donald F., Nancy B., Howard F., and Agnes H. Mooney on May 19, 1983 and recorded in the Coos County Registry of Deeds at Book 657, Page 299. Reference to this deed may be had for a more particular description.

EXCEPTING AND RESERVING from Parcel 4, a right-of-way reserved to Herbert E. Wilkin in his deed to Stanley Wilkin dated July 18, 1945 and recorded in the Coos County Registry of Deeds at Book 340, Page 18.

FURTHER EXCEPTING AND RESERVING a parcel of land being an extension of Forest Lake Road, so-called, conveyed to the Town of Dalton by deed dated March 21, 1995 and recorded in the Coos County Registry of Deeds at Book 840, Page 674.

FURTHER EXCEPTING AND RESERVING from Parcel 2, "Lot 2" as shown on Plan No. 1236 conveyed by J.W. Chipping, Inc. to Jeffrey Costura and Jacueline Costura by Warranty Deed recorded December 18, 1998 in the Coos County Registry of Deeds at Book 906, Page 947.

FURTHER EXCEPTING AND RESERVING from Parcel 3, 11.55 acres as shown as Lot 2.00 with proposed house on Plan No. 1596.

MEANING AND INTENDING to describe all the same premises conveyed to J.W. Chipping, Inc. by Rancourt Associates of New Hampshire by Quitclaim Deed dated and recorded November 8, 1991 in the Coos County Registry of Deeds at Book 787, Page 584. See Also Corrective Quitclaim Deed of Rancourt Associates of New Hampshire to J.W. Chipping Corp. dated November 8, 1991 and recorded in said Registry on June 28, 2002 at Book 999, Page 313.

For further reference see Plans entitled "Sheet 1 of 2 Lot Line Adjustment Lands of J.W. Chipping Corp., Dalton, New Hampshire", dated May 2014 and recorded in the Coos County Registry of Deeds as Plan No. 3970 and "Sheet 2 of 2 Lot Line Adjustment Lands of J.W. Chipping Corp. Dalton, New Hampshire", dated May 2014 and recorded in said Registry as Plan No. 3971.