
AGREEMENT: Wooden Nutmeg Farm Association, and Others

Whereas Alan H Bennett & Susan McCulloch Bennett (collectively "Bennett") owners of one Limited Common Area ("LCA") within Wooden Nutmeg Farm Condominium ("WNFC"), are trying to do a Lot Line Revision ("LLR") to simplify the shape of their land by reducing some of their LCA acreage; and,

Whereas WNFC being a condominium Lot, shall do the LLR on behalf of Bennett, whereby any and all shape and size changes to the WNFC Lot shall pertain to only the Bennett LCA of WNFC Lot; and

Whereas Cheney Revocable Trust ("Cheney") and Shankhassick Shorefront Association ("SSA") being also owners of their own LCA within WNFC Lot, will join in this LLR effort by WNFC; and,

Whereas three other Lots {Katrak Bay Road Realty Trust ("Katrak"); Donald Golini & Tracey E Golini (collectively "Golini"); Christopher J Daly & Stefanie T Daly (collectively "Daly");} will join this LLR to also simplify the shapes and configuration of their lots along with the WNFC lot; and,

Whereas no changes shall be made to any of the existing View Easements (to the benefit of other SSA owners) on these lands involved in the LLR; and,

Whereas no changes shall be made to the two Conservation Easements on these lands that are owned by the State; and,

Whereas all costs for this LLR effort shall be borne jointly only by Bennett, Katrak, Golini and Daly; with no costs to be accrued or assessed to SSA or to WNFC or to any other individual owner-member;

Now Therefore, for valuable consideration, the receipt of which is hereby acknowledged, the WNFC and the owners of various WNFC LCAs, and the SSA and the Owners of various SSA Lots, and the owners of Bennett LCA, Cheney LCA, SSA LCA, Katrak Lot, Golini Lot and Daly Lot, **hereby agree to**:

- 1) **Support and Approve** the proposed (which may be revised before being finalized) LLR for WNFC (Bennett/Cheney/SSA), Katrak, Golini and Daly; and,
- 2) **Have decided** to not have an attorney lead this LLR effort for us, overall or at ZBA or at PB; and,
- 3) **Authorize** Firoze Katrak to lead all aspects of this LLR effort (including ZBA, PB as well as any other required steps for this LLR) as a volunteer even though we all know that he is not a lawyer, and we know that he is not helping in any professional capacity, but strictly as an amateur volunteer; and authorize him to negotiate and sign any documents needed in this process; and authorize him to engage any required professionals (surveyors, lawyers, real estate experts, engineers, etc.) for this effort; and authorize him to represent us with any local or State authorities (Town of Durham, NH DES, NH State LCIP, etc.); and authorize him to take any other required actions for this LLR effort; and,
- 4) **Acknowledge and agree** that Katrak is under absolutely no obligation to warranty, promise, guarantee anything about the work being done; and all parties are appreciative of the volunteer effort being done by Katrak; and indemnify and hold Katrak harmless because he is strictly an amateur volunteer trying to help lead this LLR effort.

WITNESS our hand this 12th day of September, 2018.


WNFC LCA-B, Tax Map 20 Lot 3/2/B

Alan H. Bennett
Alan H. Bennett

Susan McCulloch Bennett
Susan McCulloch Bennett

STATE OF NEW HAMPSHIRE
COUNTY OF SUFFOLK


On this 12th day of September, 2018, before me, personally appeared **Alan H. Bennett, and Susan McCulloch Bennett**, known to be (or satisfactorily proven to be) the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained. In witness whereof, I herein to set my hand.

Valerie R. Shelton
Name:
Notary Public/Justice of the Peace
My commission expires:


WNFC LCA-A, Tax Map 20 Lot 3/2/B
Cherney Revocable Trust
By: Peter Floros, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

On this 11th day of September, 2018, before me, personally appeared **Peter Floros**, known to be (or satisfactorily proven to be) the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. In witness whereof, I herein to set my hand.

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


WNEC LCA-A, Tax Map 20 Lot 3/2/C


F. Katrak
Shankhassic Shorefront Association
By: Firoze Katrak, President

John Lester
Shankhassic Shorefront Association
By: John Lester, Secretary

Donald Golini
Shankhassic Shorefront Association
By: Donald Golini, Treasurer


STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 12th day of SEPTEMBER, 2018, before me, personally appeared **Firoze Katrak**, known to be (or satisfactorily proven to be) the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. In witness whereof, I herein to set my hand.

Valerie R. Shelton
Name: _____
Notary Public/Justice of the Peace
My commission expires: _____


STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 12th day of SEPTEMBER, 2018, before me, personally appeared **John Lester and Donald Golini**, known to be (or satisfactorily proven to be) the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained. In witness whereof, I herein to set my hand.


Valerie R. Shelton
Name: _____
Notary Public/Justice of the Peace
My commission expires: _____


**KATRAK BAY ROAD REALTY
TRUST, Tax Map 20 Lot 7-2**

F. Katrak Trustee
By: Firoze Katrak, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF STAFFORD


On this 12th day of SEPTEMBER, 2018, before me, personally appeared **Firoze Katrak**, known to be (or satisfactorily proven to be) the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. In witness whereof, I herein to set my hand.

Valerie R. Shelton
Name: _____
Notary Public/Justice of the Peace
My commission expires: _____


Tax Map 20, Lot 7-3
Stefanie T. Daly
Stafanie T. Daly
Christopher J. Daly
Christopher J. Daly

STATE OF NEW HAMPSHIRE
COUNTY OF STAFFORD

On this 12th day of SEPTEMBER, 2018, before me, personally appeared **Christopher J. Daly** and **Stafanie T. Daly**, known to be (or satisfactorily proven to be) the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained. In witness whereof, I herein to set my hand.

Valerie R. Shelton
Name: _____
Notary Public/Justice of the Peace
My commission expires: _____


Tax Map 20, Lot 6-0

Donald Golini

Donald Golini

Tracey E. Golini

Tracey E. Golini

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

On this 12th day of September, 2018, before me, personally appeared **Donald Golini, and Tracey E. Golini**, known to be (or satisfactorily proven to be) the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained. In witness whereof, I herein to set my hand.

Diane R. Morin

Name:

Notary Public/Justice of the Peace

My commission expires:



XXX End of Agreement XXX