

Easements Effecting Hickory Woods

Background:

- Easements affect our property rights
- All easements are recorded in the Rockingham County Registry of Deeds
- Certain easements are "to our benefit" by giving us rights to use segments of neighboring properties.
- Other easements are "to our detriment" by giving other parties the right to use our property in various ways.
- There are four different building lots whose easements directly affect our property rights:
 - Lot 27-28, facing our development from Route 102 it is located on the left side of Tavern Hill Road, owned by GJC Development, LLC.
 - Lot 27-29, facing our development from Route 102 it is located on the right side of Tavern Hill Road, owned by Hickory Enterprises of Londonderry LLC.
 - Lot 27-30, the service road to and the plot on which the cell tower, owned by HSL Real Estate Trust.
 - Lot 27-8, facing our development from West Rd. it is located on the left side of Quarry Rd., owned by HSL Real Estate Trust (since transferred).
- The easements affecting Hickory Woods are plotted on Plan D-37842, Pages 1 to 9.

Detrimental Easements affecting our Tavern Hill Road entrance:

- Lot 27-28 holds an "Access Easement" allowing vehicle and pedestrian traffic from Route 102 to access that lot via Tavern Hill Road
 - The length of the easement would seem to run approximately 367 feet from the Route 102 entrance to the end of the lot (however the end point of the easement is not correctly referenced to Plan D-37811, sheet 2).
 - The easement also provides for the right to install and maintain utilities.
 - Recorded in Book 5465 Pages 2009 and 2010.
- Lot 27-29 holds an "Access Easement" allowing vehicle and pedestrian traffic from Route 102 to access that lot via Tavern Hill Road
 - The length of the easement would seem to run approximately 184 feet from the Route 102 entrance to the end of the lot (however the end point of the easement is not correctly referenced to Plan D-37811, sheet 2).
 - The easement also provides for the right to install and maintain utilities.
 - Recorded in Book 5465 Pages 2011 and 2012.

Beneficial Easements affecting our Tavern Hill Road entrance:

- We hold a 10 foot "Utility/Sign/Planting Easement" along Tavern Hill Road for lot 27-28
 - The length of the easement would seem to run approximately 367 feet from the Route 102 entrance to the end of the lot (referenced in Plan D-37811, sheet 3).
 - One of the provisions of this easement is that: "No structure or fence shall be placed in the Easement Area which will be inconsistent or incompatible with the purpose of this easement."
 - Recorded in Book 5465 Pages 1998, 1999 and 2000.
- We hold a 10 foot "Utility/Sign/Planting Easement" along Tavern Hill Road for lot 27-29
 - The length of the easement would seem to run approximately 184 feet from the Route 102 entrance to the end of the lot (referenced in Plan D-37811, sheet 2).
 - One of the provisions of this easement is that: "No structure or fence shall be placed in the Easement Area which will be inconsistent or incompatible with the purpose of this easement."
 - Recorded in Book 5465 Pages 2001, 2002 and 2003.
- We hold a 20 foot "Drainage/Utility/Sign/Planting Easement" along Route 102 for lot 27-29
 - The length of the easement would seem to run approximately 240 feet from Tavern Hill Rd. to the end of the lot (referenced in Plan D-37811, sheet 2).
 - One of the provisions of this easement is that: "No structure shall be placed in the Easement Area which will be inconsistent or incompatible with the purpose of this easement."
 - Recorded in Book 5465 Pages 2013, 2014 and 2015.
- We hold a "Sight Distance Easement" along Tavern Hill Road for lot 27-29
 - The length of the easement would seem to run approximately 184 feet from the Route 102 entrance to the end of the lot (referenced in Plan D-37811, sheet 2).
 - One of the provisions of this easement is that: "No structure shall be placed in the Easement Area which will be inconsistent or incompatible with the purpose of this easement."
 - Recorded in Book 5465 Pages 2016 and 2017.

Other Detrimental easements impacting on Hickory Woods

- Lot 27-30 holds a "Cell Tower Fall Zone Easement" which allows for the cell tower to fall on Hickory Woods property. This prevents us from building incompatible structures in the fall zone.
 - Appears to be circle around the cell tower with a circumference of 370 feet (referenced in Plan D-37811, sheet 5).
 - Recorded in Book 5465 Pages 2007 and 2008.
- The Town of Londonderry holds a "Roadway Improvement Easement". This is apparently a routine easement which the Town requires to perform work on its roads.
 - The easement spans our Quarry Road entrance and is about 4.15 feet in depth (referenced in plan D-37811, sheet 9).
 - Recorded in Book 5465 Pages 2018 and 2019.

Other Beneficial Easements held by Hickory Woods

- We hold a "Drainage Easement" along West Road for lot 27-8
 - The length of the easement runs north approximately 139.41 feet and ranges in depth from 39.41 feet to 50.61 feet from the Quarry Rd. entrance to the end of the lot (referenced in Plan D-37811, sheet 9).
 - Recorded in Book 5465 Pages 2004, 2005 and 2006.