

**TILLOTSON CORPORATION  
C/O PETER N. TAMPOSI  
1539 FALL RIVER AVE  
SEEKONK MA 02771**

11 October 2022

Dixville Capital, LLC  
PO Box 547  
Bethel ME 04217

Subject: Authorized Agent Letter – Land Owned by Tillotson Corp (“Landowner”)

Dear Coos County Planning Board:

Tillotson Corp is the owner or otherwise holds certain interests in the parcels of land generally described in Exhibit A attached hereto (“Property”).

A portion of the Property is subject to an option agreement dated June 19, 2014 and including Extensions of Option Agreement dated November 18, 2015; Second Extension dated June 28, 2016; Third Extension dated December 16, 2016; Fourth Extension dated August 29, 2017; Fifth Extension dated December 31, 2017; Sixth Extension dated June 30, 2018; Seventh Extension dated December 31, 2018; Eighth Extension dated June 30, 2019; Ninth Extension dated December 31, 2019; Tenth Extension dated June 1, 2020; Eleventh Extension dated December 31, 2020; Twelfth Extension dated June 4, 2021; Thirteenth Extension dated December 31, 2021; and Fourteenth Extension dated June 30, 2022 that provides Dixville Capital, LLC with the right to acquire ownership of the property upon satisfaction of certain conditions, and to apply for all permits and approvals required to develop The Balsams Wilderness Resort, which as planned would occupy a portion of the Property.

Please consider this letter as confirmation that Dixville Capital, LLC is an authorized agent for Landowner for the purpose of obtaining any and all permits, approvals and permissions required from the New Hampshire Department of Environmental Services, the State of New Hampshire Department of Transportation, Coos County, the municipalities of Colebrook and Errol, New Hampshire, the unincorporated municipalities of Dixville and Millsfield, New Hampshire, the US Army Corps of Engineers and any other governmental boards, bodies or authorities with jurisdiction over the Property and its planned development as The Balsams Wilderness Resort.

This letter authorizes the Dixville Capital, LLC to sign any and all applications for permits, approvals and permissions and any related materials, and to represent the Landowner at public meetings as the applicant for the proposed project.

Sincerely,  
Tillotson Corp

By:   
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Its President

Exhibit A  
Property Description

Dixville Peak description

That certain lot or parcel of land depicted in the Plan attached hereto as Exhibit B and shown as Lot 2 – Dixville Peak on a Plan entitled “proposed Three Lot Subdivision, Wilderness Ski Area/Dixville Peak, Property of Tillotson Corporation, Dixville, NH, Map 1626 – Parcel 03”, dated March 30, 2011 (and revised June 30, 2011), prepared by Thaddeus Thorne Surveys, Inc., 1164 Brownfield Road, Center Conway, NH 03813, and recorded with Coos County Deeds as Plan No. 3561.

Sanguinary Ridge description

That certain lot or parcel of land depicted in the Plan attached hereto as exhibit C and shown as Lot 2 – Sanguinary Ridge on a plan entitled “Proposed Two Lot Subdivision, Balsams/Sanguinary Ridge, Property of Tillotson Corporation, Dixville, NH, Map 1626 – Parcel 6.1”, dated March 30, 2011 (and revised June 1, 2011), prepared by Thaddeus Thorne Surveys, Inc., 1164 Brownfield Road, Center Conway, NH 03813, and recorded with Coos County Deeds as Plan No. 3560.

Meaning and intending to convey the parcels identified as the “Wind Farm Parcels” in that certain Quitclaim Deed from Seller to Balsams View, LLC dated December 6, 2011 and recorded in the Coos County Registry of Deeds on December 7, 2011 as Document No. 0004970.