

Return to:
Gallagher, Callahan & Garret, P.A.
P.O. Box 141E
Concord, NH 03302-141E
Attn: James D. K...
RECEIVED
CARROLL COUNTY REGISTRY

005945

2005 APR 12 PM 4:00

William A. Brooks
REGISTER OF DEEDS

**FIRST AMENDMENT TO THE
DECLARATION OF BEARFOOT CREEK CONDOMINIUM**

BEARFOOT CREEK, LLC, a Massachusetts limited liability company with a business address of 80 Washington Street, Norwell, MA 02061, and the Declarant of the Bearfoot Creek Condominium as that term is defined at RSA 358-B: 3, XIII, hereby amends the Declaration of Bearfoot Creek Condominium ("Declaration") dated March 25, 2005 and recorded in the Carroll County Registry of Deeds at Book 2400, Page 343.

WHEREAS, Paragraph 5 of the Declaration requires a 67 2/3% vote of the Unit Owners to amend the Declaration or the Bylaws of the Bearfoot Creek Condominium Unit Owners Association ("Bylaws"), and

WHEREAS, Declarant currently owns all declared Units.

NOW THEREFORE, pursuant to Paragraph 5 of the Declaration, the Bylaws are amended as follows:

1. Article V(1)(c) of the Bylaws is amended by striking the same and inserting in place thereof the following:

(c) Assessment and Payment of Common Expenses. The total amount of the estimated funds set forth in the budget for the fiscal year adopted by the Board of Directors shall be assessed against each Owner of a Unit which has been sold and conveyed or rented by the Declarant in proportion to the number of votes in the Association appertaining to his or her Unit, and shall be a lien against each Owner's Unit in accordance with the Condominium Act. Such assessments shall then be payable in installments pursuant to a schedule determined by the Board of Directors for each fiscal year. Within 120 days after the end of each fiscal year, the Board of Directors shall supply to all Owners an accounting consisting of an itemized income and expense statement for the fiscal year just ended. Any amount accumulated in excess of actual expenses and budgeted reserves shall, in the discretion of the Board of Directors, either be rebated to the Owners in accordance with each Owner's votes in the Association by crediting same to the next successive installments due from Owners

BK2405P0334

under the then current fiscal year's budget, until exhausted, or shall be added to reserves. Any net shortage shall, if the Board of Directors deems it advisable, be added to the installments due in the succeeding six (6) months after the rendering of the accounting, according to each Owner's votes in the Association.

IN WITNESS WHEREOF, this instrument has been executed and delivered under seal this 30th day of March, 2005

Bearfoot Creek, LLC


James F. Rader, Managing Member
Duly Authorized

STATE OF MASSACHUSETTS)
COUNTY OF PLYMOUTH, SS)

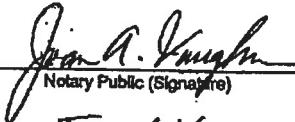
The foregoing instrument was acknowledged before me this 30th day of March, 2005, by James F. Rader, as Managing Member of Bearfoot Creek, LLC, a Massachusetts limited liability company, on behalf of the company, who is personally known to me.

My Commission Expires:

(AFFIX NOTARY SEAL)



JOAN A. VAUGHN
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 11, 2010


Notary Public (Signature)
Joan A. Vaughn
(Printed Name)

BK 24 05 P00335

Return to:
Gallagher, Callahan & Gartrell, P.A.
P.O. Box 1415
Concord, NH 03302-1415
Attn. James D. Kerouac, Esq.

RECEIVED
CARROLL COUNTY REGISTRY

007628

2005 MAY 12 PM 2:20

Gallagher & Brookus
REGISTER OF DEEDS

**SECOND AMENDMENT TO THE
DECLARATION OF BEARFOOT CREEK CONDOMINIUM**

BEARFOOT CREEK, LLC, a Massachusetts limited liability company with a business address of 80 Washington Street, Norwell, MA 02061, and the Declarant of the Bearfoot Creek Condominium as that term is defined at RSA 356-B: 3, XIII, hereby amends the Declaration of Bearfoot Creek Condominium ("Declaration") dated March 25, 2005 and recorded in the Carroll County Registry of Deeds at Book 2400, Page 343.

WHEREAS, Declarant intends to convert certain portions of the Convertible Land of the Condominium to Units pursuant to Section 23 of the Condominium Act for conveyance to consumers;

WHEREAS, Declarant intends to designate the Units declared herein as Units 14 and 15 of the Condominium; and

WHEREAS, Declarant has recorded a site plan entitled "Bearfoot Creek Condominium, Property of Bearfoot Creek, LLC, As-Built Plan, Map 3RT302, Parcel 196L00," revised May 11, 2005, and recorded simultaneous herewith, depicting the boundaries of the Units declared herein.

NOW THEREFORE, the Declaration is amended as follows:

1. Exhibit B of the Declaration, Description of Units, is amended by striking the same and inserting in place thereof the following:

| <u>Unit Designation</u> | <u>Type</u> |
|-------------------------|-------------|
| Unit #9 | Residential |
| Unit #10 | Residential |
| Unit #11 | Residential |
| Unit #12 | Residential |

BK2414PG0839

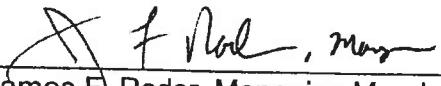
| | |
|----------|-------------|
| Unit #13 | Residential |
| Unit #14 | Residential |
| Unit #15 | Residential |

2. Exhibit C of the Declaration, Allocation of Undivided Percentage Interests, is amended by striking the same and inserting in place thereof the following:

| <u>Unit</u> | <u>Percentage Interest</u> |
|-------------|----------------------------|
| Unit #9 | 1/7 |
| Unit #10 | 1/7 |
| Unit #11 | 1/7 |
| Unit #12 | 1/7 |
| Unit #13 | 1/7 |
| Unit #14 | 1/7 |
| Unit #15 | 1/7 |

IN WITNESS WHEREOF, this instrument has been executed and delivered under seal this 12th day of May, 2005

Bearfoot Creek, LLC

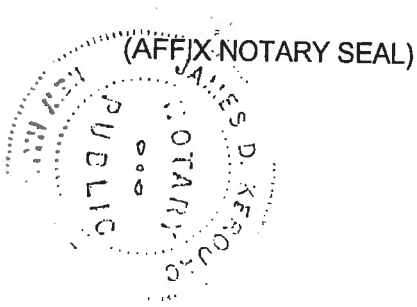



 James F. Rader, Managing Member
 Duly Authorized

STATE OF New Hampshire)
 COUNTY OF Merrimack, SS)

The foregoing instrument was acknowledged before me this 12th day of May, 2005, by James F. Rader, as Managing Member of Bearfoot Creek, LLC, a Massachusetts limited liability company, on behalf of the company, who is personally known to me.

My Commission Expires:





 Notary Public (Signature)
 JAMES D. KEROUAC, Notary Public
 My Commission Expires February 6, 2007

 (Printed Name)

BK2414PG0840

000919

2006 JAN 19 PM 12:18

Return to:

Gallagher, Callahan & Gartrell, P.C.
P.O. Box 1415
Concord, NH 03302-1415
Attn. Walter L. Maroney

Simon Q. Brown
REGISTER OF DEEDS

**THIRD AMENDMENT TO DECLARATION OF
BEARFOOT CREEK CONDOMINIUM**

Bearfoot Creek, LLC, of Norwell, Massachusetts, (hereinafter referred to as the "Declarant") owner of certain real property located in the Town of Bartlett, County of Carroll, State of New Hampshire, does hereby amend the Declaration of Bearfoot Creek Condominium by adding a new Section 11 as follows:

Section 11:

"The subdivision roadway shall be maintained and repaired at the sole cost of the Homeowners' Association. If the Homeowners' Association desires to transfer maintenance and repair obligations to the Town of Bartlett, and should the Town of Bartlett agree to accept the road as a Town road, the Homeowners' Association will remove the center island in said road at the sole cost of the Homeowners' Association. In addition, all Town of Bartlett road specifications as contained in the Subdivision Regulations and/or Road Construction Regulations, as they exist at the time of transfer, shall also be met."

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed this 18th day of January, 2006.

Declarant: **Bearfoot Creek, LLC**

By: *James F. Rader*

James F. Rader, Managing Member of
Bearfoot Creek, LLC

Acting as Sole Director and Officer of the Bearfoot Creek
Homeowners Association pursuant to RSA 356- 36, I

BK2498PG0666

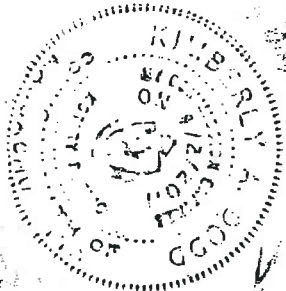
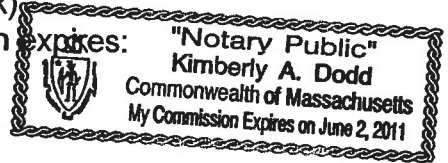
State of Massachusetts
County of Plymouth

This instrument was acknowledged before me on January 18, 2006 by James F. Rader as Managing Member of Bearfoot Creek, LLC.

(Seal, if any)

Kimberly A. Dodd
Signature of notarial officer

Title (and Rank)
My commission expires:



Certification of Consent

I, James F. Rader, Managing Member of Bearfoot Creek, LLC, hereby certify that the above Third Amendment to the Declaration of Bearfoot Creek Condominium has been approved in writing by the requisite 67% of unit owners and 5% of eligible mortgagees.

Declarant: **Bearfoot Creek, LLC**

By: James F. Rader

James F. Rader, Managing Member of
Bearfoot Creek, LLC
Acting as Sole Director and Officer of the
Bearfoot Creek Homeowners Association
pursuant to RSA 356- 36, I

State of Massachusetts
County of Plymouth

This instrument was acknowledged before me on January 18, 2006 by James F. Rader as Managing Member of Bearfoot Creek, LLC.

(Seal, if any)

Kimberly A. Dodd
Signature of notarial officer

Title (and Rank)
My commission expires: "Notary Public"
Kimberly A. Dodd
Commonwealth of Massachusetts
My Commission Expires on June 2, 2011

BK 2498PG0667

RECEIVED
CARROLL COUNTY REGISTRY

002367

2006 FEB 14 AM 11:37

Return to:
Gallagher, Callahan & Gartrell, P.A.
P.O. Box 1415
Concord, NH 03302-1415
Attn.: Walter L. Maroney, Esq.

Lillian O. Brooks
REGISTER OF DEEDS

**FOURTH AMENDMENT TO THE
DECLARATION OF BEARFOOT CREEK CONDOMINIUM
(Declaring and Creating Unit 6 and Establishing
Boundaries of Unit 11)**

BEARFOOT CREEK, LLC, a Massachusetts limited liability company with a business address of 80 Washington Street, Norwell, MA 02061, and the Declarant of the Bearfoot Creek Condominium as that term is defined at RSA 356-B: 3, XIII, hereby amends the Declaration of Bearfoot Creek Condominium ("Declaration") dated March 25, 2005 and recorded in the Carroll County Registry of Deeds at Book 2400, Page 343.

WHEREAS, Declarant intends to convert certain portions of the Convertible Land of the Condominium to create an additional Units pursuant to Section 23 of the Condominium Act for conveyance to consumers;

WHEREAS, Declarant intends to designate the Units declared herein as Unit 6 and Unit 11 of the Condominium; and

WHEREAS, Declarant has recorded a site plan entitled "Bearfoot Creek Condominium, Property of Bearfoot Creek, LLC, As-Built Plan, Units 6, 11, Route 302, Bartlett, New Hampshire" revised through February 10, 2006, and recorded simultaneously herewith, depicting the boundaries of the Units declared herein; and

WHEREAS, the as-built Boundaries of the said Unit #6 are more fully set forth in Appendix A to this Fourth Amendment.

And **WHEREAS** the as-built Boundaries of Unit #11 are more fully set forth in Appendix A to this Fourth Amendment

NOW THEREFORE, the Declaration is amended as follows:

1. Appendix A of this Amendment is incorporated into and made a part of the Declaration.

BR2505P60174

2. Exhibit B of the Declaration, Description of Units, is amended by striking the same and inserting in place thereof the following:

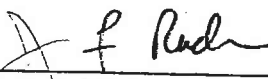
| <u>Unit Designation</u> | <u>Type</u> |
|-------------------------|-------------|
| Unit #6 | Residential |
| Unit #9 | Residential |
| Unit #10 | Residential |
| Unit #11 | Residential |
| Unit #12 | Residential |
| Unit #13 | Residential |
| Unit #14 | Residential |
| Unit #15 | Residential |

3. Exhibit C of the Declaration, Allocation of Undivided Percentage Interests, is amended by striking the same and inserting in place thereof the following:

| <u>Unit</u> | <u>Percentage Interest</u> |
|-------------|----------------------------|
| Unit #6 | 1/8 |
| Unit #9 | 1/8 |
| Unit #10 | 1/8 |
| Unit #11 | 1/8 |
| Unit #12 | 1/8 |
| Unit #13 | 1/8 |
| Unit #14 | 1/8 |
| Unit #15 | 1/8 |

IN WITNESS WHEREOF, this instrument has been executed and delivered under seal this 13th day of February 2006.

Bearfoot Creek, LLC



James F. Rader, Managing Member
Duly Authorized

BK2505PG0175

STATE OF MASSACHUSETTS)
COUNTY OF PLYMOUTH, SS)

The foregoing instrument was acknowledged before me this 13 day of February 2006, by James F. Rader, as Managing Member of Bearfoot Creek, LLC, a Massachusetts limited liability company, on behalf of the company, who is personally known to me.

My Commission Expires:

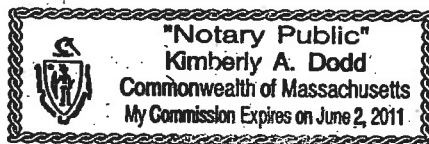
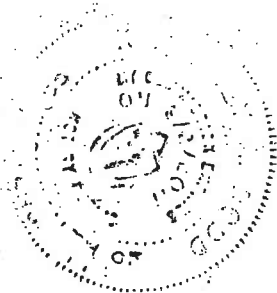
(AFFIX NOTARY SEAL)

Kimberly A. Dodd

Notary Public (Signature)

Kimberly A. Dodd

(Printed Name)



BK 2505PG0176

EXHIBIT A

UNIT 6:

Beginning at a point described as the northerly corner of site #6, which is situated on a bearing of S 6° 53' 14" E a distance of 507.76 feet FROM a NH DOT bound located on the southerly side of Route 302 as shown on a plan entitled, "Bearfoot Creek Condominium, Property of Bearfoot Creek LLC, As-Built Plan, Units 6, 11, Route 302, Bartlett, New Hampshire" as surveyed by Thaddeus Thorne Surveys, Inc., revised through February 10, 2006;

Thence S 58° 02' 27" E a distance of 29.50 feet to a corner;

Thence N 31° 55' 41" E a distance of 11.01 feet to a corner;

Thence S 58° 02' 27" E a distance of 23.96 feet to a point which is the northeast corner of the unit;

Thence S 31° 55' 41" W a distance of 23.94 feet to a corner;

Thence N 58° 02' 27" W a distance of 23.45 feet to a corner;

Thence S 31° 55' 41" W a distance of 5.97 feet to a corner;

Thence S 58° 02' 27" E a distance of 8.81 feet to a corner;

Thence S 31° 55' 41" W a distance of 2.50 feet to a corner;

Thence S 58° 02' 27" E a distance of 1.17 feet to a corner;

Thence S 31° 55' 41" W a distance of 13.22 feet to a corner;

Thence N 58° 02' 27" W a distance of 1.17 feet to a corner;

Thence S 31° 55' 41" W a distance of 2.48 feet to a corner;

Thence N 58° 02' 27" W a distance of 8.81 feet to a corner;

Thence S 31° 55' 41" W a distance of 18.79 feet to a corner;

Thence N 58° 02' 27" W a distance of 29.95 feet to a corner;

Thence N 31° 55' 41" E a distance of 16.96 feet to a corner;

Thence N 58° 02' 27" W a distance of 5.97 feet to a corner;

Thence N 31° 55' 41" E a distance of 21.95 feet to a corner;

Thence S 58° 02' 27" E a distance of 5.96 feet to a corner;

Thence N 31° 55' 41" E a distance of 16.94 feet to the point of beginning.

UNIT 11:

Beginning at a point described as the southwesterly corner of site #11, which is situated on a bearing of N 88° 38' 21" E a distance of 470.77 feet FROM a stone bound located at the southwest corner of the Bearfoot Creek Condominium property as shown on a plan entitled, "Bearfoot Creek Condominium, Property of Bearfoot Creek LLC, As-Built Plan, Units 6, 11, Route 302, Bartlett, New Hampshire" as surveyed by Thaddeus Thorne Surveys, Inc., revised through February 10, 2006;

BK2505PG0177

Thence N 19° 38' 28" W a distance of 13.08 feet to a corner;
Thence N 70° 18' 43" E a distance of 1.93 feet to a corner;
Thence N 19° 38' 28" W a distance of 19.96 feet to a corner;
Thence N 70° 18' 43" E a distance of 6.00 feet to a corner;
Thence N 19° 38' 28" W a distance of 16.00 feet to a corner;
Thence N 70° 18' 43" E a distance of 15.50 feet to a corner;
Thence N 19° 38' 28" W a distance of 1.87 feet to a corner;
Thence N 70° 18' 43" E a distance of 23.99 feet to a corner;
Thence S 19° 38' 28" E a distance of 14.09 feet to a corner;
Thence S 70° 18' 43" W a distance of 5.47 feet to a corner;
Thence S 19° 38' 28" E a distance of 6.04 feet to a corner;
Thence S 70° 18' 43" W a distance of 3.97 feet to a corner;
Thence S 19° 38' 28" E a distance of 8.00 feet to a corner;
Thence N 70° 18' 43" E a distance of 1.95 feet to a corner;
Thence S 19° 38' 28" E a distance of 9.95 feet to a corner;
Thence S 70° 18' 43" W a distance of 2.00 feet to a corner;
Thence S 19° 38' 28" E a distance of 9.97 feet to a corner;
Thence S 70° 18' 43" W a distance of 6.99 feet to a corner;
Thence S 19° 38' 28" E a distance of 6.00 feet to a corner;
Thence S 70° 18' 43" W a distance of 16.03 feet to a corner;
Thence N 19° 38' 28" W a distance of 2.87 feet to a corner;
Thence S 70° 18' 43" W a distance of 14.97 feet to the point of beginning.

DK2505PG0178

Return to:
Gallagher, Callahan & Gartrell, P.A.
P.O. Box 1415
Concord, NH 03302-1415
Attn.: Walter L. Maroney, Esq.

RECEIVED
CARROLL COUNTY REGISTRY

0015528

2006 SEP 29 PM 03:54
Lillian Q. Brooks
REGISTER OF DEEDS

**FIFTH AMENDMENT TO THE
DECLARATION OF BEARFOOT CREEK CONDOMINIUM
(Declaring and Creating Unit 22)**

BEARFOOT CREEK, LLC, a Massachusetts limited liability company with a business address of 80 Washington Street, Norwell, MA 02061, and the Declarant of the Bearfoot Creek Condominium as that term is defined at RSA 356-B: 3, XIII, hereby amends the Declaration of Bearfoot Creek Condominium ("Declaration") dated March 25, 2005 and recorded in the Carroll County Registry of Deeds at Book 2400, Page 343.

WHEREAS, Declarant intends to convert certain portions of the Convertible Land of the Condominium to create an additional Unit pursuant to Section 23 of the Condominium Act for conveyance to consumers;

WHEREAS, Declarant intends to designate the Units declared herein as Unit 22 of the Condominium; and

WHEREAS, Declarant has recorded simultaneously herewith a site plan entitled "Bearfoot Creek Condominium, Property of Bearfoot Creek LLC, Map 3RT302 Parcel 196L00, Unit 22 Location Detail and Revised Ski Trail, Route 302, Bartlett, New Hampshire," as revised to 9/25/06; and

WHEREAS, the as-built Boundaries of the said Unit #22 are more fully set forth in Appendix A to this Fifth Amendment.

NOW THEREFORE, the Declaration is amended as follows:

1. Appendix A of this Amendment is incorporated into and made a part of the Declaration.
2. Exhibit B of the Declaration, Description of Units, is amended by striking

BK2570PG0130

the same and inserting in place thereof the following:

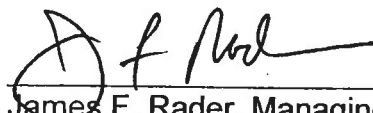
| <u>Unit Designation</u> | <u>Type</u> |
|-------------------------|-------------|
| Unit #6 | Residential |
| Unit #9 | Residential |
| Unit #10 | Residential |
| Unit #11 | Residential |
| Unit #12 | Residential |
| Unit #13 | Residential |
| Unit #14 | Residential |
| Unit #15 | Residential |
| Unit #22 | Residential |

3. Exhibit C of the Declaration, Allocation of Undivided Percentage Interests, is amended by striking the same and inserting in place thereof the following:

| <u>Unit</u> | <u>Percentage Interest</u> |
|-------------|----------------------------|
| Unit #6 | 1/9 |
| Unit #9 | 1/9 |
| Unit #10 | 1/9 |
| Unit #11 | 1/9 |
| Unit #12 | 1/9 |
| Unit #13 | 1/9 |
| Unit #14 | 1/9 |
| Unit #15 | 1/9 |
| Unit #22 | 1/9 |

IN WITNESS WHEREOF, this instrument has been executed and delivered under seal this ___ day of October, 2006.

Bearfoot Creek, LLC



James F. Rader, Managing Member
Duly Authorized

BK2570PG0131

STATE OF New Hampshire)
COUNTY OF Canaan, SS)

The foregoing instrument was acknowledged before me this 29 day of ~~February~~ ^{September} 2006, by James F. Rader, as Managing Member of Bearfoot Creek, LLC, a Massachusetts limited liability company, on behalf of the company, who is personally known to me.

My Commission Expires: 3/10/09

(AFFIX NOTARY SEAL)

Fay E. Melendy
Notary Public (Signature)
Justice of the Peace
FAY E MELENDY
(Printed Name)

BK2570PG0132

EXHIBIT A

UNIT 22:

Beginning at a point situate a distance of 629.91 feet on a bearing of South 33° 22' 59" East FROM a NH Department of Transportation stone bound situate on the south sideline of Route 302 as shown on a plan entitled, "Bearfoot Creek Condominium, Property of Bearfoot Creek LLC, Route 302, Bartlett, New Hampshire," as surveyed by Thaddeus Thorne Surveys Inc, 2002, said point being the northerly corner of the unit herein described;

Thence, running on a bearing of South 36° 40' 03" East, a distance of 60.00 feet, along the northeasterly line of said unit to a point, said point being the easterly corner of the unit herein described;

Thence, turning to the right and running on a bearing of South 53° 19' 57" West, a distance of 40.00 feet along the southerly side of said unit to a point, said point being the southerly corner of the unit herein described;

Thence, turning to the right and running on a bearing of North 36° 40' 03" West, a distance of 60.00 feet along the westerly side of said unit to a point, said point being the westerly corner of the unit herein described;

Thence, turning to the right and running on a bearing of North 53° 19' 57" East, a distance of 40.00 feet along the northerly side of said unit to the point of beginning.

BK 2570PG0133

2/1/07

Return to:
Gallagher, Callahan & Gartrell, P.C.
P.O. Box 1415
Concord, NH 03302-1415
Attn.: Walter L. Maroney, Esq.

0001964

RECEIVED
CARROLL COUNTY REGISTRY
2007 FEB 08 PM 04:11
Ann P. Anton
REGISTER OF DEEDS

**SIXTH AMENDMENT TO THE
DECLARATION OF BEARFOOT CREEK CONDOMINIUM
(Declaring and Creating Unit 24)**

BEARFOOT CREEK, LLC, a Massachusetts limited liability company with a business address of 80 Washington Street, Norwell, MA 02061, and the Declarant of the Bearfoot Creek Condominium as that term is defined at RSA 356-B: 3, XIII, hereby amends the Declaration of Bearfoot Creek Condominium ("Declaration") dated March 25, 2005 and recorded in the Carroll County Registry of Deeds at Book 2400, Page 343.

WHEREAS, Declarant intends to convert certain portions of the Convertible Land of the Condominium to create an additional Unit pursuant to Section 23 of the Condominium Act for conveyance to consumers;

WHEREAS, Declarant intends to designate the Unit declared herein as Unit 24 of the Condominium; and

WHEREAS, Declarant has recorded simultaneously herewith a site plan entitled "Bearfoot Creek, Property of Bearfoot Creek LLC, as-built plan, units 2, 6, 11, 12, 24, Map 3RT302 Parcel 196L00, Route 302, Bartlett, New Hampshire," as surveyed by Thaddeus Thorne Surveys Inc, 5/02, 1/25/07, revised to 1/29/07; and

WHEREAS, the as-built Boundaries of the said Unit 24 are more fully set forth in Appendix A to this Sixth Amendment.

NOW THEREFORE, the Declaration is amended as follows:

1. Appendix A of this Amendment is incorporated into and made a part of the Declaration.
2. Exhibit B of the Declaration, Description of Units, is amended by striking

BK2604PG0766

the same and inserting in place thereof the following:

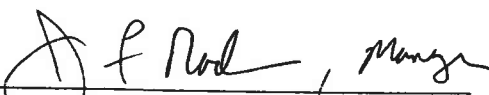
| <u>Unit Designation</u> | <u>Type</u> |
|-------------------------|-------------|
| Unit #6 | Residential |
| Unit #9 | Residential |
| Unit #10 | Residential |
| Unit #11 | Residential |
| Unit #12 | Residential |
| Unit #13 | Residential |
| Unit #14 | Residential |
| Unit #15 | Residential |
| Unit #22 | Residential |
| Unit #24 | Residential |

3. Exhibit C of the Declaration, Allocation of Undivided Percentage Interests, is amended by striking the same and inserting in place thereof the following:

| <u>Unit</u> | <u>Percentage Interest</u> |
|-------------|----------------------------|
| Unit #6 | 1/10 |
| Unit #9 | 1/10 |
| Unit #10 | 1/10 |
| Unit #11 | 1/10 |
| Unit #12 | 1/10 |
| Unit #13 | 1/10 |
| Unit #14 | 1/10 |
| Unit #15 | 1/10 |
| Unit #22 | 1/10 |
| Unit #24 | 1/10 |

IN WITNESS WHEREOF, this instrument has been executed and delivered under seal this 6th day of February, 2007.

Bearfoot Creek, LLC


James F. Rader, Managing Member

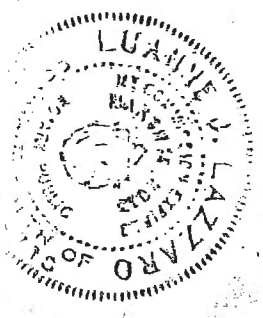
Duly Authorized

STATE OF Massachusetts)
COUNTY OF Plymouth, SS)

The foregoing instrument was acknowledged before me this 6th day of February 2007, by James F. Rader, as Managing Member of Bearfoot Creek, LLC, a Massachusetts limited liability company, on behalf of the company, who is personally known to me.

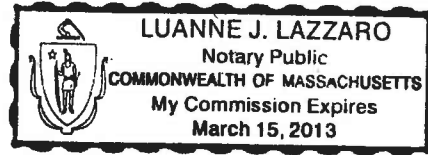
My Commission Expires:

(AFFIX NOTARY SEAL)



Luanne J. Lazzaro
Notary Public (Signature)

LUANNE J. LAZZARO
(Printed Name)



BK2604 PG0768

EXHIBIT A

UNIT 24:

Beginning at the southwest corner of Unit 24 as shown on a plan entitled, "Bearfoot Creek, Property of Bearfoot Creek LLC, as-built plan, units 2, 6, 11, 12, 24, Map 3RT302 Parcel 196L00, Route 302, Bartlett, New Hampshire," as surveyed by Thaddeus Thorne Surveys Inc, 5/02, 1/25/07, revised to 1/29/07, said southwest corner being situate on a bearing of South 78° 03' 25" East, a distance of 530.03 feet FROM an iron pipe corner in the westerly property line of said Bearfoot Creek, this iron pipe also being the northeast corner of land of Swartz, lot 7 Alpine Village and the southeast corner of land of McCarthy, lot 6 Alpine Village;

Thence, running on a bearing of North 06° 09' 38" East, a distance of 24.02 feet to a point, thence turning to the right and running on a bearing of South 83° 51' 00" East, a distance of 30.01 feet to a point; thence turning to the left and running on a bearing of North 06° 09' 38" East, a distance of 13.52 feet to a point; thence turning to the left and running on a bearing of North 83° 51' 00" West, a distance of 3.01 feet to a point; thence turning to the right and running on a bearing of North 06° 09' 38" East, a distance of 15.48 feet to a point, said point being the northwest corner of Unit 24; thence turning to the right and running on a bearing of South 83° 51' 00" East, a distance of 30.04 feet to a point, said point being the northeast corner of Unit 24; thence turning to the right and running on a bearing of South 06° 09' 38" West, a distance of 14.68 feet to a point; thence turning to the left and running on a bearing of South 83° 51' 00" East, a distance of 4.04 feet to a point; thence turning to the left and running on a bearing of South 06° 09' 38" West, a distance of 14.97 feet to a point; thence turning to the right and running on a bearing of North 83° 51' 00" West, a distance of 4.10 feet to a point; thence turning to the left and running on a bearing of South 06° 09' 38" West, a distance of 21.30 feet to a point, said point being the southeast corner of Unit 24; thence turning to the right and running on a bearing of North 83° 51' 00" West, a distance of 21.27 feet to a point; thence turning to the left and running on a bearing of South 06° 09' 38" West, a distance of 3.03 feet to a point; thence turning to the right and running on a bearing of North 83° 51' 00" West, a distance of 35.61 feet to a point, said point being the southwest corner of Unit 24 and the point of beginning.

BK2604PG0769