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May 24, 2021

Ms. Dawn Ryan
74 Stagecoach Road
Wilton, New Hampshire 03086

Re: Mr. Gay's 5/21/2021 email regarding your easement rights.

Dear Dawn,

I am responding to the Building Inspector's 5/21/2022 email to Ben Tirey that is attached as Annex 1. On April 29, 2021, Ben informed Mr. Gay that the International Building Code ("IBC") did not apply to the repair or replacement of your bridge. See Annex 2. Mr. Gay, to my knowledge, has not given Ben any reason to believe that his opinion was wrong.

Also, the IBC §105.1 makes no reference to easements, contrary to what is implied in Mr. Gay's email. In any event, I too have concluded that the IBC does not apply to your project.

Importantly, Mr. Gay's assertion that Wm. & Corinne Ryan must join in your application for a building permit to repair or replace the bridge is wrong as a matter of law.

I start with the creation of your easement. You purchased your land from Deysher. See deed recorded at the Hillsborough County Registry of Deeds in Book 9204 Page 139 (attached Annex 3). The Deysher deed refers to a deed from Duggan & Ladd to Deysher recorded in Book 5741 Page 299 (attached as Annex 4). The scope of your easement rights is defined by the highlighted section of the Duggan & Ladd deed to Deysher, which is on page 3 of Exhibit 4.

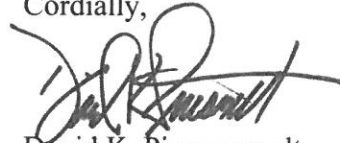
Accordingly, your easement over the Ryans' land confers upon you an absolute right to do what is necessary to maintain access to your land that otherwise would be stranded. I refer to the case of Choquette v. Roy, 167 N.H. 507, 515 (2015)(the holder of an easement "has a right and the duty to maintain an easement so that it can be used for the purpose for which it was granted").

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In addition, your easement gives you standing to apply for a permit without the Ryans' involvement or concurrence. To conclude otherwise would mean that the Ryans could frustrate the purposes of the easement by refusing to join in the applications for a building permit.

The law does not allow the Ryans to oppose the replacement of the bridge.

Cordially,

A handwritten signature in black ink, appearing to read 'David K. Pinsonneault', written over a horizontal line.

David K. Pinsonneault
dpinsonneault@winerbennett.com

PS: Mr. Gay is also wrong about your needing a DES permit for your project.